Project Manual

Bidding Documents Submission

Renovations to
Forest Oak Elementary School
Newark, Delaware

Volume 1

BECKER MORGAN GROUP, INC.

ARCHITECTURE
ENGINEERING

Red Clay Consolidated School District

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SECTION 000115 – DRAWING LIST

PART 1 - The actual drawings in the set supersede any discrepancies with this list. This list will be updated prior to inclusion in the successful bidder's contract in accordance with any revisions or addenda. This entire section will be attached to the contract.

All bidders are responsible to review all drawings and include all necessary work related to their trade on any and all drawings.

G001	Cover Sheet	2/26/16
AD100	Basement Demolition Plan	2/26/16
AD101	First Floor Demolition Plan	2/26/16
AD102	Roof Demolition Plan	2/26/16
AD103	First Floor Demolition Reflected Ceiling Plan	2/26/16
A100	Basement Plan	2/26/16
A101	First Floor Plan	2/26/16
A102	Roof Plan	2/26/16
A201	Exterior Elevations	2/26/16
A202	Exterior Elevations	2/26/16
A203	Exterior Elevations	2/26/16
A301	Building Sections	2/26/16
A302	Building Sections	2/26/16
A303	Wall Sections	2/26/16
A401	Enlarged Vestibule/Administration Demolition Plans	2/26/16
A402	Enlarged Vestibule/Administration Plans	2/26/16
A501	Wall Types	2/26/16
A502	Door and Window Details	2/26/16
A520	Typical EPDM Roof Manufacturer's Details	2/26/16
A601	Door and Window Types and Schedule	2/26/16
S101	Roof & High Roof Framing Plan	2/26/16
S201	Typical Sections & Details	2/26/16
M001	Mechanical Symbols, Abbreviations & Legend	2/26/16
MD100B	Mechanical Partial Basement (B) HVAC & Piping Demolition	2/26/16
MD101A	Mechanical Partial First (A) HVAC Demolition	2/26/16
MD101B	Mechanical Partial First (B) HVAC & Piping Demolition	2/26/16
MD101C	Mechanical Partial First (C) HVAC & Piping Demolition	2/26/16
M100B	Mechanical Partial Basement (B) HVAC & Piping Plans	2/26/16
M101A	Mechanical Partial First (A) HVAC	2/26/16
M101B	Mechanical Partial First (B) HVAC & Piping Plan	2/26/16
M101C	Mechanical Partial First (C) HVAC & Piping Plan	2/26/16
M102	Mechanical Roof Plan	2/26/16
M501	Mechanical Details	2/26/16
M502	Mechanical Flow Diagram	2/26/16
M601	Mechanical Schedules	2/26/16
E000	Electrical – Symbols, Abbreviations & Notes	2/26/16
ED100B	Electrical Partial Basement (B) Demolition Plan	2/26/16
ED101A	Electrical Partial (A) Demolition Plan	2/26/16
ED101B	Electrical Partial (B) Demolition Plan	2/26/16

ED101C	Electrical Partial (C) Demolition Plan	2/26/16
E100B	Electrical Partial Basement (B) Electrical Plan	2/26/16
E101A	Electrical Partial First (A) Electrical Plan	2/26/16
E101B	Electrical Partial First (B) Electrical Plan	2/26/16
E101C	Electrical Partial First (C) Electrical Plan	2/26/16
E600	Electrical – Panel Schedules and Partial Single Line Diagram	2/26/16

END OF SECTION 000115

SECTION 001100 – ADVERTISEMENT FOR BIDS
(as published in THE NEWS JOURNAL: 4/6/16 and 4/13/16)

Bid #2-16-42 Forest Oak Elementary School Renovations. There will be a MANDATORY pre-bid meeting on April 14, 2016 at 3:00pm **at Forest Oak Elementary School, 55 South Meadowood Drive, Newark, DE 19711.** Bid specifications will be available (free on CD) at the pre-bid meeting from the Whiting-Turner Contracting Company. The following are the bid offerings:

#2-16-42-07A – Roofing
#2-16-42-08A – Glass & Aluminum
#2-16-42-23A – Mechanical

All bids will be publicly opened in the **Forest Oak Elementary School on April 29, 2016 at 2:00 P.M.** starting with the landscaping bid and continuing until all bids are open. Time and place for opening of bids may be extended from that described above on not less than two calendar days notice by certified delivery, facsimile machine, or other verifiable electronic means to those bidders who obtained copies of the plans and specifications.

EOE

END OF SECTION 001100

SECTION 001116 – INVITATION TO BID

Sealed bids for RCCSD Contract No. 2-16-42 – Forest Oak Elementary School Renovations will be received by the Red Clay Consolidated School District **at Forest Oak Elementary School, 55 South Meadowood Drive, Newark, DE 19711** until 2:00 p.m. local time on April 29, 2016, at which time they will be publicly opened and read aloud. Bidder bears the risk of late delivery. Any bids received after the stated time will be returned unopened. The following are the bid offerings:

#2-16-42-07A – Roofing
#2-16-42-08A – Glass & Aluminum
#2-16-42-23A - Mechanical

Project involves renovations to provide roof replacement, window replacement and HVAC upgrades. Attention is called to construction schedule as detailed in the Bid Documents.

A **MANDATORY** Pre-Bid Meeting will be held on April 14, 2016 at 3:00 PM **at Forest Oak Elementary School, 55 South Meadowood Drive, Newark, DE 19711** for the purpose of establishing the listing of subcontractors and to answer questions. Representatives of each party to any Joint Venture must attend this meeting. **ATTENDANCE AT THIS MEETING IS A PREREQUISITE FOR BIDDING ON THIS CONTRACT.**
Sealed bids shall be addressed to the Red Clay Consolidated School District, 1502 Spruce Avenue, Wilmington, DE 19805. The outer envelope should clearly indicate: **"RCCSD CONTRACT NO. 2-16-42 - INCLUDING THE BID PACKAGE # – FOREST OAK ELEMENTARY SCHOOL RENOVATIONS – SEALED BID – DO NOT OPEN."**

Contract documents may be obtained beginning April 14, 2016, they will also be available (free on CD) at the pre-bid meeting from the Whiting-Turner Contracting Company.

All bids will be publicly opened **at Forest Oak Elementary School, 55 South Meadowood Drive, Newark, DE 19711** on April 29, 2016 at 2:00 P.M. starting with the landscaping bid and continuing until all bids are open. Time and place for opening of bids may be extended from that described above on not less than two calendar days notice by certified delivery, facsimile machine, or other verifiable electronic means to those bidders who obtained copies of the plans and specifications.

Construction documents will be available for review beginning April 14, 2016, at the following locations: The Whiting-Turner Contracting Co. and Red Clay Consolidated School District Offices.

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

END OF SECTION 001116

SECTION 002113 – INSTRUCTIONS TO BIDDERS

TABLE OF ARTICLES

1. DEFINITIONS

2. BIDDER'S REPRESENTATION

3. BIDDING DOCUMENTS

4. BIDDING PROCEDURES

5. CONSIDERATION OF BIDS

6. POST-BID INFORMATION

7. PERFORMANCE BOND AND PAYMENT BOND

8. FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

ARTICLE 1: GENERAL

1.1 DEFINITIONS

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

1.2 STATE: The State of Delaware.

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

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

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

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

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

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

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

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

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

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

1.13 BID: A complete and properly executed proposal to do the Work for the sums stipulated therein, submitted in accordance with the Bidding Documents.

1.14 BASE BID: The sum stated in the Bid for which the Bidder offers to perform the Work described in the Bidding Documents as the base, to which Work may be added or from which Work may be deleted for sums stated in Alternate Bids (if any are required to be stated in the bid).

1.15 ALTERNATE BID (or ALTERNATE): An amount stated in the Bid, where applicable, to be added to or deducted from the amount of the Base Bid if the corresponding change in the Work, as described in the Bidding Documents is accepted.

1.16 UNIT PRICE: An amount stated in the Bid, where applicable, as a price per unit of measurement for materials, equipment or services or a portion of the Work as described in the Bidding Documents.

1.17 SURETY: The corporate body which is bound with and for the Contract, or which is liable, and which engages to be responsible for the Contractor's payments of all debts pertaining to and for his acceptable performance of the Work for which he has contracted.

1.18 BIDDER'S DEPOSIT: The security designated in the Bid to be furnished by the Bidder as a guaranty of good faith to enter into a contract with the Agency if the Work to be performed or the material or equipment to be furnished is awarded to him.

1.19 CONTRACT: The written agreement covering the furnishing and delivery of material or work to be performed.

1.20 CONTRACTOR: Any individual, firm or corporation with whom a contract is made by the Agency.

1.21 SUBCONTRACTOR: An individual, partnership or corporation which has a direct contract with a contractor to furnish labor and materials at the job site, or to perform construction labor and furnish material in connection with such labor at the job site.

1.22 CONTRACT BOND: The approved form of security furnished by the contractor and his surety as a guaranty of good faith on the part of the contractor to execute the work in accordance with the terms of the contract.

ARTICLE 2: BIDDER'S REPRESENTATIONS

2.1 PRE-BID MEETING

2.1.1 A pre-bid meeting for this project will be held at the time and place designated. Attendance at this meeting is a pre-requisite for submitting a Bid, unless this requirement is specifically waived elsewhere in the Bid Documents.

2.2 By submitting a Bid, the Bidder represents that:

2.2.1 The Bidder has read and understands the Bidding Documents and that the Bid is made in accordance therewith.

2.2.2 The Bidder has visited the site, become familiar with existing conditions under which the Work is to be performed, and has correlated the Bidder's his personal observations with the requirements of the proposed Contract Documents.

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

2.3 JOINT VENTURE REQUIREMENTS

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

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

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

2.3.4 All required insurance certificates shall name both Joint Venturers.

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

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

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

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

2.4 ASSIGNMENT OF ANTITRUST CLAIMS

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

ARTICLE 3: BIDDING DOCUMENTS

3.1 COPIES OF BID DOCUMENTS

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

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

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

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

3.2 INTERPRETATION OR CORRECTION OF BIDDING DOCUMENTS

3.2.1 The Bidder shall carefully study and compare the Bidding Documents with each other, and with other work being bid concurrently or presently under construction to the extent that it relates to the Work for which the Bid is submitted, shall examine the site and local conditions, and shall report any errors, inconsistencies, or ambiguities discovered to the Architect.

3.2.2 Bidders or Sub-bidders requiring clarification or interpretation of the Bidding Documents shall make a written request to the Architect at least seven days prior to the date for receipt of Bids. Interpretations, corrections and changes to the Bidding Documents will be made by written Addendum. Interpretations, corrections, or changes to the Bidding Documents made in any other manner shall not be binding.

3.2.3 The apparent silence of the specifications as to any detail, or the apparent omission from it of detailed description concerning any point, shall be regarded as meaning that only the best commercial practice is to prevail and only material and workmanship of the first quality are to be used. Proof of specification compliance will be the responsibility of the Bidder.

3.2.4 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for all permits, labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work.

3.2.5 The Owner will bear the costs for all impact and user fees associated with the project.

3.3 SUBSTITUTIONS

3.3.1 The materials, products and equipment described in the Bidding Documents establish a standard of quality, required function, dimension, and appearance to be met by any proposed substitution. The specification of a particular manufacturer or model number is not intended to be proprietary in any way. Substitutions of products for those named will be considered, providing that the Vendor certifies that the function, quality, and performance characteristics of the material offered is equal or superior to that specified. It shall be the Bidder's responsibility to assure that the proposed substitution will not affect the intent of the design, and to make any installation modifications required to accommodate the substitution.

3.3.2 Requests for substitutions shall be made in writing to the Architect at least ten days prior to the date of the Bid Opening. Such requests shall include a complete description of the proposed substitution, drawings, performance and test data, explanation of required installation modifications due the substitution, and any other information necessary for an evaluation. The burden of proof of the merit of the proposed substitution is upon the proposer. The Architect's decision of approval or disapproval shall be final. The Architect is to notify Owner prior to any approvals.

3.3.3 If the Architect approves a substitution prior to the receipt of Bids, such approval shall be set forth in an Addendum. Approvals made in any other manner shall not be binding.

3.3.4 The Architect shall have no obligation to consider any substitutions after the Contract award.

3.4 ADDENDA

3.4.1 Addenda will be mailed or delivered to all who are known by the Architect to have received a complete set of the Bidding Documents.

3.4.2 Copies of Addenda will be made available for inspection wherever Bidding Documents are on file for that purpose.

3.4.3 No Addenda will be issued later than 4 days prior to the date for receipt of Bids except an Addendum withdrawing the request for Bids or one which extends the time or changes the location for the opening of bids.

3.4.4 Each bidder shall ascertain prior to submitting his Bid that they have received all Addenda issued, and shall acknowledge their receipt in their Bid in the appropriate space. Not acknowledging an issued Addenda could be grounds for determining a bid to be non-responsive.

ARTICLE 4: BIDDING PROCEDURES

4.1 PREPARATION OF BIDS

4.1.1 Submit the bids on the Bid Forms included with the Bidding Documents.

4.1.2 Submit the original Bid Form for each bid. Bid Forms may be removed from the project manual for this purpose.

4.1.3 Execute all blanks on the Bid Form in a non-erasable medium (typewriter or manually in ink).

4.1.4 Where so indicated by the makeup on the Bid Form, express sums in both words and figures, in case of discrepancy between the two, the written amount shall govern.

4.1.5 Interlineations, alterations or erasures must be initialed by the signer of the Bid.

4.1.6 BID ALL REQUESTED ALTERNATES AND UNIT PRICES, IF ANY. If there is no change in the Base Bid for an Alternate, enter "No Change". The Contractor is responsible for verifying that they have received all addenda issued during the bidding period. Work required by Addenda shall automatically become part of the Contract.

4.1.7 Make no additional stipulations on the Bid Form and do not qualify the Bid in any other manner.

4.1.8 Each copy of the Bid shall include the legal name of the Bidder and a statement whether the Bidder is a sole proprietor, a partnership, a corporation, or any legal entity, and each copy shall be signed by the person or persons legally authorized to bind the Bidder to a contract. A Bid by a corporation shall further give the state of incorporation and have the corporate seal affixed. A Bid submitted by an agent shall have a current Power of Attorney attached, certifying agent's authority to bind the Bidder.

4.1.9 Bidder shall complete the Non-Collusion Statement form included with the Bid Forms and include it with their Bid.

4.1.10 In the construction of all Public Works projects for the State of Delaware or any agency thereof, preference in employment of laborers, workers or mechanics shall be given to bona fide legal citizens of the State who have established citizenship by residence of at least 90 days in the State.

4.2 BID SECURITY

4.2.1 All bids shall be accompanied by a deposit of either a good and sufficient bond to the agency for the benefit of the agency, with corporate surety authorized to do business in this State, the form of the bond and the surety to be approved by the agency, or a security of the bidder assigned to the agency, for a sum equal to at least 10% of the bid plus all add alternates, or in lieu of the bid bond a security deposit in the form of a certified check, bank treasurer's check, cashier's check, money order, or other prior approved secured deposit assigned to the State. The bid bond need not be for a specific sum, but may be stated to be for a sum equal to 10% of the bid plus all add alternates to which it relates and not to exceed a certain stated sum, if said sum is equal to at least 10% of the bid. The Bid Bond form used shall be the standard OMB form (attached).

4.2.2 The Agency has the right to retain the bid security of Bidders to whom an award is being considered until either a formal contract has been executed and bonds have been furnished or the specified time has elapsed so the Bids may be withdrawn or all Bids have been rejected.

4.2.3 In the event of any successful Bidder refusing or neglecting to execute a formal contract and bond within 20 days of the awarding of the contract, the bid bond or security deposited by the successful bidder shall be forfeited.

4.3 SUBCONTRACTOR LIST

4.3.1 As required by Delaware Code, Title 29, section 6962(d)(10)b, each Bidder shall submit with their Bid a completed List of Sub-Contractors included with the Bid Form. NAME ONLY ONE SUBCONTRACTOR FOR EACH TRADE. A Bid will be considered non-responsive unless the completed list is included.

4.3.2 Provide the Name and Address for each listed subcontractor. Addresses by City, Town or Locality, plus State, will be acceptable.

4.3.3 It is the responsibility of the Contractor to ensure that their Subcontractors are in compliance with the provisions of this law. Also, if a Contractor elects to list themselves as a Subcontractor for any category, they must specifically name themselves on the Bid Form and be able to document their capability to act as Subcontractor in that category in accordance with this law.

4.4 EQUALITY OF EMPLOYMENT OPPORTUNITY ON PUBLIC WORKS

4.4.1 During the performance of this contract, the contractor agrees as follows:

A. The Contractor will not discriminate against any employee or applicant for employment because of race, creed, color, sex or national origin. The Contractor will take affirmative action to ensure the applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, sex or national origin. Such action shall include, but not be limited to, the following: Employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places available to employees and applicants for employment notices to be provided by the contracting agency setting forth this nondiscrimination clause.

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

4.5 PREVAILING WAGE REQUIREMENT

4.5.1 Wage Provisions: For renovation and new construction projects whose costs exceed the thresholds contained in Delaware Code, Title 29, Section 6960, the minimum wage rates for various classes of laborers and mechanics shall be as determined by the Department of Labor, Division of Industrial Affairs of the State of Delaware.

4.5.2 The employer shall pay all mechanics and labors employed directly upon the site of work, unconditionally and not less often than once a week and without subsequent deduction or rebate on any account, the full amounts accrued at time of payment, computed at wage rates not less than those stated in the specifications, regardless of any contractual relationship which may be alleged to exist between the employer and such laborers and mechanics.

4.5.3 The scale of the wages to be paid shall be posted by the employer in a prominent and easily accessible place at the site of the work.

4.5.4 Every contract based upon these specifications shall contain a stipulation that sworn payroll information, as required by the Department of Labor, be furnished weekly. The Department of Labor shall keep and maintain the sworn payroll information for a period of 6 months from the last day of the work week covered by the payroll.

4.6 SUBMISSION OF BIDS

4.6.1 Enclose the Bid, the Bid Security, and any other documents required to be submitted with the Bid in a sealed opaque envelope. Address the envelope to the party receiving the Bids. Identify with the project name, project number, and the Bidder's name and address. If the Bid is sent by mail, enclose the sealed envelope in a separate mailing envelope with the notation "BID ENCLOSED" on the face thereof. The State is not responsible for the opening of bids prior to bid opening date and time that are not properly marked.

4.6.2 Deposit Bids at the designated location prior to the time and date for receipt of bids indicated in the Advertisement for Bids. Bids received after the time and date for receipt of bids will be marked “LATE BID” and returned.

4.6.3 Bidder assumes full responsibility for timely delivery at location designated for receipt of bids.

4.6.4 Oral, telephonic or telegraphic bids are invalid and will not receive consideration.

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

4.7 MODIFICATION OR WITHDRAW OF BIDS

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

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

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

ARTICLE 5: CONSIDERATION OF BIDS

5.1 OPENING/REJECTION OF BIDS

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

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

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

5.2 COMPARISON OF BIDS

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

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

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

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

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

5.3 DISQUALIFICATION OF BIDDERS

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

A. The Bidder’s financial, physical, personnel or other resources including Subcontracts;

B. The Bidder’s record of performance on past public or private construction projects, including, but not limited to, defaults and/or final adjudication or admission of violations of the Prevailing Wage Laws in Delaware or any other state;

C. The Bidder’s written safety plan;

D. Whether the Bidder is qualified legally to contract with the State;

E. Whether the Bidder supplied all necessary information concerning its responsibility; and,

F. Any other specific criteria for a particular procurement, which an agency may establish; provided however, that, the criteria be set forth in the Invitation to Bid and is otherwise in conformity with State and/or Federal law.

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

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

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

5.3.3.2 Evidence of collusion among Bidders.

5.3.3.3 Unsatisfactory performance record as evidenced by past experience.

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

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

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

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

5.4 ACCEPTANCE OF BID AND AWARD OF CONTRACT

5.4.1 A formal Contract shall be executed with the successful Bidder within twenty (20) calendar days after the award of the Contract.

5.4.2 Per Section 6962(d)(13) a., Title 29, Delaware Code, “The contracting agency shall award any public works contract within thirty (30) days of the bid opening to the lowest responsive and responsible Bidder, unless the Agency elects to award on the basis of best value, in which case the election to award on the basis of best value shall be stated in the Invitation To Bid.”

5.4.3 Each Bid on any Public Works Contract must be deemed responsive by the Agency to be considered for award. A responsive Bid shall conform in all material respects to the requirements and criteria set forth in the Contract Documents and specifications.

5.4.4 The Agency shall have the right to accept Alternates in any order or combination, and to determine the low Bidder on the basis of the sum of the Base Bid, plus accepted Alternates.

5.4.5 The successful Bidder shall execute a formal contract, submit the required Insurance Certificate, and furnish good and sufficient bonds, unless specifically waived in the General Requirements, in accordance with the General Requirement, within twenty (20) days of official notice of contract award. Bonds shall be for the benefit of the Agency with surety in the amount of 100% of the total contract award. Said Bonds shall be conditioned upon the faithful performance of the contract. Bonds shall remain in affect for period of one year after the date of substantial completion.

5.4.6 If the successful Bidder fails to execute the required Contract and Bond, as aforesaid, within twenty (20) calendar days after the date of official Notice of the Award of the Contract, their Bid guaranty shall immediately be taken and become the property of the State for the benefit of the Agency as liquidated damages, and not as a forfeiture or as a penalty. Award will then be made to the next lowest qualified Bidder of the Work or readvertised, as the Agency may decide.

5.4.7 Each bidder shall supply with its bid its taxpayer identification number (i.e., federal employer identification number or social security number) or a Delaware business license number, and should the vendor be awarded a contract, such vendor shall provide to the agency the taxpayer identification or Delaware business license numbers of such subcontractors. Such numbers shall be provided on the later of the date on which such subcontractor is required to be identified or the time the contract is executed. Prior to execution of the resulting contract, the successful Bidder shall be required to produce proof of its Delaware business license if not provided in its bid.

5.4.8 The Bid Security shall be returned to the successful Bidder upon the execution of the formal contract. The Bid Securities of unsuccessful bidders shall be returned within thirty (30) calendar days after the opening of the Bids.

ARTICLE 6: POST-BID INFORMATION

6.1 CONTRACTOR'S QUALIFICATION STATEMENT

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

6.2 BUSINESS DESIGNATION FORM

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

ARTICLE 7: PERFORMANCE BOND AND PAYMENT BOND

7.1 BOND REQUIREMENTS

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

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

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

7.2 TIME OF DELIVERY AND FORM OF BONDS

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

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

ARTICLE 8: FORM OF AGREEMENT BETWEEN AGENCY AND CONTRACTOR

8.1 Unless otherwise required in the Bidding Documents, the Agreement for the Work will be written on AIA Document A132-2009 Standard Form of Agreement between Owner and Contractor, Construction Manager as Adviser Edition.

END OF SECTION 002113

SECTION 004113 – BID FORM

For Bids Due: April 29, 2016 **To:** **Red Clay Consolidated School District**
1502 Spruce Avenue
Wilmington, DE 19805

Bid Package: #2-16-42-07A – Roofing

Name of Bidder: _____

Delaware Business License No.: _____ **Taxpayer ID No.:** _____

(Other License Nos.): _____

Phone No.: _____

The undersigned, representing that he has read and understands the Bidding Documents and that this bid is made in accordance therewith, that he has visited the site and has familiarized himself with the local conditions under which the Work is to be performed, and that his bid is based upon the materials, systems and equipment described in the Bidding Documents without exception, hereby proposes and agrees to provide all labor, materials, plant, equipment, supplies, transport and other facilities required to execute the work described by the aforesaid documents for the lump sum itemized below:

BASE BID: $ _____ **Dollars**

($)

ALTERNATES – See specifications for complete alternate description

Refer to the specifications and specific scope of work for alternates. Not all of the blanks spaces may be required. Alternate prices are to conform to applicable project specification sections or drawing details. An "ADD" or "DEDUCT" amount is indicated by the crossed out part that does not apply. If alternate does not apply to a specific bid package, insert: "Not Applicable"

ALTERNATE NO. 1: Provide Entry Vestibule & Main Office modifications. Provide modifications to main entry vestibule and main office spaces as indicated on drawings, all disciplines.

Add / Deduct: _____ Dollars
($)

ALTERNATE NO. 2: Provide new stairwell fan coil units as indicated on drawings.

Add / Deduct: _____ Dollars
($)

ALTERNATE NO. 3: Provide exterior hollow metal door replacement work as indicated on drawings.

Add / Deduct:_____ Dollars
($)

ALTERNATE NO. 4: Provide window treatments at south elevation windows.

Add / Deduct:_____ Dollars
($)

ALTERNATE NO. 5: Provide window treatments at windows throughout building.

Add / Deduct:_____ Dollars
($)

UNIT PRICES – See specific Scope of Work for unit pricing description:

Unit prices conform to applicable project specification section. Refer to the specifications and/or specific scope of work for a complete description of required unit prices for this bid package. Not all of the blank spaces below may be required.

Not Applicable.

I/We acknowledge the receipt of addenda as listed below and the price(s) submitted include any cost/schedule impact they may have.

Addendum Number	Date of Addendum

This bid shall remain valid and cannot be withdrawn for **Sixty (60)** days from the date of opening of bids, and the undersigned shall abide by the Bid Security forfeiture provisions. Bid Security is attached to this Bid (REQUIRED).

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

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

Should I/We be awarded this contract, I/We pledge to complete all the work required in accordance with the project schedule include in specification section 013210. Should I/We be awarded this contract, and should I/We neglect, fail or refuse to complete my/our Work within the time specified in the project schedule, then I/We do hereby agree to pay the owner as liquidated damages the sum of $1,000 per day. Liquidated damages will be assessed if final completion date, as adjusted by the Construction Manager is not met. Liquidated damages shall apply to all trade contracts. Liquidated damages will be assessed for each day beyond the scheduled date of completion for each trade contractor's item of work. Assessment will occur upon completion of all contracts and may be incurred by one or multiple contractors determined by the Construction Manager.

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

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

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

By _____ Trading as _____
(Individual's / General Partner's / Corporate Name)

_____
(State of Corporation)

Business Address: _____
_____
_____
_____

Witness: _____ **By:** _____
(Authorized Signature)

_____
(Printed Name and Title)

Date: _____

ATTACHMENTS

Sub-Contractor List (See Section 00435 and any updates by addenda)
Non-Collusion Statement
Bid Security (Deposit or Bid Bond)

BID FORM

Bid Package #: 2-16-42-07A – Roofing

SUBCONTRACTOR LIST

In accordance with Title 29, Chapter 6962 (d)(10)b Delaware Code, the following sub-contractor listing must accompany the bid submittal. The name and address of the sub-contractor must be listed for each category where the bidder intends to use a sub-contractor to perform that category of work. In order to provide full disclosure and acceptance of the bid by the *Owner*, it is required that bidders list themselves as being the sub-contractor for all categories where he/she is qualified and intends to perform such work.

NOTE: **Subcontractor categories specific to each bid package are listed in specification section 00435 and will be updated at the pre-bid meeting and via addendum. If no categories are requested for a bid package, then none are required to be submitted. Refer to specification section 00435 and any addenda that may modify the required listing.**

Subcontractor Category	Subcontractor	Address (City & State) & License #
Roofing		City
		State
		License #

BID FORM

NON-COLLUSION STATEMENT

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

All the terms and conditions of Bid #2-16-42 have been thoroughly examined and are understood.

NAME OF BIDDER: _____

AUTHORIZED REPRESENTATIVE (TYPED): _____

AUTHORIZED REPRESENTATIVE (SIGNATURE): _____

TITLE: _____

ADDRESS OF BIDDER: _____

_____

_____

PHONE NUMBER: _____

Sworn to and Subscribed before me this _____ day of _____ 2015

My Commission expires _____. NOTARY PUBLIC _____

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

AFFIDAVIT
OF
EMPLOYEE DRUG TESTING PROGRAM

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

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

Contractor/Subcontractor Name: _____

Contractor/Subcontractor Address: _____

_____

_____

Authorized Representative (type or printed): _____

Authorized Representative (signature): _____

Title: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My commission expires _____. NOTARY PULIC _____.

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

END OF SECTION 004113

SECTION 004113 – BID FORM

For Bids Due: April 29, 2016 **To:** **Red Clay Consolidated School District**
1502 Spruce Avenue
Wilmington, DE 19805

Bid Package: #2-16-42-08A – Glass & Aluminum

Name of Bidder: _____

Delaware Business License No.: _____ **Taxpayer ID No.:** _____

(Other License Nos.): _____

Phone No.: _____

The undersigned, representing that he has read and understands the Bidding Documents and that this bid is made in accordance therewith, that he has visited the site and has familiarized himself with the local conditions under which the Work is to be performed, and that his bid is based upon the materials, systems and equipment described in the Bidding Documents without exception, hereby proposes and agrees to provide all labor, materials, plant, equipment, supplies, transport and other facilities required to execute the work described by the aforesaid documents for the lump sum itemized below:

BASE BID: $ _____ **Dollars**

($)

ALTERNATES – See specifications for complete alternate description

Refer to the specifications and specific scope of work for alternates. Not all of the blanks spaces may be required. Alternate prices are to conform to applicable project specification sections or drawing details. An "ADD" or "DEDUCT" amount is indicated by the crossed out part that does not apply. If alternate does not apply to a specific bid package, insert: "Not Applicable"

ALTERNATE NO. 1: Provide Entry Vestibule & Main Office modifications. Provide modifications to main entry vestibule and main office spaces as indicated on drawings, all disciplines.

Add / Deduct: _____ Dollars
($)

ALTERNATE NO. 2: Provide new stairwell fan coil units as indicated on drawings.

Add / Deduct: _____ Dollars
($)

ALTERNATE NO. 3: Provide exterior hollow metal door replacement work as indicated on drawings.

Add / Deduct:_____ Dollars
($)

ALTERNATE NO. 4: Provide window treatments at south elevation windows.

Add / Deduct:_____ Dollars
($)

ALTERNATE NO. 5: Provide window treatments at windows throughout building.

Add / Deduct:_____ Dollars
($)

UNIT PRICES – See specific Scope of Work for unit pricing description:

Unit prices conform to applicable project specification section. Refer to the specifications and/or specific scope of work for a complete description of required unit prices for this bid package. Not all of the blank spaces below may be required.

Not Applicable.

I/We acknowledge the receipt of addenda as listed below and the price(s) submitted include any cost/schedule impact they may have.

Addendum Number	Date of Addendum

This bid shall remain valid and cannot be withdrawn for **Sixty (60)** days from the date of opening of bids, and the undersigned shall abide by the Bid Security forfeiture provisions. Bid Security is attached to this Bid (REQUIRED).

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

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

Should I/We be awarded this contract, I/We pledge to complete all the work required in accordance with the project schedule include in specification section 013210. Should I/We be awarded this contract, and should I/We neglect, fail or refuse to complete my/our Work within the time specified in the project schedule, then I/We do hereby agree to pay the owner as liquidated damages the sum of $1,000 per day. Liquidated damages will be assessed if final completion date, as adjusted by the Construction Manager is not met. Liquidated damages shall apply to all trade contracts. Liquidated damages will be assessed for each day beyond the scheduled date of completion for each trade contractor's item of work. Assessment will occur upon completion of all contracts and may be incurred by one or multiple contractors determined by the Construction Manager.

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

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

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

By _____ Trading as _____
(Individual's / General Partner's / Corporate Name)

_____
(State of Corporation)

Business Address: _____
_____
_____
_____

Witness: _____ **By:** _____
(Authorized Signature)

_____
(Printed Name and Title)

Date: _____

ATTACHMENTS

Sub-Contractor List (See Section 00435 and any updates by addenda)
Non-Collusion Statement
Bid Security (Deposit or Bid Bond)

BID FORM

Bid Package #: 2-16-42-08A – Glass & Aluminum

SUBCONTRACTOR LIST

In accordance with Title 29, Chapter 6962 (d)(10)b Delaware Code, the following sub-contractor listing must accompany the bid submittal. The name and address of the sub-contractor must be listed for each category where the bidder intends to use a sub-contractor to perform that category of work. In order to provide full disclosure and acceptance of the bid by the *Owner*, it is required that bidders list themselves as being the sub-contractor for all categories where he/she is qualified and intends to perform such work.

NOTE: **Subcontractor categories specific to each bid package are listed in specification section 00435 and will be updated at the pre-bid meeting and via addendum. If no categories are requested for a bid package, then none are required to be submitted. Refer to specification section 00435 and any addenda that may modify the required listing.**

Subcontractor Category	Subcontractor	Address (City & State) & License #
Glass & Aluminum		City
		State
		License #

BID FORM

NON-COLLUSION STATEMENT

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

All the terms and conditions of Bid #2-16-42 have been thoroughly examined and are understood.

NAME OF BIDDER: _____

AUTHORIZED REPRESENTATIVE (TYPED): _____

AUTHORIZED REPRESENTATIVE (SIGNATURE): _____

TITLE: _____

ADDRESS OF BIDDER: _____

_____

_____

PHONE NUMBER: _____

Sworn to and Subscribed before me this _____ day of _____ 2015

My Commission expires _____. NOTARY PUBLIC _____

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

AFFIDAVIT
OF
EMPLOYEE DRUG TESTING PROGRAM

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

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

Contractor/Subcontractor Name: _____

Contractor/Subcontractor Address: _____

_____

_____

Authorized Representative (type or printed): _____

Authorized Representative (signature): _____

Title: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My commission expires _____. NOTARY PULIC _____.

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

END OF SECTION 004113

SECTION 004113 – BID FORM

For Bids Due: April 29, 2016 **To:** **Red Clay Consolidated School District**
1502 Spruce Avenue
Wilmington, DE 19805

Bid Package: #2-16-42-23A – Mechanical

Name of Bidder: _____

Delaware Business License No.: _____ **Taxpayer ID No.:** _____

(Other License Nos.): _____

Phone No.: _____

The undersigned, representing that he has read and understands the Bidding Documents and that this bid is made in accordance therewith, that he has visited the site and has familiarized himself with the local conditions under which the Work is to be performed, and that his bid is based upon the materials, systems and equipment described in the Bidding Documents without exception, hereby proposes and agrees to provide all labor, materials, plant, equipment, supplies, transport and other facilities required to execute the work described by the aforesaid documents for the lump sum itemized below:

BASE BID: $ _____ **Dollars**

($)

ALTERNATES – See specifications for complete alternate description

Refer to the specifications and specific scope of work for alternates. Not all of the blanks spaces may be required. Alternate prices are to conform to applicable project specification sections or drawing details. An "ADD" or "DEDUCT" amount is indicated by the crossed out part that does not apply. If alternate does not apply to a specific bid package, insert: "Not Applicable"

ALTERNATE NO. 1: Provide Entry Vestibule & Main Office modifications. Provide modifications to main entry vestibule and main office spaces as indicated on drawings, all disciplines.

Add / Deduct: _____ Dollars
($)

ALTERNATE NO. 2: Provide new stairwell fan coil units as indicated on drawings.

Add / Deduct: _____ Dollars
($)

ALTERNATE NO. 3: Provide exterior hollow metal door replacement work as indicated on drawings.

Add / Deduct:_____ Dollars
($)

ALTERNATE NO. 4: Provide window treatments at south elevation windows.

Add / Deduct:_____ Dollars
($)

ALTERNATE NO. 5: Provide window treatments at windows throughout building.

Add / Deduct:_____ Dollars
($)

UNIT PRICES – See specific Scope of Work for unit pricing description:

Unit prices conform to applicable project specification section. Refer to the specifications and/or specific scope of work for a complete description of required unit prices for this bid package. Not all of the blank spaces below may be required.

Not Applicable.

I/We acknowledge the receipt of addenda as listed below and the price(s) submitted include any cost/schedule impact they may have.

Addendum Number	Date of Addendum

This bid shall remain valid and cannot be withdrawn for **Sixty (60)** days from the date of opening of bids, and the undersigned shall abide by the Bid Security forfeiture provisions. Bid Security is attached to this Bid (REQUIRED).

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

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

Should I/We be awarded this contract, I/We pledge to complete all the work required in accordance with the project schedule include in specification section 013210. Should I/We be awarded this contract, and should I/We neglect, fail or refuse to complete my/our Work within the time specified in the project schedule, then I/We do hereby agree to pay the owner as liquidated damages the sum of $1,000 per day. Liquidated damages will be assessed if final completion date, as adjusted by the Construction Manager is not met. Liquidated damages shall apply to all trade contracts. Liquidated damages will be assessed for each day beyond the scheduled date of completion for each trade contractor's item of work. Assessment will occur upon completion of all contracts and may be incurred by one or multiple contractors determined by the Construction Manager.

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

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

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

By _____ Trading as _____
(Individual's / General Partner's / Corporate Name)

_____
(State of Corporation)

Business Address: _____
_____
_____
_____

Witness: _____ **By:** _____
(Authorized Signature)

_____
(Printed Name and Title)

Date: _____

ATTACHMENTS

Sub-Contractor List (See Section 00435 and any updates by addenda)
Non-Collusion Statement
Bid Security (Deposit or Bid Bond)

BID FORM

Bid Package #: 2-16-42-23A – Mechanical

SUBCONTRACTOR LIST

In accordance with Title 29, Chapter 6962 (d)(10)b Delaware Code, the following sub-contractor listing must accompany the bid submittal. The name and address of the sub-contractor must be listed for each category where the bidder intends to use a sub-contractor to perform that category of work. In order to provide full disclosure and acceptance of the bid by the *Owner*, it is required that bidders list themselves as being the sub-contractor for all categories where he/she is qualified and intends to perform such work.

NOTE: **Subcontractor categories specific to each bid package are listed in specification section 00435 and will be updated at the pre-bid meeting and via addendum. If no categories are requested for a bid package, then none are required to be submitted. Refer to specification section 00435 and any addenda that may modify the required listing.**

Subcontractor Category	Subcontractor	Address (City & State) & License #
HVAC		City
		State
		License #

BID FORM

NON-COLLUSION STATEMENT

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

All the terms and conditions of Bid #2-16-42 have been thoroughly examined and are understood.

NAME OF BIDDER: _____

AUTHORIZED REPRESENTATIVE (TYPED): _____

AUTHORIZED REPRESENTATIVE (SIGNATURE): _____

TITLE: _____

ADDRESS OF BIDDER: _____

_____

_____

PHONE NUMBER: _____

Sworn to and Subscribed before me this _____ day of _____ 2015

My Commission expires _____. NOTARY PUBLIC _____

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

AFFIDAVIT
OF
EMPLOYEE DRUG TESTING PROGRAM

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

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

Contractor/Subcontractor Name: _____

Contractor/Subcontractor Address: _____

_____

_____

Authorized Representative (type or printed): _____

Authorized Representative (signature): _____

Title: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My commission expires _____. NOTARY PULIC _____.

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

END OF SECTION 004113

SECTION 004313 – BID BOND

BID BOND

TO ACCOMPANY PROPOSAL
(Not necessary if security is used)

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

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

Sealed with _____ seal and dated this _____day of _____ in the year of our Lord two thousand and _____ (20___).

SEALED, AND DELIVERED IN THE
Presence of

_____
Name of Bidder (Organization)

Corporate Seal

By: _____
Authorized Signature

Attest _____

_____
Title

_____
Name of Surety

Witness:_____

By: _____

_____
Title

SECTION 004320 – REQUIREMENTS FOR APPROVAL FOR LISTING AS A SUBCONTRACTOR

1. Refer to the following section 004350 for any subcontractors or material suppliers to be listed on the bid form.

2. The Construction Manager / Owner will use the following criteria to determine qualifications for any Contractor for listing as a Subcontractor in any trade area:

    a. The Contractor regularly employs and continuously maintains on his payroll skilled craftsmen in the trade. These skilled craftsmen shall be registered in the trade when such registration is required.

    b. The Contractor owns the tools and equipment normally associated with the trade.

    c. The Contractor has previously performed work in the trade which is similar in scope, size, complexity and cost to the proposed construction.

    d. The Contractor must have or must have applied for a Delaware Business License prior to bidding the project.

3. The Construction Manager / Owner may challenge or disqualify any Contractor based on failure to meet any of the above criteria for qualification for listing as Subcontractor in a trade. Bidders may be required to present such evidence as deemed necessary to evaluate qualifications. The decision to disqualify a Contractor in a given trade shall be made by the Red Clay Consolidated School District and all decisions shall be final.

4. The subcontractor listing is provided for information only to the construction manager and the owner if the subcontractor category was not requested at the pre-bid meeting or requested by the CM or owner.

END OF SECTION 004320

SECTION 004350 – LIST OF SUBCONTRACTORS OR MATERIAL SUPPLIERS

Where the Bidder intends to perform the work with his own forces, his name is listed as a subcontractor.

This list will be updated via the pre-bid meeting.
Check addenda and bid forms for final listing.

Fill out the required information on the bid form:

BID PACKAGE #	BID PACKAGE DESCRIPTION	SUBCONTRACTOR / SUPPLIER CATEGORY TO BE LISTED ON BID FORM
2-16-42-07A	Roofing	EPDM Roofing
2-16-42-08A	Glass & Aluminum	Window and storefront work
2-16-42-23A	Mechanical	HVAC work

END OF SECTION 004350

SECTION 005213 – STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR, CONSTRUCTION MANAGER AS ADVISER EDITION (AIA 132 – 2009; 11 PAGES)

END OF SECTION 005213

DRAFT

AIA® Document A132™ – 2009

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

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

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

« »« »
« »
« »
« »

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

« »« »
« »
« »
« »

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

«A Blanks»
« »
« »

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

« »« »
« »
« »
« »

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

« »« »
« »
« »
« »

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

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

This document is intended to be used in conjunction with AIA Documents A232™–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; B132™–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132™–2009, Standard Form of Agreement Between Owner and Construction Manager as Adviser.

AIA Document A232™–2009 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS

2 THE WORK OF THIS CONTRACT

3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

4 CONTRACT SUM

5 PAYMENTS

6 DISPUTE RESOLUTION

7 TERMINATION OR SUSPENSION

8 MISCELLANEOUS PROVISIONS

9 ENUMERATION OF CONTRACT DOCUMENTS

10 INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

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

ARTICLE 2 THE WORK OF THIS CONTRACT

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

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.
(Insert the date of commencement, if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

« »

If, prior to the commencement of the Work, the Owner requires time to file mortgages, mechanics' liens and other security interests, the Owner's time requirement shall be as follows:

« »

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

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than « » (« ») days from the date of commencement, or as follows:
(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

« »

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Portion of the Work	Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.
(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

« »

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be one of the following:
(Check the appropriate box.)

[« »] Stipulated Sum, in accordance with Section 4.2 below

[« »] Cost of the Work plus the Contractor's Fee without a Guaranteed Maximum Price, in accordance with Section 4.3 below

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

(Based on the selection above, complete Section 4.2, 4.3 or 4.4 below. Based on the selection above, also complete either Section 5.1.4, 5.1.5 or 5.1.6 below.)

§ 4.2 Stipulated Sum

§ 4.2.1 The Stipulated Sum shall be « » ($ « »), subject to additions and deletions as provided in the Contract Documents.

§ 4.2.2 The Stipulated Sum is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

« »

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

Item	Units and Limitations	Price per Unit ($0.00)

§ 4.2.4 Allowances included in the Stipulated Sum, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Allowance

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

§ 4.3.1 The Contract Sum is the Cost of the Work as defined in Exhibit A, Determination of the Cost of the Work, plus the Contractor's Fee.

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

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« »

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

« »

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

« »

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

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

Item	Units and Limitations	Price per Unit ($0.00)

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

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

§ 4.4.1 The Contract Sum is the Cost of the Work as defined in Exhibit A, Determination of the Cost of the Work, plus the Contractor's Fee.

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

« »

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

« »

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

« »

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

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

Item	Units and Limitations	Price per Unit ($0.00)

§ 4.4.7 Guaranteed Maximum Price

§ 4.4.7.1 The sum of the Cost of the Work and the Contractor's Fee is guaranteed by the Contractor not to exceed « » ($ « »), subject to additions and deductions by changes in the Work as provided in the Contract Documents. Such maximum sum is referred to in the Contract Documents as the Guaranteed Maximum Price. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Contractor without reimbursement by the Owner.

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(Insert specific provisions if the Contractor is to participate in any savings.)

« »

§ 4.4.7.2 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

« »

§ 4.4.7.3 Allowances included in the Guaranteed Maximum Price, if any:
(Identify and state the amounts of any allowances, and state whether they include labor, materials, or both.)

Item	Allowance

§ 4.4.7.4 Assumptions, if any, on which the Guaranteed Maximum Price is based:

« »

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Construction Manager by the Contractor, and upon certification of the Project Application and Project Certificate for Payment or Application for Payment and Certificate for Payment by the Construction Manager and Architect and issuance by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

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

« »

§ 5.1.3 Provided that an Application for Payment is received by the Construction Manager not later than the « » day of a month, the Owner shall make payment of the certified amount in the Application for Payment to the Contractor not later than the « » day of the « » month. If an Application for Payment is received by the Construction Manager after the application date fixed above, payment shall be made by the Owner not later than « » (« ») days after the Construction Manager receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

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

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

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

§ 5.1.4.3 Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

.1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of « » percent (« » %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute may be included as provided in Section 7.3.9 of the General Conditions;

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.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of « » percent (« » %);

.3 Subtract the aggregate of previous payments made by the Owner; and

.4 Subtract amounts, if any, for which the Construction Manager or Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of the General Conditions.

§ 5.1.4.4 The progress payment amount determined in accordance with Section 5.1.4.3 shall be further modified under the following circumstances:

.1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to « » percent (« » %) of the Contract Sum, less such amounts as the Construction Manager recommends and the Architect determines for incomplete Work and unsettled claims; and

.2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of the General Conditions.

§ 5.1.4.5 Reduction or limitation of retainage, if any, shall be as follows:
(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.4.3.1 and 5.1.4.3.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

« »

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

§ 5.1.5.1 With each Application for Payment, the Contractor shall submit the cost control information required in Exhibit A, Determination of the Cost of the Work, along with payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached and any other evidence required by the Owner, Construction Manager or Architect to demonstrate that cash disbursements already made by the Contractor on account of the Cost of the Work equal or exceed (1) progress payments already received by the Contractor; less (2) that portion of those payments attributable to the Contractor's Fee; plus (3) payrolls for the period covered by the present Application for Payment.

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

§ 5.1.5.3 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

.1 Take the Cost of the Work as described in Exhibit A, Determination of the Cost of the Work;

.2 Add the Contractor's Fee, less retainage of « » percent (« » %). The Contractor's Fee shall be computed upon the Cost of the Work described in that Section at the rate stated in that Section; or if the Contractor's Fee is stated as a fixed sum, an amount which bears the same ratio to that fixed-sum Fee as the Cost of the Work bears to a reasonable estimate of the probable Cost of the Work upon its completion;

.3 Subtract retainage of « » percent (« » %) from that portion of the Work that the Contractor self-performs;

.4 Subtract the aggregate of previous payments made by the Owner;

.5 Subtract the shortfall, if any, indicated by the Contractor in the documentation required by Article 5 or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and

.6 Subtract amounts, if any, for which the Construction Manager or Architect has withheld or withdrawn a Certificate for Payment as provided in Section 9.5 of AIA Document A232™–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition.

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§ 5.1.5.4 The Owner, Construction Manager and Contractor shall agree upon (1) a mutually acceptable procedure for review and approval of payments to Subcontractors and (2) the percentage of retainage held on Subcontracts, and the Contractor shall execute subcontracts in accordance with those agreements.

§ 5.1.5.5 In taking action on the Contractor's Applications for Payment, the Construction Manager and Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Contractor and shall not be deemed to represent that the Construction Manager and Architect have made a detailed examination, audit or arithmetic verification of the documentation submitted in accordance with Article 5 or other supporting data; that the Construction Manager and Architect have made exhaustive or continuous on-site inspections; or that the Construction Manager and Architect have made examinations to ascertain how or for what purposes the Contractor has used amounts previously paid on account of the Contract. Such examinations, audits and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

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

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

§ 5.1.6.1 With each Application for Payment, the Contractor shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner or Architect to demonstrate that cash disbursements already made by the Contractor on account of the Cost of the Work equal or exceed (1) progress payments already received by the Contractor; less (2) that portion of those payments attributable to the Contractor's Fee; plus (3) payrolls for the period covered by the present Application for Payment.

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

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

§ 5.1.6.4 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

.1 Take 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 schedule of values. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.10 of AIA Document A232–2009;

.2 Add 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 Work, or if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing;

.3 Add the Contractor's Fee, less retainage of « » percent (« » %). The Contractor's Fee shall be computed upon the Cost of the Work at the rate stated in Section 4.4.2 or, if the Contractor's Fee is stated as a fixed sum in that Section, shall be an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work bears to a reasonable estimate of the probable Cost of the Work upon its completion;

.4 Subtract retainage of « » percent (« » %) from that portion of the Work that the Contractor self-performs;

.5 Subtract the aggregate of previous payments made by the Owner;

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.6 Subtract the shortfall, if any, indicated by the Contractor in the documentation required by Section 5.1.6.1 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and

.7 Subtract amounts, if any, for which the Construction Manager or Architect have withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A232–2009.

§ 5.1.6.5 The Owner and the Contractor shall agree upon a (1) mutually acceptable procedure for review and approval of payments to Subcontractors and (2) the percentage of retainage held on Subcontracts, and the Contractor shall execute subcontracts in accordance with those agreements.

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

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

§ 5.2 Final Payment

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

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2 of AIA Document A232–2009, and to satisfy other requirements, if any, which extend beyond final payment;

.2 the Contractor has submitted a final accounting for the Cost of the Work, pursuant to Exhibit A, Determination of the Cost of the Work when payment is on the basis of the Cost of the Work, with or without a Guaranteed Maximum payment; and

.3 a final Certificate for Payment or Project Certificate for Payment has been issued by the Architect; such final payment shall be made by the Owner not more than 30 days after the issuance of the final Certificate for Payment or Project Certificate for Payment, or as follows:

« »

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A232–2009, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

« »
« »
« »
« »

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A232–2009, the method of binding dispute resolution shall be as follows:
(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, 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.)

[« »] Arbitration pursuant to Section 15.4 of AIA Document A232–2009.

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[« »] Litigation in a court of competent jurisdiction.

[« »] Other: *(Specify)*

« »

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 Where the Contract Sum is a Stipulated Sum

§ 7.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232–2009.

§ 7.1.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232–2009.

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

§ 7.2.1 Subject to the provisions of Section 7.2.2 below, the Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232–2009.

§ 7.2.2 The Contract may be terminated by the Owner for cause as provided in Article 14 of AIA Document A232–2009; however, the Owner shall then only pay the Contractor an amount calculated as follows:

.1 Take the Cost of the Work incurred by the Contractor to the date of termination;

.2 Add the Contractor's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Sections 4.3.2 or 4.4.2, as applicable, or, if the Contractor's Fee is stated as a fixed sum, 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.

§ 7.2.3 If the Owner terminates the Contract for cause when the Contract Sum is based on the Cost of the Work with a Guaranteed Maximum Price, and as provided in Article 14 of AIA Document A232–2009, the amount, if any, to be paid to the Contractor under Section 14.2.4 of AIA Document A232–2009 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed the amount calculated in Section 7.2.2.

§ 7.2.4 The Owner shall also pay the Contractor fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Contractor that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 7.2.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Contractor shall, as a condition of receiving the payments referred to in this Article 7, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Contractor, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Contractor under such subcontracts or purchase orders.

§ 7.2.5 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232–2009; in such case, the Contract Sum and Contract Time shall be increased as provided in Section 14.3.2 of AIA Document A232–2009, except that the term 'profit' shall be understood to mean the Contractor's Fee as described in Sections 4.3.2 and 4.4.2 of this Agreement.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A232–2009 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

« » % « »

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§ 8.3 The Owner's representative:
(Name, address and other information)

« »
« »
« »
« »
« »
« »

§ 8.4 The Contractor's representative:
(Name, address and other information)

« »
« »
« »
« »
« »
« »

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

« »

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A132–2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition.

§ 9.1.2 The General Conditions are, AIA Document A232–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

§ 9.1.4 The Specifications:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

« »

Section	Title	Date	Pages

§ 9.1.5 The Drawings:
(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

« »

Number	Title	Date

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User Notes: (1986549301)

§ 9.1.6 The Addenda, if any:

Number	Date	Pages

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

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents are:

.1 AIA Document A132™–2009, Exhibit A, Determination of the Cost of the Work, if applicable.

.2 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed, or the following:

« »

.3 AIA Document E202™–2008, Building Information Modeling Protocol Exhibit, if completed, or the following:

« »

.4 Other documents, if any, listed below:
(List here any additional documents which are intended to form part of the Contract Documents. AIA Document A232–2009 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

« »

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A232–2009.
(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A232–2009.)

Type of Insurance or Bond	Limit of Liability or Bond Amount ($0.00)

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

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
« »« »	« »« »
(Printed name and title)	*(Printed name and title)*

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SECTION 005413 – SUPPLEMENT TO AGREEMENT BETWEEN OWNER AND CONTRACTOR, CONSTRUCTION MANAGER AS ADVISER EDITION A132-2009

The following supplements modify the "Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition," AIA Document A132-2009. Where a portion of the Standard Form of Agreement is modified or deleted by the following, the unaltered portions of the Standard Form of Agreement shall remain in effect.

ARTICLE 5: PAYMENTS

5.1 PROGRESS PAYMENTS

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

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

ARTICLE 6: DISPUTE RESOLUTION

6.2 BINDING DISPUTE RESOLUTION

Check Other – and add the following sentence:

"Any remedies available in law or in equity."

ARTICLE 8: MISCELLANEOUS PROVISIONS

8.2 Insert the following:

"Payments are due 30 days after receipt of a valid Application for Payment. After that 30 day period, interest may be charged at the rate of 1% per month not to exceed 12% per annum."

8.5 Delete paragraph 8.5 in its entirety and replace with the following:

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

END OF SECTION 005413

SECTION 006000 – PERFORMANCE BOND

PERFORMANCE BOND

Bond Number: _____

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

Sealed with our seals and dated this _____ day of _____, 20__.

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

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

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

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

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

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

PRINCIPAL

Name: _____

Witness or Attest: Address: _____

_____ By: _____(SEAL)
Name: Name:
Title:

(Corporate Seal)

SURETY

Name: _____

Witness or Attest: Address: _____

_____ By: _____
(SEAL)
Name: Name:
Title:

(Corporate Seal)

END OF SECTION 006000

SECTION 006100 – PAYMENT BOND

PAYMENT BOND

Bond Number: _____

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

Sealed with our seals and dated this _____ day of_____, 20__.

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

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

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

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

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

PRINCIPAL

Name: _____

Witness or Attest: Address: _____

_____ By: _____(SEAL)
Name: Name:
Title:

(Corporate Seal)

SURETY

Name: _____

Witness or Attest: Address: _____

_____ By: _____(SEAL)
Name: Name:
Title:

(Corporate Seal)

END OF SECTION 006100

SECTION 006200 – APPLICATION & CERTIFICATE FOR PAYMENT (AIA G732 – 2009; 1 PAGE)

END OF SECTION 006200

DRAFT

AIA® Document G732™ – 2009

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

TO OWNER:

PROJECT:

APPLICATION NO: 001

DISTRIBUTION TO:
OWNER
CONSTRUCTION MANAGER
ARCHITECT
CONTRACTOR
FIELD

PERIOD TO:

CONTRACT DATE:

PROJECT NOS: / /

FROM CONTRACTOR:

VIA CONSTRUCTION MANAGER:

VIA ARCHITECT:

CONTRACT FOR: General Construction

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	$0.00
2. NET CHANGES IN THE WORK	$0.00
3. CONTRACT SUM TO DATE *(Line 1 ± 2)*	$0.00
4. TOTAL COMPLETED AND STORED TO DATE *(Column G on G703)*	$0.00
5. RETAINAGE:	
a. 0 % of Completed Work *(Column D + E on G703:* $0.00 *) =*	$0.00
b. 0 % of Stored Material *(Column F on G703:* $0.00 *) =*	$0.00
Total Retainage *(Lines 5a + 5b, or Total in Column I on G703)*	$0.00
6. TOTAL EARNED LESS RETAINAGE *(Line 4 minus Line 5 Total)*	$0.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT *(Line 6 from prior Certificate)*	$0.00
8. CURRENT PAYMENT DUE	$0.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE *(Line 3 minus Line 6)*	$0.00

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

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

CONTRACTOR:

By: Date:

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

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $0.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:

By: Date:

ARCHITECT: *(NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)*

By: Date:

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

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SECTION 006250 – CONTINUATION SHEET FOR G702 (AIA G703 – 1992; 1 PAGE)

END OF SECTION 006250

DRAFT

AIA® Document G703™ – 1992

Continuation Sheet

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:	001
APPLICATION DATE:	
PERIOD TO:	
ARCHITECT'S PROJECT NO:	

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
		$0	$0	$0	$0	$0	0.00%	$0	$0
	GRAND TOTAL	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**	**$0**	**$0**

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(1446336304)

SECTION 007213 – GENERAL CONDITIONS TO THE CONTRACT FOR CONSTRUCTION
(AIA 232 – 2009; 43 PAGES)

END OF SECTION 007213

DRAFT

AIA® Document A232™ – 2009

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

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

« »
« »

THE CONSTRUCTION MANAGER:
(Name, legal status and address)

« »« »
« »

THE OWNER:
(Name, legal status and address)

« »« »
« »

THE ARCHITECT:
(Name, legal status and address)

« »« »
« »

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

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

This document is intended to be used in conjunction with AIA Documents A132™–2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition; B132™–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132™–2009, Standard Form of Agreement Between Owner and Construction Manager as Adviser.

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User Notes: (1164076370)

TABLE OF ARTICLES

1 GENERAL PROVISIONS

2 OWNER

3 CONTRACTOR

4 ARCHITECT AND CONSTRUCTION MANAGER

5 SUBCONTRACTORS

6 CONSTRUCTION BY OWNER OR BY OTHER CONTRACTORS

7 CHANGES IN THE WORK

8 TIME

9 PAYMENTS AND COMPLETION

10 PROTECTION OF PERSONS AND PROPERTY

11 INSURANCE AND BONDS

12 UNCOVERING AND CORRECTION OF WORK

13 MISCELLANEOUS PROVISIONS

14 TERMINATION OR SUSPENSION OF THE CONTRACT

15 CLAIMS AND DISPUTES

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User Notes: (1164076370)

INDEX
(Topics and numbers in bold are section headings.)

Acceptance of Nonconforming Work
9.6.6, 9.9.3, **12.3**
Acceptance of Work
9.6.6, 9.8.2, 9.9.3, 9.10.1, 9.10.3, 12.3
Access to Work
3.16, 6.2.1, 12.1
Accident Prevention
10
Acts and Omissions
3.2.1, 3.2.2, 3.3.2, 3.12.8, 3.18, 8.3.1, 9.5.1, 10.1, 10.2.5, 13.4.2, 13.7
Addenda
1.1.1, 3.11, 4.2.14
Additional Costs, Claims for
3.2.4, 3.7.4, 3.7.5, 6.1.1, 7.3, 9.10.3, 9.10.4, 10.3, 10.4, 15.1.4
Additional Inspections and Testing
4.2.8, 12.2.1, 13.5
Additional Insured
11.1.4
Additional Time, Claims for
3.7.4, 3.7.5, 6.1.1, 7.3, 8.3, 10.3
Administration of the Contract
3.10, **4.2**
Advertisement or Invitation to Bid
1.1.1
Aesthetic Effect
4.2.19
Allowances
3.8, 7.3.8
All-risk Insurance
11.3.1, 11.3.1.1
Applications for Payment
4.2.7, 4.2.15, 7.3.9, 9.2, **9.3,** 9.4, 9.5.1, 9.7, 9.8.3, 9.10.1, 9.10.3, 9.10.5, 11.1.3, 14.2.4
Approvals
2.1.1, 2.2.2, 2.4, 3.1.4, 3.10.1, 3.10.2, 3.12.4 through 3.12.10, 3.13.2, 3.15.2, 4.2.9, 9.3.2, 13.4.2, 13.5
Arbitration
8.3.1, 11.3.10, 13.1, 15.3.2, **15.4**
ARCHITECT
4
Architect, Certificates for Payment
9.4
Architect, Definition of
4.1.1
Architect, Extent of Authority
5.2, 7.1.2, 7.3.7, 7.4, 9.3.1, 9.4, 9.5, 9.8.3, 9.8.4, 9.10.1, 9.10.3, 12.1, 12.2.1, 13.5.1, 13.5.2, 15.1.3, 15.2.1
Architect, Limitations of Authority and Responsibility
2.1.1, 3.12.8, 4.2.1, 4.2.2, 4.2.8, 4.2.13, 5.2.1, 9.6.4, 15.2
Architect's Additional Services and Expenses
2.4, 11.3.1.1, 12.2.1, 12.2.4, 13.5.2
Architect's Administration of the Contract
4.2, 9.4, 9.5, 15.2
Architect's Approvals
3.12.8
Architect's Authority to Reject Work
4.2.8, 12.1.2, 12.2.1
Architect's Copyright
1.5
Architect's Decisions
4.2.8, 7.3.9, 7.4, 8.1.3, 8.3.1, 9.2, 9.4, 9.5, 9.8.3, 9.9.2, 13.5.2, 14.2.2, 14.2.4, 15.2
Architect's Inspections
3.7.4, 4.2, 9.8.3, 9.9.2, 9.10.1, 13.5
Architect's Instructions
3.2.4, 7.4, 9.4
Architect's Interpretations
4.2.8, 4.2.17, 4.2.18
Architect's On-Site Observations
4.2.2, 9.4, 9.5.1, 9.10.1, 12.1.1, 12.1.2, 13.5
Architect's Project Representative
4.2.16
Architect's Relationship with Contractor
1.1.2, 1.5, 3.2.2, 3.2.3, 3.2.4, 3.3.1, 3.4.2, 3.5, 3.7.4, 3.9.2, 3.9.3, 3.10, 3.11, 3.12.8, 3.16, 3.18, 4.2, 5.2, 6.2.2, 8.2, 11.3.7, 12.1, 13.5
Architect's Relationship with Construction Manager
1.1.2, 9.3 through 9.10, 10.3, 13.5.1, 10.3, 11.3.7, 13.4.2, 13.5.4
Architect's Relationship with Subcontractors
1.1.2, 4.2.8, 5.3, 9.6.3, 9.6.4
Architect's Representations
9.4, 9.5, 9.10.1
Architect's Site Visits
4.2.2, 9.4, 9.5.1, 9.8.3, 9.9.2, 9.10.1, 13.5
Asbestos
10.3.1
Attorneys' Fees
3.18.1, 9.10.2, 10.3.3
Award of Other Contracts
6.1.1, 6.1.2
Award of Subcontracts and Other Contracts for Portions of the Work
5.2
Basic Definitions
1.1
Bidding Requirements
1.1.1, 5.2.1, 11.4.1
Binding Dispute Resolution
9.7, 11.3.9, 11.3.10, 13.1, 15.2.5, 15.2.6.1, 15.3.1, 15.3.2, 15.4.1
Boiler and Machinery Insurance
11.3.2

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User Notes: (1164076370)

BONDS, INSURANCE AND
11
Bonds, Lien
7.3.7.4, 9.10.3
Bonds, Performance and Payment
7.3.7.4, 9.6.7, 9.10.3, 11.3.9, 11.4
Building Permit
2.2.2, 3.7.1
Capitalization
1.3
Certificate of Substantial Completion
9.8.3, 9.8.4, 9.8.5
Certificates for Payment
4.2.2, 9.3.3, **9.4**, 9.5, 9.6.1, 9.6.6, 9.7, 9.10.1, 9.10.3, 15.1.3
Certificates of Inspection, Testing or Approval
13.5.4
Certificates of Insurance
9.3.2, 9.10.2, 11.1.3
Change Orders
1.1.1, 2.4, 3.4.2, 3.7.4, 3.8.2, 3.11, 3.12.8, 4.2.12, 4.2.13, 4.2.14, 5.2.3, 7.1.1, 7.1.2, **7.2**, 7.3.2, 7.3.4, 7.3.6, 7.3.9, 7.3.10, 8.3.1, 9.3.1.1, 9.10.3, 10.3.2, 11.3.1.2, 11.3.4, 11.3.9, 12.1.2, 15.1.3
Change Orders, Definition of
7.2
Changes
7.1
CHANGES IN THE WORK
2.2.1, 3.4.2, 3.11, 3.12.8, 4.2.13, 4.2.14, **7**, 8.3.1, 9.3.1.1
Claims, Definition of
15.1.1
CLAIMS AND DISPUTES
1.1.8, 3.2.4, 3.7.5, 6.1.1, 7.3.9, 8.3.2, 9.3.3, 9.10.3, 9.10.4, 10.3.3, **15**, 15.4
Claims for Additional Cost
3.2.4, 3.7.5, 6.1.1, 7.3.9, 9.10.3, 9.10.4, 10.3.2, 10.4, **15.1.4**
Claims for Additional Time
3.2.4, 3.7.5, 7, 8.3.2, 10.4, **15.1.5**
Concealed or Unknown Conditions, Claims for
3.7
Claims for Damages
3.2.4, 3.18, 6.1.1, 6.2.5, 8.3.2, 9.3.3, 9.5.1.2, 9.10.2, 9.10.5, 10.3.3, 11.1.1, 11.3.5, 11.3.7, 15.1.6
Cleaning Up
3.15, 6.3
Commencement of Statutory Limitation Period
13.7
Commencement of the Work, Definition of
8.1.2
Communications, Owner to Architect
2.2.6
Communications, Owner to Construction Manager
2.2.6
Communications, Owner to Contractor
2.2.6
Communications Facilitating Contract Administration
3.9.1, **4.2.6**
COMPLETION, PAYMENTS AND
9
Completion, Substantial
4.2.15, 8.1.1, 8.1.3, 8.2.3, 9.4.3.3, **9.8**, 9.9.1, 9.10.3, 12.2.1, 12.2.2, 13.7
Concealed or Unknown Conditions
3.7.4, 4.2.8, 8.3.1, 10.3
Conditions of the Contract
1.1.1
Consolidation or Joinder
15.4.4
CONSTRUCTION BY OWNER OR BY OTHER CONTRACTORS
1.1.4, **6**
Construction Change Directive, Definition of
7.3.1
Construction Change Directives
1.1.1, 3.4.2, 3.12.8, 4.2.12, 4.2.13, 7.1.1, 7.1.2, 7.1.3, **7.3**, 9.3.1.1
Construction Manager, Building Permits
2.2.2
Construction Manager, Communications through
4.2.6
Construction Manager, Construction Schedule
3.10.1, 3.10.3
CONSTRUCTION MANAGER
4
Construction Manager, Definition of
4.1.2
Construction Manager, Documents and Samples at the Site
3.11
Construction Manager, Extent of Authority
3.12.7, 3.12.8, 4.1.3, 4.2.1, 4.2.4, 4.2.5, 4.2.9, 7.1.2, 7.2, 7.3.1, 8.3, 9.3.1, 9.4.1, 9.4.2, 9.4.3, 9.8.2, 9.8.3, 9.8.4, 9.9.1, 12.1, 12.2.1, 14.2.2, 14.2.4
Construction Manager, Limitations of Authority and Responsibility
4.2.5, 4.2.8, 13.4.2
Construction Manager, Submittals
4.2.9
Construction Manager's Additional Services and Expenses
12.2.1
Construction Manager's Administration of the Contract
4.2, 9.4, 9.5
Construction Manager's Approval
2.4, 3.10.1, 3.10.2
Construction Manager's Authority to Reject Work
4.2.8, 12.2.1

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Construction Manager's Decisions
7.3.7, 7.3.9, 9.4.1, 9.5.1
Construction Manager's Inspections
4.2.8, 9.8.3, 9.9.2
Construction Manager's On-Site Observations
9.5.1
Construction Manager's Relationship with Architect
1.1.2, 4.2.1, 4.2.7, 4.2.8, 4.2.9, 4.2.13, 4.2.15, 4.2.16, 4.2.20, 9.2.1, 9.4.2, 9.5, 9.6.1, 9.6.3, 9.8.2, 9.8.3, 9.8.4, 9.9.1, 9.10.1, 9.10.2, 9.10.3, 11.1.3, 12.2.4, 13.5.1, 13.5.2, 13.5.4, 14.2.2, 14.2.4
Construction Manager's Relationship with Contractor
3.2.2, 3.2.3, 3.3.1, 3.5, 3.10.1, 3.10.2, 3.10.3, 3.11, 3.12.5, 3.12.6, 3.12.7, 3.12.8, 3.12.9, 3.12.10, 3.13.2, 3.14.2, 3.15.2, 3.16, 3.17, 3.18.1, 4.2.4, 4.2.5, 4.2.6, 4.2.9, 4.2.14, 4.2.17, 4.2.20, 5.2, 6.2.1, 6.2.2, 7.1.2, 7.2, 7.3.5, 7.3.7, 7.3.10, 8.3.1, 9.2, 9.3.1, 9.4.1, 9.4.2, 9.7, 9.8.2, 9.8.3, 9.8.4, 9.9.1, 9.10.1, 9.10.2, 9.10.3, 10.1, 10.3, 11.3.7, 12.1, 13.5.1, 13.5.2, 13.5.3, 13.5.4
Construction Manager's Relationship with Owner
2.2.2, 4.2.1, 10.3.2
Construction Manager's Relationship with Other Contractors and Owner's Own Forces
4.2.4
Construction Manager's Relationship with Subcontractors
4.2.8, 5.3, 9.6.3, 9.6.4
Construction Manager's Site Visits
9.5.1
Construction Schedules, Contractor's
3.10, 3.12.1, 3.12.2, 6.1.2, 15.1.5.2
Contingent Assignment of Subcontracts
5.4, 14.2.2.2
Continuing Contract Performance
15.1.3
Contract, Definition of
1.1.2
CONTRACT, TERMINATION OR SUSPENSION OF THE
5.4.1.1, 11.3.9, **14**
Contract Administration
3.1.3, 4.2, 9.4, 9.5
Contract Award and Execution, Conditions Relating to
3.7.1, 3.10, 5.2, 6.1, 11.1.3, 11.3.6, 11.4.1
Contract Documents, Copies Furnished and Use of
1.5.2, 2.2.5, 5.3
Contract Documents, Definition of
1.1.1
Contract Performance During Arbitration
15.1.3
Contract Sum
3.7.4, 3.7.5, 3.8, 3.10.2, 5.2.3, 7.2, 7.3, 7.4, **9.1,** 9.2, 9.5.1.4, 9.6.7, 9.7, 10.3.2, 11.3.1.1, 12.3, 14.2.4, 14.3.2, 15.1.4, 15.2.5
Contract Time
3.7.4, 3.7.5, 4, 3.10.2, 5.2.3, 7.2.3, 7.3.1, 7.3.5, 7.3.10, 7.4, 8.1.1, 8.2.1, 8.2.3, 8.3.1, 9.5.1, 9.7, 10.3.2, 12.1.1, 14.3.2, 15.1.5.1, 15.2.5
Contract Time, Definition of
8.1.1
CONTRACTOR
3
Contractor, Definition of
3.1.1
Contractor's Construction Schedules
3.10, 3.12.1, 3.12.2, 6.1.3, 15.1.5.2
Contractor's Employees
3.3.2, 3.4.3, 3.8.1, 3.9, 3.18.2, 4.2.3, 4.2.6, 10.2, 10.3, 11.1.1, 11.3.7, 14.1, 14.2.1.1
Contractor's Liability Insurance
11.1
Contractor's Relationship with Other Contractors and Owner's Own Forces
3.12.5, 3.14.2, 4.2.6, 6, 11.3, 12.1.2, 12.2.4
Contractor's Relationship with Subcontractors
1.2.2, 3.3.2, 3.18, 5, 9.6.2, 9.6.7, 9.10.2, 11.3.1.2, 11.3.7, 11.3.8, 14.2.1.2
Contractor's Relationship with the Architect
1.1.2, 1.5, 3.2.2, 3.2.3, 3.2.4, 3.4.2, 3.5, 3.7.4, 3.10.1, 3.11, 3.12, 3.16, 3.18, 5.2, 6.2.2, 7, 8.3.1, 9.2, 9.3, 9.4, 9.5, 9.7, 9.8, 9.9, 10.2.6, 10.3, 11.3.7, 12, 13.5, 15.1.2, 15.2.1
Contractor's Relationship with the Construction Manager
1.1.2, 3.2.2, 3.2.3, 3.3.1, 3.5, 3.10.1, 3.10.2, 3.10.3, 3.11, 3.12.5, 3.12.7, 3.12.9, 3.12.10, 3.13.2, 3.14.2, 3.15.1, 3.16, 3.17, 3.18.1, 4.2.4, 4.2.5, 5.2, 6.2.1, 6.2.2, 7.1.2, 7.3.5, 7.3.7, 7.3.10, 8.3.1, 9.2, 9.3.1, 9.4.1, 9.4.2, 9.8.2, 9.9.1, 9.10.1, 9.10.2, 9.10.3, 10.1, 10.2.6, 10.3, 11.3.7, 12.1, 13.5.1, 13.5.2, 13.5.3, 13.5.4
Contractor's Representations
3.2.1, 3.2.2, 3.5, 3.12.6, 6.2.2, 8.2.1, 9.3.3, 9.8.2
Contractor's Responsibility for Those Performing the Work
3.3.2, 3.18, 5.3, 6.1.3, 6.2, 9.5.1, 10.2.8
Contractor's Review of Contract Documents
3.2
Contractor's Right to Stop the Work
9.7
Contractor's Right to Terminate the Contract
14.1
Contractor's Submittals
3.10.2, 3.11, 3.12, 4.2.9, 9.2, 9.3, 9.8.2, 9.9.1, 9.10.2, 9.10.3, 11.1.3, 11.4.2
Contractor's Superintendent
3.9, 10.2.6
Contractor's Supervision and Construction Procedures
1.2.2, 3.3, 3.4, 4.2.5, 4.2.7, 6.1, 6.2.4, 7.1.3, 7.3.5, 7.3.7, 8.2, 10, 12, 14, 15.1.3

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Contractual Liability Insurance
11.1.1.8, 11.2, 11.3.1.5
Coordination and Correlation
1.2, 3.2, 3.3.1, 3.10, 3.12.6, 6.1.2, 6.2.1
Copies Furnished of Drawings and Specifications
1.5, 2.2.5, 3.11
Copyrights
1.5, 3.17
Correction of Work
2.3, 2.4, 9.4.1, 9.4.2, 9.8.2, 9.8.3, 9.9.1, 12.1.2, **12.2**
Correlation and Intent of the Contract Documents
1.2
Costs
2.4, 3.2.4, 3.7.3, 3.8.2, 3.15.2, 5.4.2, 6.1.1, 6.2.3, 7.3.3.3, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 11.3.1.2, 11.3.1.3, 11.3.4, 11.3.9, 12.1, 12.2.1, 13.5, 14
Cutting and Patching
3.14, 6.2.5
Damage to Construction of Owner or Other Contractors
3.14.2, 6.2.4, 9.5.1.5, 10.2.1.2, 10.2.5, 10.4, 11.1.1, 11.3, 12.2.4
Damage to the Work
3.14.2, 9.9.1, 10.2.1.2, 10.2.5, 10.4, 11.3.1, 12.2.4
Damages, Claims for
3.2.4, 3.18, 6.1.1, 8.3.2, 10.3.3, 11.1.1, 11.3.5, 11.3.7, 14.2.4, 15.1.6
Damages for Delay
6.1.1, 8.3.3, 9.5.1.6, 9.7, 10.3.2, 15.1.5
Date of Commencement of the Work, Definition of
8.1.2
Date of Substantial Completion, Definition of
8.1.3
Day, Definition of
8.1.4
Decisions of the Architect
3.7.4, 4.2.7, 4.2.8, 4.2.10, 4.2.11, 4.2.13, 4.2.15, 4.2.16, 4.2.17, 4.2.18, 4.2.19, 4.2.20, 7.3.9, 8.1.3, 8.3.1, 9.2, 9.4, 9.5, 9.8.3, 9.8.4, 9.9.1, 10.1.2, 13.5.2, 14.2.2, 14.2.4, 15.1, 15.2
Decisions of the Construction Manager
7.3.7, 7.3.8, 7.3.9, 15.1, 15.2
Decisions to Withhold Certification
9.4.1, **9.5,** 9.7, 14.1.1.3
Defective or Nonconforming Work, Acceptance, Rejection and Correction of
2.3, 2.4, 3.5, 4.2.8, 6.2.5, 9.5.1, 9.6.6, 9.8.2, 9.9.3, 9.10.4, 12.2.1, 12.2.2
Definitions
1.1, 2.1.1, 3.1.1, 3.12.1, 3.12.2, 3.12.3, 4.1.1, 4.1.2, 7.2, 7.3.1, 8.1, 9.1, 9.8.1, 15.1.1
Delays and Extensions of Time
3.2, 3.7.4, 5.2.3, 7.2, 7.3.1, 7.4, **8.3**, 9.5.1, 9.7, 10.3.2, 10.4, 14.3.2, 15.1.5, 15.2.5
Disputes
7.3.8, 7.3.9, 9.3, 15.1, 15.2
DISPUTES, CLAIMS AND
3.2.4, 6.1.1, 6.3, 7.3.9, 9.3.3, **15**, 15.4
Documents and Samples at the Site
3.11
Drawings, Definition of
1.1.5
Drawings and Specifications, Ownership and Use
1.1.1, **1.5,** 2.2.5, 3.11, 5.3
Duty to Review Contract Documents and Field Conditions
3.2
Effective Date of Insurance
8.2.2, 11.1.2
Emergencies
10.4, 14.1.1.2, 15.1.4
Employees, Contractor's
3.3.2, 3.4.3, 3.8.1, 3.9, 3.18.1, 3.18.2, 4.2.3, 4.2.6, 10.2, 10.3.3, 11.1.1, 11.3.7, 14.1, 14.2.1.1
Equipment, Labor, Materials and or
1.1.3, 1.1.6, 3.4, 3.5, 3.8.2, 3.8.3, 3.12.2, 3.12.3, 3.13.1, 3.15.1, 4.2.8, 4.2.7, 5.2.1, 6.2.1, 7.3.7, 9.3.2, 9.3.3, 9.5.1.3, 9.10.2, 10.2.1, 10.2.4, 14.2.2
Execution and Progress of the Work
1.1.3, 1.2.1, 1.2.2, 2.2.3, 2.2.5, 3.1, 3.3.1, 3.4.1, 3.5, 3.7.1, 3.10.1, 3.12, 3.14, 4.2, 6.2.2, 7.1.3, 7.3.5, 8.2, 9.5.1, 9.9.1, 10.2, 10.3, 12.2, 14.2, 14.3.1, 15.1.3
Extensions of Time
3.2.4, 3.7.4, 5.2.3, 7.2.3, 7.4, 8.3, 9.5.1, 9.7, 10.3.2, 10.4, 14.3, 15.1.5, 15.2.5
Failure of Payment
9.5.1.3, **9.7**, 13.6, 14.1.1.3, 14.1.3, 14.2.1.2, 15.1.4
Faulty Work (See Defective or Nonconforming Work)
Final Completion and Final Payment
4.2.1, 4.2.15, 9.8.2, **9.10**, 11.1.2, 11.1.3, 11.3.1, 11.3.5, 12.3, 15.2.1
Financial Arrangements, Owner's
2.2.1
GENERAL PROVISIONS
1
Governing Law
13.1
Guarantees (See Warranty and Warranties)
Hazardous Materials
10.2.4, **10.3**
Identification of Contract Documents
1.2.1
Identification of Subcontractors and Suppliers
5.2.1
Indemnification
3.18, 9.10.2, 10.3.3, 10.3.5, 10.3.6, 11.3.1.2, 11.3.7
Information and Services Required of the Owner
2.1.2, **2.2**, 4.2.6, 6.1.2, 6.2.5, 9.6.1, 9.6.4, 9.8, 9.9.1, 9.10.3, 10.3.2, 10.3.3, 11.2, 11.3.4, 13.5.1, 13.5.2, 14.1.1.4, 14.1.3, 15.1.2
Initial Decision
15.2

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User Notes: (1164076370)

Initial Decision Maker, Definition of
1.1.8
Initial Decision Maker, Extent of Authority
14.2.2, 14.2.4, 15.1.3, 15.2.2, 15.2.3, 15.2.4, 15.2.5
Injury or Damage to Person or Property
3.18.1, 10.2.1, 10.2.2, **10.2.8**, 10.3, 10.3.3, 10.4, 11.1.1
Inspections
3.1.3, 3.7.1, 4.2.2, 9.8.2, 9.9.2, 9.10.1, 13.5
Instructions to Bidders
1.1.1
Instructions to the Contractor
3.1.4, 3.3.3, 3.7.1, 4.2.4, 5.2.1, 7, 8.2.2, 12.1, 13.5.2
Instruments of Service, Definition of
1.1.7, 1.5, 1.6
Insurance
6.1.1, 7.3.7, 8.2.2, 9.3.2, 9.8.4, 9.9.1, 9.10.2, 10.2.5, 11
Insurance, Boiler and Machinery
11.3.2
Insurance, Contractor's Liability
11.1
Insurance, Effective Date of
8.2.2, 11.1.2
Insurance, Loss of Use
11.3.3
Insurance, Owner's Liability
11.2
Insurance, Property
10.2.5, **11.3**
Insurance, Stored Materials
9.3.2, 11.3.1
INSURANCE AND BONDS
11
Insurance Companies, Consent to Partial Occupancy
9.9.1, 11.3.1.5
Insurance Companies, Settlement with
11.3.10
Intent of the Contract Documents
1.2, 4.2.18, 4.2.19, 7.4
Interest
9.7, **13.6**
Interpretation
1.4, 4.2.8, 4.2.17, 4.2.18
Interpretations, Written
4.2.17, 4.2.18, 4.2.20
Joinder and Consolidation of Claims Required
15.4.4
Judgment on Final Award
15.4.2
Labor and Materials, Equipment
1.1.3, 1.1.6, 3.4, 3.8.2, 3.8.3, 3.12.2, 3.12.3, 3.12.6, 3.12.10, 3.13.1, 3.15.1, 5.2.1, 6.2.1, 7.3.7, 9.3.2, 9.3.3, 9.5.1.3, 9.6, 9.10.2, 10.2.1.2, 11.3.1, 14.2.1, 14.2.2
Labor Disputes
8.3.1
Laws and Regulations
3.2.3, 3.2.4, 3.7, 3.13.1, 10.2.2, 10.2.3, 13.5.1, 14.2.1
Liens
2.1.2, 9.3.3, 9.10.2, 9.10.4, 15.2.8
Limitation on Consolidation or Joinder
15.4.4
Limitations, Statutes of
15.4.1
Limitations of Authority
3.12.4, 4.1.3, 4.2.16
Limitations of Liability
9.6.7, 11.1.1, 12.2
Limitations of Time
3.10.1, 4.2.17, 4.2.20, 8.2.1, 9.3.3, 9.6.1, 9.8.4, 9.10.2, 10.2, 11.1.3, 12.1.1, 12.2.2.2, 12.2.5, 13.7, 14.1.1, 15.2.6.1
Loss of Use Insurance
11.3.3
Material Suppliers
1.5.1, 1.5.2, 3.12, 4.2.6, 4.2.8, 9.3.1, 9.3.1.2, 9.3.3, 9.5.3, 9.6.4, 9.6.5, 9.6.7, 9.10.5, 11.3.1
Materials, Hazardous
10.2.4, **10.3**
Materials, Labor, Equipment and
1.1.3, 1.1.6, 1.5.1, 1.5.2, 3.4, 3.5, 3.8.2, 3.8.3, 3.12.2, 3.12.3, 3.12.6, 3.12.10, 3.13.1, 5.2.1, 6.2.1, 9.3.1, 9.3.2, 9.3.3, 9.5.1, 9.5.3, 9.6.4, 9.6.5, 9.6.7, 9.10.2, 9.10.5, 10.2.1, 10.2.4, 10.3
Means, Methods, Techniques, Sequences and Procedures of Construction
3.3.1, 3.12.10, 4.2.5, 4.2.11
Mechanic's Lien
2.1.2, 15.2.8
Mediation
8.3.1, 10.3.5, 15.2.1, 15.2.5, 15.2.6, **15.3**, 15.4.1
Minor Changes in the Work
1.1.1, 3.12.8, 4.2.13, 7.1, **7.4**
MISCELLANEOUS PROVISIONS
13
Modifications, Definition of
1.1.1
Modifications to the Contract
1.1.1, 1.1.2, 3.11, 4.1.3, 4.2.14, 5.2.3, 7, 11.3.1
Mutual Responsibility
6.2
Nonconforming Work, Acceptance of
9.4.3, 9.8.3, **12.3**
Nonconforming Work, Rejection and Correction of
2.3, 2.4, 3.2.3, 3.7.3, 9.4.3.3, 9.8.2, 9.8.3, 9.9.1, 11.1.1, 12.2.2.1, 12.2.3, 12.2.4, 12.2.5
Notice
1.5, 2.1.2, 2.2.1, 2.4, 3.2.4, 3.3.1, 3.7.1, 3.7.2, 3.7.5, 3.9.2, 3.12.9, 5.2.1, 6.3, 9.4.1, 9.7, 9.10.1, 9.10.2, 10.2.2, 10.2.6, 10.2.8, 10.3.2, 11.3.6, 12.2.2.1, 13.3, 13.5.1, 13.5.2, 14.1.2, 14.2.2, 14.4.2, 15.1.2, 15.1.4, 15.1.5.1, 15.2, 15.4.1

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User Notes: (1164076370)

Notice of Claims
3.7.2, 10.2.8, **15.1.2**, 15.4.1
Notice of Testing and Inspections
13.5.1, 13.5.2
Notices, Permits, Fees and
3.7, 7.3.7, 10.2.2
Observations, On-Site
3.2.1, 9.5.1, 12.1.1
Occupancy
2.2.2, 9.6.6, 9.9, 11.3.1.5
On-Site Inspections
4.2.2, 9.10.1, 9.4.4, 9.5.1
Orders, Written
4.2.7, 4.2.18, 4.2.20
Other Contracts and Contractors
1.1.4, 3.14.2, 4.2.9, 6, 11.3.7, 12.1.2
OWNER
2
Owner, Definition of
2.1.1
Owner, Information and Services Required of the
2.1.2, **2.2**, 4.2, 6.1.2, 6.1.3, 6.2.5, 9.3.2, 9.6.1, 9.6.4, 9.9.2, 9.10.2, 10.3.3, 11.2, 11.3, 13.5.1, 13.5.2, 14.1.1, 14.1.3, 15.1.3
Owner's Authority
1.5, 2.1.1, 2.3, 2.4, 3.4.2, 3.12.10, 3.14.2, 4.1.2, 4.1.3, 4.2.8, 4.2.9, 5.2.1, 5.2.4, 5.4.1, 6.1, 6.3, 7.2, 7.3.1, 8.2.2, 9.3.1, 9.3.2, 9.5.1, 9.6.4, 9.9.1, 9.10.2, 10.3.2, 11.3.3, 11.3.10, 12.2.2.1, 12.3, 13.5.2, 14.2, 14.3.1, 14.4, 15.2.7
Owner's Financial Capability
2.2.1, 13.2.2, 14.1.1
Owner's Liability Insurance
11.2
Owner's Relationship with Subcontractors
1.1.2, 5.2.1, 5.3, 5.4.1, 9.6.4, 9.10.2, 14.2.2
Owner's Right to Carry Out the Work
2.4, 12.2.4, 14.2.2
Owner's Right to Clean Up
6.3
Owner's Right to Perform Construction with Own Forces and to Award Other Contracts
6.1
Owner's Right to Stop the Work
2.3
Owner's Right to Suspend the Work
14.3
Owner's Right to Terminate the Contract
14.2
Ownership and Use of Drawings, Specifications and Other Instruments of Service
1.1.1, 1.1.5, **1.5**, 1.6, 3.11, 3.12.10, 3.17, 4.2.14, 4.2.18, 4.2.20
Partial Occupancy or Use
9.9, 11.3.1.5
Patching, Cutting and
3.14, 6.2.5
Patents and Copyrights, Royalties
3.17
Payment, Applications for
4.2.1, 4.2.7, 4.2.15, 7.3.9, 9.2, **9.3**, 9.4, 9.5, 9.7, 9.10.1, 9.10.3, 9.10.5, 11.1.3
Payment, Certificates for
4.2.15, 7.3.9, 9.3, **9.4**, 9.5, 9.6.1, 9.6.6, 9.7, 9.10.1, 9.10.3, 14.1.1.3, 15.1.3
Payment, Failure of
9.4.1, 9.5, **9.7**, 14.1.1.3
Payment, Final
4.2.1, 9.8.2, **9.10**, 11.1.2, 11.3.1, 11.3.5, 12.3, 15.2.1
Payment Bond, Performance Bond and
5.4.1, 7.3.7, 9.6.7, 9.10.2, 9.10.3, 11, **11.4**
Payments, Progress
9.3.1, 9.4.2, **9.6**
PAYMENTS AND COMPLETION
9, 14
Payments to Subcontractors
5.4.2, 9.3, 9.5.1.3, 9.5.3, 9.6.2, 9.6.3, 9.6.4, 9.6.7, 9.10.5, 14.2.1.2
PCB
10.3.1
Performance Bond and Payment Bond
5.4.1, 7.3.7, 9.6.7, 9.10.2, 9.10.3, 11, **11.4**
Permits, Fees, Notices and Compliance with Laws
2.2.2, **3.7**, 7.3.7.4, 10.2.2
PERSONS AND PROPERTY, PROTECTION OF
10
Polychlorinated Biphenyl
10.3.1
Product Data, Definition of
3.12.2
Product Data and Samples, Shop Drawings
3.11, **3.12**, 4.2.9, 4.2.10, 4.2.14
Progress and Completion
8.2, 9.3.1, 9.4.2, 9.6, 9.8, 9.10, 14.2.4, 15.1.6
Progress Payments
9.3.1, 9.4.2, **9.6**
Project, Definition of
1.1.4
Project Representatives
4.2.16
Property Insurance
10.2.5, **11.3**
Project Schedule
3.10.1, 3.10.3, 3.10.4, 4.2.2, 4.2.3, 4.2.4
PROTECTION OF PERSONS AND PROPERTY
10
Regulations and Laws
1.5, 3.2.3, 3.6, 3.7, 3.12.10, 3.13, 4.1.1, 9.6.4, 9.9.1, 10.2.2, 11.1, 11.4, 13.1, 13.4, 13.5.1, 13.5.2, 13.6, 14.1.1, 14.2.1, 15.2.8, 15.4
Rejection of Work
3.5, 4.2.8, 12.2.1

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User Notes: (1164076370)

Releases of and Waivers and of Liens
9.10.2
Representations
1.3, 2.2.1, 3.5, 3.12, 6.2.2, 8.2.1, 9.3.3, 9.4.3, 9.5.1, 9.8.2, 9.10.1
Representatives
2.1.1, 3.1.1, 3.9, 4.1.1, 4.2.1, 4.2.2, 4.2.10, 5.1.1, 5.1.2, 13.2.1
Requests for Information
4.2.20
Resolution of Claims and Disputes
15
Responsibility for Those Performing the Work
3.3.2, 3.7.3, 3.12.8, 3.18, 4.2.2, 4.2.5, 4.2.8, 5.3, 6.1.2, 6.2, 6.3, 9.5.1, 9.8.2, 10
Retainage
9.3.1, 9.6.2, 9.8.5, 9.9.1, 9.10.2, 9.10.3
Review of Contract Documents and Field Conditions by Contractor
1.2.2, **3.2**, 3.7.3, 3.12.7
Review of Contractor's Submittals by Owner, Construction Manager and Architect
3.10.1, 3.10.2, 3.11, 3.12, 4.2, 5.2, 5.2, 9.2, 9.8.2
Review of Shop Drawings, Product Data and Samples by Contractor
3.12.5
Rights and Remedies
1.1.2, 2.3, 2.4, 3.7.4, 3.15.2, 4.2.8, 5.3, 5.4, 6.1, 6.3, 7.3.1, 8.3, 9.5.1, 9.7, 10.2.5, 10.3, 12.2.2, 12.2.4, **13.4**, 14, 15.4
Royalties, Patents and Copyrights
3.17
Rules and Notices for Arbitration
15.4
Safety of Persons and Property
10.2, 10.3, 10.4
Safety Precautions and Programs
3.3.1, 3.12, 4.2.5, 5.3, **10.1**, 10.2, 10.3, 10.4
Samples, Definition of
3.12.3
Samples, Shop Drawings, Product Data and
3.11, **3.12**, 4.2.9, 4.2.10
Samples at the Site, Documents and
3.11
Schedule of Values
9.2, 9.3.1
Schedules, Construction
3.10, 3.12.1, 3.12.2, 6.1.2, 15.1.5.2
Separate Contracts and Contractors
1.1.4, 3.12.5, 3.14.2, 4.2.6, 4.2.11, 6, 8.3.1, 12.1.2
Shop Drawings, Definition of
3.12.1
Shop Drawings, Product Data and Samples
3.11, **3.12**, 4.2.9, 4.2.10, 4.2.14
Site, Use of
3.13, 6.1.1, 6.2.1
Site Inspections
3.2.2, 3.3.3, 3.7.1, 3.7.4, 4.2.2, 4.2.3, 4.2.15, 9.4.3.3, 9.8.3, 9.9.2, 9.10.1, 13.5
Site Visits, Architect's
3.7.4, 4.2.2, 4.2.15, 9.8.3, 9.9.2, 9.10.1, 13.5
Special Inspections and Testing
4.2.8, 12.2.1, 13.5
Specifications, Definition of
1.1.6
Specifications
1.1.1, **1.1.6**, 1.2.2, 1.5, 3.11, 3.12.10, 3.17, 4.2.14
Staffing Plan
4.2.3
Statute of Limitations
12.2.5, 13.7, 15.4.1.1
Stopping the Work
2.3, 9.7, 10.3, 14.1
Stored Materials
6.2.1, 9.3.2, 10.2.1.2, 10.2.4
Subcontractor, Definition of
5.1.1
SUBCONTRACTORS
5
Subcontractors, Work by
1.2.2, 3.3.2, 3.12.1, 4.2.5, 5.2.3, 5.3, 5.4, 9.3.1.2, 9.6.7
Subcontractual Relations
5.3, 5.4, 9.3.1.2, 9.6.2, 9.6.3, 9.10, 10.2.1, 14.1, 14.2
Submittals
3.2.3, 3.10, 3.11, 3.12, 4.2.9, 4.2.10, 4.2.11, 5.2.1, 5.2.3, 7.3.7, 9.2, 9.3, 9.8, 9.9.1, 9.10.2, 9.10.3, 11.1.3
Submittal Schedule
3.10.2, 3.12.5, 4.2.9, 4.2.10
Subrogation, Waivers of
6.1.1, **11.3.7**
Substantial Completion
8.1.1, 8.1.3, 8.2.3, 9.4.3.3, **9.8**, 9.9.1, 9.10.3, 12.2.1, 12.2.2, 13.7
Substantial Completion, Definition of
9.8.1
Substitution of Subcontractors
5.2.3, 5.2.4
Substitution of Architect
4.1.4
Substitution of Construction Manager
4.1.4
Substitutions of Materials
3.4.2, 3.5, 7.3.8
Sub-subcontractor, Definition of
5.1.2
Subsurface Conditions
3.7.4
Successors and Assigns
13.2
Superintendent
3.9, 10.2.6

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Supervision and Construction Procedures
1.2.2, **3.3**, 3.4, 3.12.10, 4.2.2, 4.2.3, 4.2.5, 4.2.8, 4.2.9, 4.2.10, 4.2.11, 6.1.3, 6.2.4, 7.1.3, 7.3.7, 8.2, 8.3.1, 9.4.3.3, 10, 12, 14, 15.1.3
Surety
5.4.1.2, 9.8.5, 9.10.2, 9.10.3, 14.2.2, 15.2.7
Surety, Consent of
9.10.2, 9.10.3
Surveys
1.1.7, 2.2.3
Suspension by the Owner for Convenience
14.3
Suspension of the Work
5.4.2, 14.3
Suspension or Termination of the Contract
5.4.1.1, 14
Taxes
3.6, 3.8.2.1, 7.3.7.4
Termination by the Contractor
14.1, 15.1.6
Termination by the Owner for Cause
5.4.1.1, **14.2**, 15.1.6
Termination by the Owner for Convenience
14.4
Termination of the Contractor
14.2.2
TERMINATION OR SUSPENSION OF THE CONTRACT
14
Tests and Inspections
3.1.4, 3.3.3, 4.2.2, 4.2.6, 4.2.8, 9.4.3.3, 9.8.3, 9.9.2, 9.10.1, 10.3.2, 12.2.1, **13.5**
TIME
8
Time, Delays and Extensions of
3.2.4, 3.7.4, 5.2.3, 7.2, 7.3.1, 7.4, **8.3**, 9.5.1, 10.3.2, 14.3.2, 15.1.5, 15.2.5
Time Limits
2.1.2, 2.2, 2.4, 3.2.2, 3.10, 3.11, 3.12.5, 3.15.1, 4.2.1, 5.2, 5.3, 5.4, 6.2.4, 7.3, 7.4, 8.2, 9.2, 9.3.1, 9.3.3, 9.4.1, 9.4.2, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 11.1.3, 11.4, 12.2, 13.5, 13.7, 14, 15
Time Limits on Claims
3.7.4, 10.2.8, **13.7**, 15.1.2
Title to Work
9.3.2, 9.3.3
Transmission of Data in Digital Form
1.6
UNCOVERING AND CORRECTION OF WORK
12
Uncovering of Work
12.1
Unforeseen Conditions, Concealed or Unknown
3.7.4, 8.3.1, 10.3
Unit Prices
7.3.3.2, 7.3.4
Use of Documents
1.1.1, 1.5, 2.2.5, 3.12.6, 5.3
Use of Site
3.13, 6.1.1, 6.2.1
Values, Schedule of
9.2, 9.3.1
Waiver of Claims by the Architect
13.4.2
Waiver of Claims by the Construction Manager
13.4.2
Waiver of Claims by the Contractor
9.10.5, 13.4.2, 15.1.6
Waiver of Claims by the Owner
9.9.3, 9.10.3, 9.10.4, 12.2.2.1, 13.4.2, 14.2.4, 15.1.6
Waiver of Consequential Damages
14.2.4, 15.1.6
Waiver of Liens
9.10.2, 9.10.4
Waivers of Subrogation
6.1.1, **11.3.7**
Warranty
3.5, 4.2.15, 9.3.3, 9.8.4, 9.9.1, 9.10.4, 12.2.2
Weather Delays
15.1.5.2
Work, Definition of
1.1.3
Written Consent
1.5.2, 3.4.2, 3.7.4, 3.12.8, 3.14.2, 4.1.3, 9.3.2, 9.8.5, 9.9.1, 9.10.2, 9.10.3, 10.3.2, 11.4.1, 13.2, 13.4.2, 15.4.4.2
Written Interpretations
4.2.17, 4.2.18
Written Notice
2.3, 2.4, 3.3.1, 3.9, 3.12.9, 3.12.10, 5.2.1, 5.3, 5.4.1.1, 8.2.2, 9.4, 9.5.1, 9.7, 9.10, 10.2.2, 10.3, 11.1.3, 12.2.2, 12.2.4, **13.3**, 13.5.2, 14, 15.4.1
Written Orders
1.1.1, 2.3, 3.9, 7, 8.2.2, 12.1, 12.2, 13.5.2, 14.3.1, 15.1.2

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

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

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

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

§ 1.1.4 The Project. The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by other Multiple Prime Contractors and by the Owner's own forces, including persons or entities under separate contracts not administered by the Construction Manager.

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

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

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

§ 1.1.8 Initial Decision Maker. The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2 and certify termination of the Agreement under Section 14.2.2.

§ 1.2 Correlation and Intent of the Contract Documents

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

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

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

§ 1.3 Capitalization

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

§ 1.4 Interpretation

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

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

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

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

§ 1.6 Transmission of Data in Digital Form

If the parties intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions, unless otherwise already provided in the Agreement or the Contract Documents.

ARTICLE 2 OWNER

§ 2.1 General

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Article 4, the Construction Manager and the Architect do not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

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

§ 2.2 Information and Services Required of the Owner

§ 2.2.1 Prior to commencement of the Work, the Contractor 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. Thereafter, the Contractor may only request such evidence if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) a change in the Work materially changes the Contract Sum; or (3) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due. The Owner shall furnish such evidence as a condition precedent to commencement or continuation of the Work or

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the portion of the Work affected by a material change. After the Owner furnishes the evidence, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

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

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

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

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

§ 2.2.6 The Owner shall endeavor to forward all communications to the Contractor through the Construction Manager and shall contemporaneously provide the same communications to the Architect about matters arising out of or relating to the Contract Documents.

§ 2.3 Owner's Right to Stop the Work

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

§ 2.4 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Construction Manager's and Architect's and their respective consultants' additional services made necessary by such default, neglect or failure. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect, after consultation with the Construction Manager. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

ARTICLE 3 CONTRACTOR

§ 3.1 General

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

§ 3.1.2 The plural term "Multiple Prime Contractors" refers to persons or entities who perform construction under contracts with the Owner that are administered by the Construction Manager. The term does not include the Owner's own forces, including persons or entities under separate contracts not administered by the Construction Manager.

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

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

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

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

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.2.3, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Construction Manager and Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information submitted to the Construction Manager in such form as the Construction Manager and Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

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

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

§ 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instruction concerning these matters. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences or procedures, the Contractor shall evaluate the jobsite safety thereof and, except as stated below, shall be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely written notice to the Owner, the Construction Manager, and the Architect and shall not proceed with that portion of the Work without further written instructions from the Architect, through the Construction Manager. If the Contractor is then instructed to proceed with the required means, methods, techniques, sequences or procedures without acceptance of changes proposed by the Contractor, the Owner shall be solely responsible for any loss or damage arising solely from those Owner-required means, methods, techniques, sequences or procedures.

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

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

§ 3.4 Labor and Materials

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

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

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

§ 3.5 Warranty

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

§ 3.6 Taxes

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

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

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

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

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

§ 3.7.4 Concealed or Unknown Conditions. If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner, Construction Manager, and the Architect before conditions are disturbed and in no event later than 21 days after first observance of the conditions. The Architect and

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Construction Manager will promptly investigate such conditions and, if the Architect, in consultation with the Construction Manager, determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend an equitable adjustment in the Contract Sum or Contract Time, or both. If the Architect, in consultation with the Construction Manager, determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner, Construction Manager, and Contractor in writing, stating the reasons. If the Owner or Contractor disputes the Architect's determination or recommendation, either party may proceed as provided in Article 15.

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

§ 3.8 Allowances

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

§ 3.8.2 Unless otherwise provided in the Contract Documents:

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

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

§ 3.9 Superintendent

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

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner and Architect through the Construction Manager, the name and qualifications of a proposed superintendent. The Construction Manager may reply within 14 days to the Contractor in writing stating (1) whether the Owner, the Construction Manager, or the Architect has reasonable objection to the proposed superintendent or (2) that any of them require additional time to review. Failure of the Construction Manager to reply within the 14 day period shall constitute notice of no reasonable objection.

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

§ 3.10 Contractor's Construction Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner's and Architect's information and the Construction Manager's approval a Contractor's construction schedule for the Work. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at

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appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project schedule to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work. The Contractor shall cooperate with the Construction Manager in scheduling and performing the Contractor's Work to avoid conflict with, and as to cause no delay in, the work or activities of other Multiple Prime Contractors or the construction or operations of the Owner's own forces.

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

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

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

§ 3.11 Documents and Samples at the Site

The Contractor shall maintain at the site for the Owner one copy of the Drawings, Specifications, Addenda, Change Orders and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and one copy of approved Shop Drawings, Product Data, Samples and similar required submittals. These documents shall be available to the Architect and delivered to the Construction Manager for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

§ 3.12 Shop Drawings, Product Data and Samples

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

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

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

§ 3.12.4 Shop Drawings, Product Data, Samples and similar submittals are not Contract Documents. Their purpose is to demonstrate the way by which the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect and Construction Manager is subject to the limitations of Sections 4.2.9 through 4.2.11. Informational submittals upon which the Construction Manager and Architect are not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Construction Manager or Architect without action.

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

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

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

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

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

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences and procedures. The Contractor shall not be required to provide professional services in violation of applicable law. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall cause such services or certifications to be provided by a properly licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings and other submittals prepared by such professional. Shop Drawings and other submittals related to the Work designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor all performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review, approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Contractor shall not be responsible for the adequacy of the performance and design criteria specified in the Contract Documents.

§ 3.13 Use of Site

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

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

§ 3.14 Cutting and Patching

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

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

§ 3.15 Cleaning Up

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

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

§ 3.16 Access to Work

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

§ 3.17 Royalties, Patents and Copyrights

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

§ 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Construction Manager, Architect, Construction Manager's and Architect's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

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

ARTICLE 4 ARCHITECT AND CONSTRUCTION MANAGER

§ 4.1 General

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

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

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

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

§ 4.2 Administration of the Contract

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

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and report to the Owner and Construction Manager (1) known deviations from the Contract Documents and from the most recent Project schedule prepared by the Construction Manager, and (2) defects and deficiencies observed in the Work.

§ 4.2.3 The Construction Manager shall provide a staffing plan to include one or more representatives who shall be in attendance at the Project site whenever the Work is being performed. The Construction Manager will determine in general if the Work observed is being performed in accordance with the Contract Documents, will keep the Owner reasonably informed of the progress of the Work, and will report to the Owner and Architect (1) known deviations from the Contract Documents and the most recent Project schedule, and (2) defects and deficiencies observed in the Work.

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

§ 4.2.5 The Construction Manager, except to the extent required by Section 4.2.4, and Architect will not have control over, or charge of, construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents, except as provided in Section 3.3.1, and neither will be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. Neither the Construction Manager nor the Architect will have control over or charge of or be responsible for acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons or entities performing portions of the Work.

§ 4.2.6 Communications Facilitating Contract Administration. Except as otherwise provided in the Contract Documents or when direct communications have been specially authorized, the Owner and Contractor shall endeavor to communicate with each other through the Construction Manager, and shall contemporaneously provide the same communications to the Architect about matters arising out of or relating to the Contract Documents. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and material suppliers shall be through the Contractor. Communications by and with other Multiple Prime Contractors shall be through the Construction Manager and shall be contemporaneously provided to the Architect if those communications are about matters arising out of or related to the Contract Documents. Communications by and with the Owner's own forces shall be through the Owner.

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

§ 4.2.8 The Architect and Construction Manager have authority to reject Work that does not conform to the Contract Documents and will notify each other about the rejection. The Construction Manager shall determine in general whether the Work of the Contractor is being performed in accordance with the requirements of the Contract Documents and notify the Owner, Contractor and Architect of defects and deficiencies in the Work. Whenever the Construction Manager considers it necessary or advisable, the Construction Manager will have authority to require additional inspection or testing of the Work in accordance with Sections 13.5.2 and 13.5.3, upon written authorization of the Owner, whether or not such Work is fabricated, installed or completed. The foregoing authority of the Construction Manager will be subject to the provisions of Sections 4.2.18 through 4.2.20 inclusive, with respect to interpretations and decisions of the Architect. However, neither the Architect's nor the Construction Manager's authority to act under this Section 4.2.8 nor a decision made by either of them in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect or the Construction Manager to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees, or other persons performing any of the Work.

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

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

§ 4.2.11 Review of the Contractor's submittals by the Construction Manager and Architect is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Construction Manager and Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5 and 3.12. The Construction Manager and Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Construction Manager and Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

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

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

§ 4.2.14 Utilizing the documents provided by the Contractor, the Construction Manager will maintain at the site for the Owner one copy of all Contract Documents, approved Shop Drawings, Product Data, Samples and similar

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required submittals, in good order and marked currently to record all changes and selections made during construction. These will be available to the Architect and the Contractor, and will be delivered to the Owner upon completion of the Project.

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

§ 4.2.16 If the Owner and Architect agree, the Architect will provide one or more project representatives to assist in carrying out the Architect's responsibilities at the site. The duties, responsibilities and limitations of authority of such project representatives shall be as set forth in an exhibit to be incorporated in the Contract Documents.

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

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

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

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

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

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

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

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

§ 5.2.1 Unless otherwise stated in the Contract Documents or the bidding requirements, the Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Construction Manager for review by the Owner, Construction Manager and Architect the names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each principal portion of the Work. The Construction Manager may reply within 14 days to the Contractor in writing stating (1) whether the Owner, the Construction Manager or the Architect has reasonable objection to any such proposed person or entity or, (2) that the

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Construction Manager, Architect or Owner requires additional time for review. Failure of the Construction Manager, Owner, or Architect to reply within the 14-day period shall constitute notice of no reasonable objection.

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

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

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

§ 5.3 Subcontractual Relations

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

§ 5.4 Contingent Assignment of Subcontracts

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

.1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor in writing; and

.2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

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

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

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

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ARTICLE 6 CONSTRUCTION BY OWNER OR BY OTHER CONTRACTORS

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

§ 6.1.1 The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, which include persons or entities under separate contracts not administered by the Construction Manager, and to award other contracts in connection with other portions of the Project or other construction or operations on the site under Conditions of the Contract identical or substantially similar to these including those portions related to insurance and waiver of subrogation. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided in Article 15.

§ 6.1.2 When the Owner performs construction or operations with the Owner's own forces including persons or entities under separate contracts not administered by the Construction Manager, the Owner shall provide for coordination of such forces with the Work of the Contractor, who shall cooperate with them.

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

§ 6.2 Mutual Responsibility

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

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner's own forces or other Multiple Prime Contractors, the Contractor shall, prior to proceeding with that portion of the Work, promptly report to the Construction Manager and Architect apparent discrepancies or defects in such other construction that would render it unsuitable for such proper execution and results. Failure of the Contractor so to report shall constitute an acknowledgment that the Owner's own forces or other Multiple Prime Contractors' completed or partially completed construction is fit and proper to receive the Contractor's Work, except as to defects not then reasonably discoverable.

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

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

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

§ 6.3 Owner's Right to Clean Up

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

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

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

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

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

§ 7.2 Change Orders

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

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

§ 7.3 Construction Change Directives

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

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

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

.1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
.2 Unit prices stated in the Contract Documents or subsequently agreed upon;
.3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
.4 As provided in Section 7.3.7.

§ 7.3.4 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed in a proposed Change Order or Construction Change Directive so that application of such unit prices to quantities of Work proposed will cause substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

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

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

§ 7.3.7 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Construction Manager shall determine the method and the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Construction Manager may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.7 shall be limited to the following:

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.1 Costs of labor, including social security, old age and unemployment insurance, fringe benefits required by agreement or custom, and workers compensation insurance;

.2 Costs of materials, supplies and equipment, including cost of transportation, whether incorporated or consumed;

.3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;

.4 Costs of premiums for all bonds and insurance, permit fees, and sales, use or similar taxes related to the Work; and

.5 Additional costs of supervision and field office personnel directly attributable to the change.

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

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

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

§ 7.4 Minor Changes in the Work

The Architect has authority to order minor changes in the Work not involving adjustment in the Contract Sum or extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes will be effected by written order issued through the Construction Manager and shall be binding on the Owner and Contractor.

ARTICLE 8 TIME

§ 8.1 Definitions

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

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

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

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

§ 8.2 Progress and Completion

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

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, prematurely commence operations on the site or elsewhere prior to the effective date of insurance required by Article 11 to be furnished by the Contractor and Owner. The date of commencement of the Work shall not be changed by the effective date of such insurance.

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

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§ 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by an act or neglect of the Owner, Owner's own forces, Construction Manager, Architect, any of the other Multiple Prime Contractors or an employee of any of them, or by changes ordered in the Work, or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties or other causes beyond the Contractor's control; or by delay authorized by the Owner pending mediation and arbitration, or by other causes that the Architect, based on the recommendation of the Construction Manager, determines may justify delay, then the Contract Time shall be extended by Change Order for such reasonable time as the Architect may determine.

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

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

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

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

§ 9.2 Schedule of Values

Where the Contract is based on a Stipulated Sum or Guaranteed Maximum Price, the Contractor shall submit to the Construction Manager, before the first Application for Payment, a schedule of values allocating the entire Contract Sum to the various portions of the Work and prepared in such form and supported by such data to substantiate its accuracy as the Construction Manager and Architect may require. This schedule, unless objected to by the Construction Manager or Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. In the event there is one Contractor, the Construction Manager shall forward to the Architect the Contractor's schedule of values. If there are Multiple Prime Contractors responsible for performing different portions of the Project, the Construction Manager shall forward the Multiple Prime Contractors' schedules of values only if requested by the Architect.

§ 9.3 Applications for Payment

§ 9.3.1 At least fifteen days before the date established for each progress payment, the Contractor shall submit to the Construction Manager an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. Such application shall be notarized, if required, and supported by such data substantiating the Contractor's right to payment as the Owner, Construction Manager or Architect may require, such as copies of requisitions from Subcontractors and material suppliers, and shall reflect retainage if provided for in the Contract Documents.

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

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

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

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for

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Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information and belief, be free and clear of liens, claims, security interests or encumbrances in favor of the Contractor, Subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials and equipment relating to the Work.

§ 9.4 Certificates for Payment

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

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

§ 9.4.3 Within seven days after the Architect receives the Project Application and Project Certificate for Payment and the Summary of Contractors' Applications for Payment from the Construction Manager, the Architect will either issue to the Owner a Project Certificate for Payment, with a copy to the Construction Manager, for such amount as the Architect determines is properly due, or notify the Construction Manager and Owner in writing of the Architect's reasons for withholding certification in whole or in part as provided in Section 9.5.1. The Construction Manager will promptly forward the Architect's notice of withholding certification to the Contractors.

§ 9.4.4 The Construction Manager's certification of an Application for Payment or, in the case of Multiple Prime Contractors, a Project Application and Certificate for Payment shall be based upon the Construction Manager's evaluation of the Work and the information provided as part of the Application for Payment. The Construction Manager's certification will constitute a representation that, to the best of the Construction Manager's knowledge, information and belief, the Work has progressed to the point indicated and the quality of the Work is in accordance with the Contract Documents. The certification will also constitute a recommendation to the Architect and Owner that the Contractor be paid the amount certified.

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

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

§ 9.4.7 The issuance of a separate Certificate for Payment or a Project Certificate for Payment will not be a representation that the Construction Manager or Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed the Contractor's construction means, methods, techniques,

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sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Construction Manager or Architect may withhold a Certificate for Payment or Project Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Construction Manager's or Architect's opinion the representations to the Owner required by Section 9.4.4 and 9.4.5 cannot be made. If the Construction Manager or Architect is unable to certify payment in the amount of the Application, the Construction Manager will notify the Contractor and Owner as provided in Section 9.4.1 and 9.4.3. If the Contractor, Construction Manager and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment or a Project Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Construction Manager or Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence or subsequent observations, may nullify the whole or a part of a Certificate for Payment or Project Certificate for Payment previously issued, to such extent as may be necessary in the Construction Manager's or Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from the acts and omissions described in Section 3.3.2 because of

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

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

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

§ 9.6 Progress Payments

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

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

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

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and material and equipment suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors to ascertain whether they have been properly paid. Neither the Owner, Construction Manager nor

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Architect shall have an obligation to pay or to see to the payment of money to a Subcontractor except as may otherwise be required by law.

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

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

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

§ 9.7 Failure of Payment

If the Construction Manager and Architect do not issue a Certificate for Payment or a Project Certificate for Payment, through no fault of the Contractor, within fourteen days after the Construction Manager's receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents the amount certified by the Construction Manager and Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' written notice to the Owner, Construction Manager and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shut-down, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 Substantial Completion

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

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

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

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

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

§ 9.9 Partial Occupancy or Use

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer as required under Section 11.3.1.5 and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor and Construction Manager shall jointly prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect after consultation with the Construction Manager.

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

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

§ 9.10 Final Completion and Final Payment

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

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect through the Construction Manager (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment and (5), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

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

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

- **.1** liens, Claims, security interests or encumbrances arising out of the Contract and unsettled;
- **.2** failure of the Work to comply with the requirements of the Contract Documents; or
- **.3** terms of special warranties required by the Contract Documents.

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

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

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

§ 10.2 Safety of Persons and Property

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

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

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

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

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

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2, 10.2.1.3 and 10.2.1.4 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly

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employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2, 10.2.1.3 and 10.2.1.4, except damage or loss attributable to acts or omissions of the Owner, Construction Manager or Architect or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

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

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

§ 10.2.8 Injury or Damage to Person or Property

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

§ 10.3 Hazardous Materials

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

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

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

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

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

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

§ 10.4 Emergencies

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

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Liability Insurance

§ 11.1.1 The Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the Contractor from claims set forth below which may arise out of or result from the Contractor's operations and completed operations under the Contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

- **.1** Claims under workers' compensation, disability benefit and other similar employee benefit acts which are applicable to the Work to be performed;
- **.2** Claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;
- **.3** Claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees;
- **.4** Claims for damages insured by usual personal injury liability coverage;
- **.5** Claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
- **.6** Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle; and
- **.7** Claims for bodily injury or property damage arising out of completed operations; and
- **.8** Claims involving contractual liability insurance applicable to the Contractor's obligations under Section 3.18.

§ 11.1.2 The insurance required by Section 11.1.1 shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater. Coverages, whether written on an occurrence or claims-made basis, shall be maintained without interruption from the date of commencement of the Work until the date of final payment and termination of any coverage required to be maintained after final payment and, with respect to the Contractor's completed operations coverage, until the expiration of the period for correction of Work or for such other period for maintenance of completed operations coverage as specified in the Contract Documents.

§ 11.1.3 Certificates of insurance acceptable to the Owner shall be submitted to the Construction Manager for transmittal to the Owner with a copy to the Architect prior to commencement of the Work and thereafter upon renewal or replacement of each required policy of insurance. These certificates and the insurance policies required by this Section 11.1 shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner. An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment as required by Section 9.10.2 and thereafter upon renewal or replacement of such coverage until the expiration of the time required by Section 11.1.2. Information concerning reduction of coverage shall be furnished by the Contractor with reasonable promptness.

§ 11.1.4 The Contractor shall cause the commercial liability coverage required by the Contract Documents to include (1) the Construction Manager, the Construction Manager's consultants, the Owner, the Architect, and the Architect's

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consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's completed operations.

§ 11.2 Owner's Liability Insurance
The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.

§ 11.3 Property Insurance
§ 11.3.1 Unless otherwise provided, the Owner shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder's risk "all risk" or equivalent policy form in the amount of the initial Contract Sum, plus value of subsequent Contract modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made as provided in Section 9.10 or until no person or entity other than the Owner has an insurable interest in the property required by this Section 11.3 to be covered, whichever is later. This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project.

§ 11.3.1.1 Property insurance shall be on an "all-risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for the Architect's, Contractor's, and Construction Manager's services and expenses required as a result of such insured loss.

§ 11.3.1.2 If the Owner does not intend to purchase such property insurance required by the Contract and with all of the coverages in the amount described above, the Owner shall so inform the Contractor in writing prior to commencement of the Work. The Contractor may then effect insurance that will protect the interests of the Contractor, Subcontractors and Sub-subcontractors in the Work, and by appropriate Change Order the cost thereof shall be charged to the Owner. If the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain insurance as described above, without so notifying the Contractor in writing, then the Owner shall bear all reasonable costs properly attributable thereto.

§ 11.3.1.3 If the property insurance requires deductibles, the Owner shall pay costs not covered because of such deductibles.

§ 11.3.1.4 This property insurance shall cover portions of the Work stored off the site, and also portions of the Work in transit.

§ 11.3.1.5 Partial occupancy or use in accordance with Section 9.9 shall not commence until the insurance company or companies providing property insurance have consented to such partial occupancy or use by endorsement or otherwise. The Owner and the Contractor shall take reasonable steps to obtain consent of the insurance company or companies and shall, without mutual written consent, take no action with respect to partial occupancy or use that would cause cancellation, lapse or reduction of insurance.

§ 11.3.2 Boiler and Machinery Insurance. The Owner shall purchase and maintain boiler and machinery insurance required by the Contract Documents or by law, which shall specifically cover such insured objects during installation and until final acceptance by the Owner; this insurance shall include interests of the Owner, Construction Manager, Contractor, Subcontractors and Sub-subcontractors in the Work, and the Owner and Contractor shall be named insureds.

§ 11.3.3 Loss of Use Insurance. The Owner, at the Owner's option, may purchase and maintain such insurance as will insure the Owner against loss of use of the Owner's property due to fire or other hazards, however caused. The Owner waives all rights of action against the Contractor for loss of use of the Owner's property, including consequential losses due to fire or other hazards however caused.

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§ 11.3.4 If the Contractor requests in writing that insurance for risks other than those described herein or other special causes of loss be included in the property insurance policy, the Owner shall, if possible, include such insurance, and the cost thereof shall be charged to the Contractor by appropriate Change Order.

§ 11.3.5 If during the Project construction period the Owner insures properties, real or personal or both, adjoining or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, the Owner shall waive all rights in accordance with the terms of Section 11.3.7 for damages caused by fire or other causes of loss covered by this separate property insurance. All separate policies shall provide this waiver of subrogation by endorsement or otherwise.

§ 11.3.6 Before an exposure to loss may occur, the Owner shall file with the Contractor a copy of each policy that includes insurance coverages required by this Section 11.3. Each policy shall contain all generally applicable conditions, definitions, exclusions and endorsements related to this Project. Each policy shall contain a provision that the policy will not be canceled or allowed to expire, and that its limits will not be reduced, until at least 30 days' prior written notice has been given to the Contractor.

§ 11.3.7 Waivers of Subrogation. The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents and employees each of the other, and (2) the Construction Manager, Architect, Architect's consultants, separate contractors described in Article 6, if any, and any of their subcontractors, sub-subcontractors, agents and employees, for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to this Section 11.3 or other property insurance applicable to the Work, except such rights as the Owner and Contractor may have to the proceeds of such insurance held by the Owner as fiduciary. The Owner or Contractor, as appropriate, shall require of the Construction Manager, Construction Manager's consultants, Architect, Architect's consultants, Owner's separate contractors described in Article 6, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

§ 11.3.8 A loss insured under the Owner's property insurance shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.3.10. The Contractor shall pay Subcontractors their just shares of insurance proceeds received by the Contractor, and by appropriate agreements, written where legally required for validity, shall require Subcontractors to make payments to their Sub-subcontractors in similar manner.

§ 11.3.9 If required in writing by a party in interest, the Owner as fiduciary shall, upon occurrence of an insured loss, give bond for proper performance of the Owner's duties. The cost of required bonds shall be charged against proceeds received as fiduciary. The Owner shall deposit in a separate account proceeds so received, which the Owner shall distribute in accordance with such agreement as the parties in interest may reach, or as determined in accordance with the method of binding dispute resolution selected in the Agreement between the Owner and Contractor. If after such loss no other special agreement is made and unless the Owner terminates the Contract for convenience, replacement of damaged property shall be performed by the Contractor after notification of a Change in the Work in accordance with Article 7.

§ 11.3.10 The Owner as fiduciary shall have power to adjust and settle a loss with insurers unless one of the parties in interest shall object in writing within five days after occurrence of loss to the Owner's exercise of this power; if such objection is made, the dispute shall be resolved in the manner selected by the Owner and Contractor as the method of binding dispute resolution in the Agreement. If the Owner and Contractor have selected arbitration as the method of binding dispute resolution, the Owner as fiduciary shall make settlement with insurers or distribution of insurance proceeds in accordance with the direction of the arbitrators.

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§ 11.4 Performance Bond and Payment Bond

§ 11.4.1 The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

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

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

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

§ 12.1.2 If a portion of the Work has been covered which the Construction Manager or Architect has not specifically requested to observe prior to its being covered, the Construction Manager or Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, costs of uncovering and replacement shall, by appropriate Change Order, be at the Owner's expense. If such Work is not in accordance with the Contract Documents, such costs and the cost of correction shall be at the Contractor's expense unless the condition was caused by the Owner or one of the other Contractors in which event the Owner shall be responsible for payment of such costs.

§ 12.2 Correction of Work

§ 12.2.1 Before or After Substantial Completion

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

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof, or after the date for commencement of warranties established under Section 9.9.1, or by terms of an applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.4.

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

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

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

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction, whether completed or partially completed, of the Owner or separate contractors or other Multiple Prime Contractors caused by the

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Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

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

§ 12.3 Acceptance of Nonconforming Work

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

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located except that, if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

§ 13.2 Successors and Assigns

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

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate such assignment.

§ 13.3 Written Notice

Written notice shall be deemed to have been duly served if delivered in person to the individual, to a member of the firm or entity or to an officer of the corporation for which it was intended; or if delivered at or sent by registered or certified mail or by courier service providing proof of delivery to, the last business address known to the party giving notice.

§ 13.4 Rights and Remedies

§ 13.4.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law.

§ 13.4.2 No action or failure to act by the Owner, Construction Manager, Architect or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing.

§ 13.5 Tests and Inspections

§ 13.5.1 Tests, inspections and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections and approvals. The Contractor shall give the Construction Manager and Architect timely notice of when and where tests and inspections are to be made so that the Construction Manager and Architect may be present for such procedures. The Owner shall bear costs of (1) tests, inspections or approvals that do not become requirements until after bids are received or negotiations concluded, and

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(2) tests, inspections or approvals where building codes or applicable laws or regulations prohibit the Owner from delegating their cost to the Contractor.

§ 13.5.2 If the Construction Manager, Architect, Owner or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection or approval not included under Section 13.5.1, the Construction Manager and Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection or approval by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Construction Manager and Architect of when and where tests and inspections are to be made so that the Construction Manager and Architect may be present for such procedures. Such costs except as provided in Section 13.5.3, shall be at the Owner's expense.

§ 13.5.3 If such procedures for testing, inspection or approval under Sections 13.5.1 and 13.5.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure including those of repeated procedures and compensation for the Construction Manager's and Architect's services and expenses shall be at the Contractor's expense.

§ 13.5.4 Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Construction Manager for transmittal to the Architect.

§ 13.5.5 If the Construction Manager or Architect is to observe tests, inspections or approvals required by the Contract Documents, the Construction Manager or Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.5.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.6 Interest

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at such rate as the parties may agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

§ 13.7 Time Limits on Claims

The Owner and the Contractor shall commence all claims and causes of action, whether in contract, tort, breach of warranty or otherwise, against the other arising out of or related to the Contract in accordance with the requirements of the final dispute resolution method selected in the Agreement within the time period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and the Contractor waive all claims and causes of action not commenced in accordance with this Section 13.7.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, for any of the following reasons:

- **.1** Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- **.2** An act of government, such as a declaration of national emergency that requires all Work to be stopped;
- **.3** Because the Construction Manager has not certified or the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
- **.4** The Owner has failed to furnish to the Contractor promptly, upon the Contractor's request, reasonable evidence as required by Section 2.2.1.

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§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, repeated suspensions, delays or interruptions of the entire Work by the Owner as described in Section 14.3 constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' written notice to the Owner, Construction Manager and Architect, terminate the Contract and recover from the Owner payment for Work executed including reasonable overhead and profit, costs incurred by reason of such termination, and damages.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor or a Subcontractor or their agents or employees or any other persons performing portions of the Work under contract with the Contractor because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' written notice to the Owner, Construction Manager and Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

- **.1** repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
- **.2** fails to make payment to Subcontractors for materials or labor in accordance with the respective agreements between the Contractor and the Subcontractors;
- **.3** repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- **.4** otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the above reasons exist, the Owner, after consultation with the Construction Manager, and upon certification by the Initial Decision Maker that sufficient cause exists to justify such action, may without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' written notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- **.1** Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- **.2** Accept assignment of subcontracts pursuant to Section 5.4; and
- **.3** Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Construction Manager's and Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall, upon application, be certified by the Initial Decision Maker after consultation with the Construction Manager, and this obligation for payment shall survive termination of the Contract.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and the Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay or interruption as described in Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent:

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.1 that performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Contractor is responsible; or

.2 that an equitable adjustment is made or denied under another provision of this Contract.

§ 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of written notice from the Owner of such termination for the Owner's convenience, the Contractor shall

.1 cease operations as directed by the Owner in the notice;

.2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and

.3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 In case of such termination for the Owner's convenience, the Contractor shall be entitled to receive payment for Work executed, and costs incurred by reason of such termination, along with reasonable overhead and profit on the Work not executed.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition. A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract The responsibility to substantiate Claims shall rest with the party making the Claim.

§ 15.1.2 Notice of Claims. Claims by either the Owner or Contractor must be initiated by written notice to the other party and to the Initial Decision Maker with a copy sent to the Construction Manager and Architect, if the Construction Manager and or Architect is not serving as the Initial Decision Maker. Claims by either party must be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3 Continuing Contract Performance. Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents. The Construction Manager will prepare Change Orders and the Architect will issue a Certificate for Payment or Project Certificate for Payment in accordance with the decisions of the Initial Decision Maker.

§ 15.1.4 Claims for Additional Cost. If the Contractor wishes to make a Claim for an increase in the Contract Sum, written notice as provided herein shall be given before proceeding to execute the Work. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.3.

§ 15.1.5 Claims for Additional Time

§ 15.1.5.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, written notice as provided herein shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay only one Claim is necessary.

§ 15.1.5.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated and had an adverse effect on the scheduled construction.

§ 15.1.6 Claims for Consequential Damages. The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

.1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and

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.2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.6 shall be deemed to preclude an award of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 Initial Decision

§ 15.2.1 Claims, excluding those arising under Sections 10.3, 10.4, 11.3.9, and 11.3.10, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim arising prior to the date final payment is due, unless 30 days have passed after the Claim has been referred to the Initial Decision Maker with no decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of such request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect and Construction Manager, if the Architect or Construction Manager is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

§ 15.2.6.1 Either party may, within 30 days from the date of an initial decision, demand in writing that the other party file for mediation within 60 days of the initial decision. If such a demand is made and the party receiving the demand fails to file for mediation within the time required, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

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§ 15.3 Mediation

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.6 shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 15.3.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 15.4 Arbitration

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

§ 15.4.4 Consolidation or Joinder

§ 15.4.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 15.4.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Contractor under this Agreement.

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SECTION 007313 – SUPPLEMENTARY GENERAL CONDITIONS TO THE CONTRACT

SUPPLEMENTARY GENERAL CONDITIONS A232-2009

The following supplements modify the "General Conditions of the Contract for Construction," AIA Document A232-2009. Where a portion of the General Conditions is modified or deleted by the Supplementary Conditions, the unaltered portions of the General Conditions shall remain in effect.

TABLE OF ARTICLES

1. GENERAL PROVISIONS

2. OWNER

3. CONTRACTOR

4. ADMINISTRATION OF THE CONTRACT

5. SUBCONTRACTORS

6. CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

7. CHANGES IN THE WORK

8. TIME

9. PAYMENTS AND COMPLETION

10. PROTECTION OF PERSONS AND PROPERTY

11. INSURANCE AND BONDS

12. UNCOVERING AND CORRECTION OF WORK

13. MISCELLANEOUS PROVISIONS

14. TERMINATION OR SUSPENSION OF THE CONTRACT

ARTICLE 1: GENERAL PROVISIONS

1.1 BASIC DEFINITIONS

1.1.1 THE CONTRACT DOCUMENTS

Delete the last sentence in its entirety and replace with the following:

"The Contract Documents also include Advertisement for Bid, Instructions to Bidder, sample forms, the Bid Form, the Contractor's completed Bid and the Award Letter."

1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

Add the following Paragraphs:

1.2.4 In the case of an inconsistency between the Drawings and the Specifications, or within either document not clarified by addendum, the better quality or greater quantity of work shall be provided in accordance with the Architect's interpretation.

1.2.5 The word "PROVIDE" as used in the Contract Documents shall mean "FURNISH AND INSTALL" and shall include, without limitation, all labor, materials, equipment, transportation, services and other items required to complete the Work.

1.2.6 The word "PRODUCT" as used in the Contract Documents means all materials, systems and equipment.

1.5 OWNERSHIP AND USE OF DRAWINGS, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE

Delete Paragraph 1.5.1 in its entirety and replace with the following:

"All pre-design studies, drawings, specifications and other documents, including those in electronic form, prepared by the Architect under this Agreement are, and shall remain, the property of the Owner whether the Project for which they are made is executed or not. Such documents may be used by the Owner to construct one or more like Projects without the approval of, or additional compensation to, the Architect. The Contractor, Subcontractors, Sub-subcontractors and Material or Equipment Suppliers are authorized to use and reproduce applicable portions of the Drawings, Specifications and other documents prepared by the Architect and the Architect's consultants appropriate to and for use in the execution of their Work under the Contract Documents. They are not to be used by the Contractor or any Subcontractor, Sub-subcontractor or Material and Equipment Supplier on other Projects or for additions to this Project outside the scope of the Work without the specific written consent of the Owner, Architect and Architect's consultants.

The Architect shall not be liable for injury or damage resulting from the re-use of drawings and specifications if the Architect is not involved in the re-use Project. ."

Delete Paragraph 1.5.2 in its entirety.

ARTICLE 2: OWNER

2.1 General

2.1.2 Delete Paragraph 2.1.2 in its entirety.

2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER

2.2.1 Delete the last sentence in this paragraph.

2.2.3 Add the following sentence:

"The Contractor, at their expense shall bear the costs to accurately identify the location of all underground utilities in the area of their excavation and shall bear all cost for any repairs required, out of failure to accurately identify said utilities."

2.2.5 Delete Subparagraph 2.2.5 in its entirety and substitute the following:

2.2.5 The Contractor shall be furnished free of charge up to five (5) sets of the Drawings and Project Manuals. Additional sets will be furnished at the cost of reproduction, postage and handling.

ARTICLE 3: CONTRACTOR

3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

Delete the third sentence in Paragraph 3.2.4.

3.3 SUPERVISION AND CONSTRUCTION PROCEDURES

Add the following Paragraphs:

3.3.2.1 The Contractor shall immediately remove from the Work, whenever requested to do so by the Owner, any person who is considered by the Owner or Architect to be incompetent or disposed to be disorderly, or who for any reason is not satisfactory to the Owner, and that person shall not again be employed on the Work without the consent of the Owner or the Architect.

3.3.4 The Contractor must provide suitable storage facilities at the Site for the proper protection and safe storage of their materials. Consult the Owner and the Architect before storing any materials.

3.3.5 When any room is used as a shop, storeroom, office, etc., by the Contractor or Subcontractor(s) during the construction of the Work, the Contractor making use of these areas will be held responsible for any repairs, patching or cleaning arising from such use.

3.4 LABOR AND MATERIALS

Add the Following Paragraphs:

3.4.4 Before starting the Work, each Contractor shall carefully examine all preparatory Work that has been executed to receive their Work. Check carefully, by whatever means are required, to insure that its Work and adjacent, related Work, will finish to proper contours, planes and levels. Promptly notify the General Contractor/Construction Manager of any defects or imperfections in preparatory Work which will in any way affect satisfactory completion of its Work. Absence of such notification will be construed as an acceptance of preparatory Work and later claims of defects will not be recognized.

3.4.5 Under no circumstances shall the Contractor's Work proceed prior to preparatory Work proceed prior to preparatory Work having been completely cured, dried and/or otherwise made satisfactory to receive this Work. Responsibility for timely installation of all materials rests solely with the Contractor responsible for that Work, who shall maintain coordination at all times.

3.5 WARRANTY

Add the following Paragraphs:

3.5.1 The Contractor will warrant all materials and workmanship against original defects, except injury from proper and usual wear when used for the purpose intended, for one year after Acceptance by the Owner, and will maintain all items in condition that conforms with the Contract Documents during the period of warranty.

3.5.2 Non-conforming work during the period of warranty will be corrected by the Contractor at its expense upon demand of the Owner, it being required that the Work conforms to the Contract Documents at the expiration of the warranty period.

3.5.3 In addition to the General Warranty there are other warranties required for certain items for different periods of time than the one year as above, and are particularly so stated in that part of the specifications referring to same. The said warranties will commence at the same time as the General Warranty.

3.5.4 If the Contractor fails to remedy any failure, defect or damage within a reasonable time after receipt of notice, the Owner will have the right to replace, repair, or otherwise remedy the failure, defect or damage at the Contractor's expense.

3.11 DOCUMENTS AND SAMPLES AT THE SITE

Add the following Paragraphs:

3.11.1 During the course of the Work, the Contractor shall maintain a record set of drawings on which the Contractor shall mark the actual physical location of all piping, valves, equipment, conduit, outlets, access panels, controls, actuators, including all appurtenances that will be concealed once construction is complete, etc., including all invert elevations.

3.11.2 At the completion of the project, the Contractor shall obtain a set of reproducible drawings from the Architect, and neatly transfer all information outlined in 3.11.1 to provide a complete record of the as-built conditions.

3.11.3 The Contractor shall provide two (2) prints of the as-built conditions, along with the reproducible drawings themselves, to the Owner and one (1) set to the Architect. In addition, attach one complete set to each of the Operating and Maintenance Instructions/Manuals.

3.17 In the second sentence of the paragraph, insert “indemnify and” between “shall” and “hold”.

ARTICLE 4: ARCHITECT AND CONSTRUCTION MANAGER

4.1 General

4.1.2 Insert “As required by law,” at the beginning of the first sentence.

4.2 Administration of the Contract

Delete the first sentence of Paragraph 4.2.10 and replace with the following:

The Architect will review and approve or take other appropriate action upon the Contractor’s submittals such as Shop Drawings, Product Data and Samples for the purpose of checking for conformance with the Contract Documents.

Delete the second sentence of Paragraph 4.2.10 and replace with the following:

The Architect’s action will be taken with such reasonable promptness as to cause no delay in the Work in the activities of the Owner, Contractor or separate Contractors, while allowing sufficient time in the Owner’s professional judgment to permit adequate review.

Add the following to Paragraph 4.2.16:

There will be no full-time project representative provided by the Owner or Architect on this project.

Add to Paragraph 4.2.19 “and in compliance with all applicable codes, regulations and ordinances.” to the end of the sentence.

ARTICLE 5: SUBCONTRACTORS

5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

Delete Paragraph 5.2.3 in its entirety and replace with the following:

5.2.3 If the Owner, Architect or Construction Manager has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner, Architect or Construction Manager has no reasonable objection, subject to the statutory requirements of 29 Delaware Code § 6962(d)(10)b.3 and 4.

ARTICLE 6: CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

6.1 OWNER'S RIGHT TO PERFORM CONSTRUCTION AND TO AWARD SEPARATE CONTRACTS

Delete Paragraph 6.1.3 in its entirety and replace with the following:

"When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Constructor who executes each separate Owner-Contractor Agreement."

6.2 MUTUAL RESPONSIBILITY

6.2.3 In the second sentence, strike the word "shall" and insert the word "may".

ARTICLE 7: CHANGES IN THE WORK

(SEE ARTICLE 7: CHANGES IN WORK IN THE GENERAL REQUIREMENTS)

ARTICLE 8: TIME

8.2 PROGRESS AND COMPLETION

Add the following Paragraphs:

8.2.1.1 Refer to Specification Section SUMMARY OF WORK for Contract time requirements.

8.2.4 If the Work falls behind the Progress Schedule as submitted by the Contractor, the Contractor shall employ additional labor and/or equipment necessary to bring the Work into compliance with the Progress Schedule at no additional cost to the Owner.

8.3 DELAYS AND EXTENSION OF TIME

8.3.1 Strike “arbitration” and insert “remedies at law or in equity”.

Add the following Paragraph:

8.3.2.1 The Contractor shall update the status of the suspension, delay, or interruption of the Work with each Application for Payment. (The Contractor shall report the termination of such cause immediately upon the termination thereof.) Failure to comply with this procedure shall constitute a waiver for any claim for adjustment of time or price based upon said cause.

Delete Paragraph 8.3.3 in its entirety and replace with the following:

8.3.3 Except in the case of a suspension of the Work directed by the Owner, an extension of time under the provisions of Paragraph 8.3.1 shall be the Contractor’s sole remedy in the progress of the Work and there shall be no payment or compensation to the Contractor for any expense or damage resulting from the delay.

Add the following Paragraph:

8.3.4 By permitting the Contractor to work after the expired time for completion of the project, the Owner does not waive its rights under the Contract.

8.3.5 The parties agree that Paragraph 8.3.3 of the Supplementary General Conditions does not apply to the Construction Manager in the event of a delay caused by a party other than the Construction Manager.

ARTICLE 9: PAYMENTS AND COMPLETION

9.2 SCHEDULE OF VALUES

Add the following Paragraphs:

9.2.1 The Schedule of Values shall be submitted using AIA Document G732, Continuation Sheet G703.

9.3 APPLICATIONS FOR PAYMENT

Add the following Paragraph:

9.3.1.3 Application for Payment shall be submitted on AIA Document G732 “Application and Certificate for Payment, Construction Manager as Adviser Edition”, supported by AIA Document G703. Said Applications shall be fully executed and notarized.

Add the following Paragraphs:

9.3.4 Until Closeout Documents have been received and outstanding items completed the Owner will pay 95% (ninety-five percent) of the amount due the Contractor on account of progress payments.

9.3.5 The Contractor shall provide a current and updated Progress Schedule to the Architect with each Application for Payment. Failure to provide Schedule will be just cause for rejection of Application for Payment.

9.5 DECISIONS TO WITHHOLD CERTIFICATION

Add the following to 9.5.1:

.8 failure to provide a current Progress Schedule;
.9 a lien or attachment is filed;
.10 failure to comply with mandatory requirements for maintaining Record Documents.

9.6 PROGRESS PAYMENTS

Delete Paragraph 9.6.1 in its entirety and replace with the following:

9.6.1 After the Architect and the Construction Manager have approved and issued a Certificate for Payment, payment shall be made by the Owner within 30 days after Owner's receipt of the Certificate for Payment.

9.7 FAILURE OF PAYMENT

In first sentence, strike the first reference to "seven" and insert "thirty (30)". Also strike "binding dispute resolution" and insert "remedies at law or in equity".

9.8 SUBSTANTIAL COMPLETION

9.8.5 In the second sentence, strike "shall" and insert "may".

ARTICLE 10: PROTECTION OF PERSONS AND PROPERTY

10.1 SAFETY PRECAUTIONS AND PROGRAMS

Add the following Paragraphs:

10.1.1 Each Contractor shall develop a safety program in accordance with the Occupational Safety and Health Act of 1970. A copy of said plan shall be furnished to the Owner and Architect prior to the commencement of that Contractor's Work.

10.1.2 Each Contractor shall appoint a Safety Representative. Safety Representatives shall be someone who is on site on a full time basis. If deemed necessary by the Owner or Architect, Contractor Safety meetings will be scheduled. The attendance of all Safety Representatives will be required. Minutes will be recorded of said meetings by the Contractor and will be distributed to all parties as well as posted in all job offices/trailers etc.

10.2 SAFETY OF PERSONS AND PROPERTY

Add the following Paragraph:

10.2.4.1 As required in the Hazardous Chemical Act of June 1984, all vendors supplying any material that may be defined as hazardous must provide Material Safety Data Sheets for those products. Any chemical product should be considered hazardous if it has a caution warning on the label relating to a potential physical or health hazard, if it is known to be present in the work place, and if employees may be exposed under normal conditions or in foreseeable emergency situations. Material Safety Data Sheets shall be provided directly to the Owner, along with the shipping slips that include those products.

10.3 HAZARDOUS MATERIALS

Delete Paragraph 10.3.3 in its entirety.

Delete Paragraphs 10.3.6 in its entirety.

ARTICLE 11: INSURANCE AND BONDS

11.1 CONTRACTOR'S LIABILITY INSURANCE

11.1.4 Strike "the Owner" immediately following "(1)" and strike "and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's completed operations."

11.2 OWNER'S LIABILITY INSURANCE

Delete Paragraph 11.2 in its entirety.

11.3 PROPERTY INSURANCE

Delete Paragraph 11.3 and its subparagraphs in their entirety and replace with the following:

11.3 The Owner will not provide Builder's All Risk Insurance for the Project. The Contractor and all Subcontractors shall provide property coverage for their tools and equipment, as necessary. Any mandatory deductible required by the Contractor's Insurance shall be the responsibility of the Contractor.

11.4 PERFORMANCE BOND AND PAYMENT BOND

11.4.1 Add the following sentence: "The bonds will conform to those forms approved by the Office of Management and Budget."

ARTICLE 12: UNCOVERING AND CORRECTION OF WORK

12.2.2 AFTER SUBSTANTIAL COMPLETION

Add the following Paragraph:

12.2.2.1.1 At any time during the progress of the Work, or in any case where the nature of the defects will be such that it is not expedient to have corrected, the Owner, at its option, will have the right to deduct such sum, or sums, of money from the amount of the Contract as it considers justified to adjust the difference in value between the defective work and that required under contract including any damage to the structure.

12.2.2.2 Strike “one” and insert “two”.

12.2.2.3 Strike “one” and insert “two”.

12.2.5 In second sentence, strike “one” and insert “two”.

ARTICLE 13: MISCELLANEOUS PROVISIONS

13.1 GOVERNING LAW

Strike “except that, if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.”

Insert “except that, if the parties have selected arbitration as the method of dispute resolution, the Delaware Arbitration Act, 10 Del. C. §5701, shall govern Section 15.4.”

13.6 INTEREST

Strike “the date payment is due at such rate as the parties may agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.” Insert “30 days of presentment of the authorized Certificate of Payment at the annual rate of 12% or 1% per month.

13.7 TIME LIMITS ON CLAIMS

Strike the last sentence.

Add the following Paragraph:

13.8 CONFLICTS WITH FEDERAL STATUTES OR REGULATIONS

13.8.1 If any provision, specifications or requirement of the Contract Documents conflict or is inconsistent with any statute, law or regulation of the government of the United State of America, the Contractor shall notify the Architect and Owner immediately upon discovery.

ARTICLE 14: TERMINATION OR SUSPENSION OF THE CONTRACT

14.4 TERMINATION BY THE OWNER FOR CONVENIENCE

Delete Paragraph 14.4.3 in its entirety and replace with the following:

14.4.3 In case of such termination for the Owner's convenience, the Contractor shall be entitled to receive payment for Work executed, and cost incurred by reason of such termination along with reasonable overhead.

ARTICLE 15: CLAIMS AND DISPUTES

15.1.6 CLAIMS FOR CONSEQUENTIAL DAMAGES

Delete Paragraph 15.1.6 and its subparagraphs in their entirety.

15.2 INITIAL DECISION

Delete Paragraph 15.2.5 in its entirety and replace with the following:

15.2.5 The Architect will approve or reject Claims by written decision, which shall state the reasons therefore and shall notify the parties of any change in the Contract Sum or Contract Time or both. The approval or rejection of a Claim by the Architect shall be subject to mediation and other remedies at law or in equity.

Delete Paragraph 15.2.6 and its subparagraphs in their entirety.

15.3 MEDIATION

15.3.1 Strike "binding dispute resolution" and insert "any or all remedies at law or in equity".

15.3.2 In the first sentence, delete "administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedure in effect on the date of the Agreement,". Also strike "binding dispute resolution" and insert "remedies at law and in equity".

15.4 ARBITRATION

Delete Paragraph 15.4 and its subparagraphs in their entirety.

END OF SUPPLEMENTARY GENERAL CONDITIONS TO THE CONTRACT

SECTION 008113 – GENERAL REQUIREMENTS

TABLE OF ARTICLES

1. GENERAL PROVISIONS

2. OWNER

3. CONTRACTOR

4. ADMINISTRATION OF THE CONTRACT

5. SUBCONTRACTORS

6. CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

7. CHANGES IN THE WORK

8. TIME

9. PAYMENTS AND COMPLETION

10. PROTECTION OF PERSONS AND PROPERTY

11. INSURANCE AND BONDS

12. UNCOVERING AND CORRECTION OF WORK

13. MISCELLANEOUS PROVISIONS

14. TERMINATION OR SUSPENSION OF THE CONTRACT

ARTICLE 1: GENERAL

1.1 CONTRACT DOCUMENTS

1.1.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary and what is required by one shall be as binding as if required by all. Performance by the Contractor shall be required to an extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

1.1.2 Work including material purchases shall not begin until the Contractor is in receipt of a bonafide State of Delaware Purchase Order. Any work performed or material purchases prior to the issuance of the Purchase Order is done at the Contractor's own risk and cost.

1.2 EQUALITY OF EMPLOYMENT OPPORTUNITY ON PUBLIC WORKS

1.2.1 For Public Works Projects financed in whole or in part by state appropriation the Contractor agrees that during the performance of this contract:

1. The Contractor will not discriminate against any employee or applicant for employment because of race, creed, color, sex or national origin. The Contractor will take positive steps to ensure that applicants are employed and that employees are treated during employment without regard to their race, creed, color, sex or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places available to employees and applicants for employment notices to be provided by the contracting agency setting forth this nondiscrimination clause.

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

ARTICLE 2: OWNER

(NO ADDITIONAL GENERAL REQUIREMENTS – SEE SUPPLEMENTARY GENERAL CONDITIONS)

ARTICLE 3: CONTRACTOR

3.1 Schedule of Values: The successful Bidder shall within twenty (20) days after receiving notice to proceed with the work, furnish to the Owner a complete schedule of values on the various items comprising the work.

3.2 Subcontracts: Upon approval of Subcontractors, the Contractor shall award their Subcontracts as soon as possible after the signing of their own contract and see that all material, their own and those of their Subcontractors, are promptly ordered so that the work will not be delayed by failure of materials to arrive on time.

3.3 Before commencing any work or construction, the General Contractor is to consult with the Owner as to matters in connection with access to the site and the allocation of Ground Areas for the various features of hauling, storage, etc.

3.4 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions.

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

3.6 The Contractor warrants to the Owner that materials and equipment furnished will be new and of good quality, unless otherwise permitted, and that the work will be free from defects and in conformance with the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved, may be considered defective. If required by the Owner, the Contractor shall furnish evidence as to the kind and quality of materials and equipment provided.

3.7 Unless otherwise provided, the Contractor shall pay all sales, consumer, use and other similar taxes, and shall secure and pay for required permits, fees, licenses, and inspections necessary for proper execution of the Work.

3.8 The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations, and lawful orders of public authorities bearing on performance of the Work. The Contractor shall promptly notify the Owner if the Drawings and Specifications are observed to be at variance therewith.

3.9 The Contractor shall be responsible to the Owner for the acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons performing portions of the Work under contract with the Contractor.

3.10 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work the Contractor shall remove from and about the Project all waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials. The Contractor shall be responsible for returning all damaged areas to their original conditions.

3.11 STATE LICENSE AND TAX REQUIREMENTS

3.11.1 Each Contractor and Subcontractor shall be licensed to do business in the State of Delaware and shall pay all fees and taxes due under State laws. In conformance with Section 2503, Chapter 25, Title 30, Delaware Code, "the Contractor shall furnish the Delaware Department of Finance within ten (10) days after entering into any contract with a contractor or subcontractor not a resident of this State, a statement of total value of such contract or contracts together with the names and addresses of the contracting parties."

3.12. The Contractor shall comply with all requirements set forth in Section 6962, Chapter 69, Title 29 of the Delaware Code.

3.13 During the contract Work, the Contractor and each listed Subcontractor, shall implement an Employee Drug Testing Program in accordance with OMB Regulation 4104 – Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on "Large Public Works Projects." "Large Public Works" is based upon the current threshold required for bidding Public Works as set by the Purchasing and Contracting Advisory Council.

ARTICLE 4: ADMINISTRATION OF THE CONTRACT

4.1 CONTRACT SURETY

4.1.1 PERFORMANCE BOND AND LABOR AND MATERIAL PAYMENT BOND

4.1.2 All bonds will be required as follows unless specifically waived elsewhere in the Bidding Documents.

4.1.3 Contents of Performance Bonds – The bond shall be in the form approved by the Office of Management and Budget. The bond shall be conditioned upon the faithful compliance and performance by the successful bidder of each and every term and condition of the contract and the proposal, plans, specifications, and bid documents thereof. Each term and condition shall be met at the time and in the manner prescribed by the Contract, Bid documents and the specifications, including the payment in full to every person furnishing materiel or performing labor in the performance of the Contract, of all sums of money due the person for such labor and materiel. (The bond shall also contain the successful bidder's guarantee to indemnify and save harmless the State and the agency from all costs, damages and expenses growing out of or by reason of the Contract in accordance with the Contract.)

4.1.4 Invoking a Performance Bond – The agency may, when it considers that the interest of the State so require, cause judgment to be confessed upon the bond.

4.1.5 Within twenty (20) days after the date of notice of award of contract, the Bidder to whom the award is made shall furnish a Performance Bond and Labor and Material Payment Bond, each equal to the full amount of the Contract price to guarantee the faithful performance of all terms, covenants and conditions of the same. The bonds are to be issued by an acceptable Bonding Company licensed to do business in the State of Delaware and shall be issued in duplicate.

4.1.6 Performance and Payment Bonds shall be maintained in full force (warranty bond) for a period of two (2) years after the date of the Certificate for Final Payment. The Performance Bond shall guarantee the satisfactory completion of the Project and that the Contractor will make good any faults or defects in his work which may develop during the period of said guarantees as a result of improper or defective workmanship, material or apparatus, whether furnished by themselves or their Sub-Contractors. The Payment Bond shall guarantee that the Contractor shall pay in full all persons, firms or corporations who furnish labor or material or both labor and material for, or on account of, the work included herein. The bonds shall be paid for by this Contractor. The Owner shall have the right to demand that the proof parties signing the bonds are duly authorized to do so.

4.2 FAILURE TO COMPLY WITH CONTRACT

4.2.1 If any firm entering into a contract with the State, or Agency that neglects or refuses to perform or fails to comply with the terms thereof, the Agency which signed the Contract may terminate the Contract and proceed to award a new contract in accordance with this Chapter 69, Title 29 of the Delaware Code or may require the Surety on the Performance Bond to complete the Contract in accordance with the terms of the Performance Bond. Nothing herein shall preclude the Agency from pursing additional remedies as otherwise provided by law.

4.3 CONTRACT INSURANCE AND CONTRACT LIABILITY

4.3.1 In addition to the bond requirements stated in the Bid Documents, each successful Bidder shall purchase adequate insurance for the performance of the Contract and, by submission of a Bid, agrees to indemnify and save harmless and to defend all legal or equitable actions brought against the State, any Agency, officer and/or employee of the State, for and from all claims of liability which is or may be the result of the successful Bidder's actions during the performance of the Contract.

4.3.2 The purchase or nonpurchase of such insurance or the involvement of the successful Bidder in any legal or equitable defense of any action brought against the successful Bidder based upon work performed pursuant to the Contract will not waive any defense which the State, its agencies and their respective officers, employees and agents might otherwise have against such claims, specifically including the defense of sovereign immunity, where applicable, and by the terms of this section, the State and all agencies, officers and employees thereof shall not be financially responsible for the consequences of work performed, pursuant to said contract.

4.4 RIGHT TO AUDIT RECORDS

4.4.1 The Owner shall have the right to audit the books and records of a Contractor or any Subcontractor under any Contract or Subcontract to the extent that the books and records relate to the performance of the Contract or Subcontract.

4.4.2 Said books and records shall be maintained by the Contractor for a period of seven (7) years from the date of final payment under the Prime Contract and by the Subcontractor for a period of seven (7) years from the date of final payment under the Subcontract.

ARTICLE 5: SUBCONTRACTORS

5.1 SUBCONTRACTING REQUIREMENTS

5.1.1 All contracts for the construction, reconstruction, alteration or repair of any public building (not a road, street or highway) shall be subject to the following provisions:

1. A contract shall be awarded only to a Bidder whose Bid is accompanied by a statement containing, for each Subcontractor category, the name and address (city or town and State only – street number and P.O. Box addresses not required) of the subcontractor whose services the Bidder intends to use in performing the Work and providing the material for such Subcontractor category.

2. A Bid will not be accepted nor will an award of any Contract be made to any Bidder which, as the Prime Contractor, has listed itself as the Subcontractor for any Subcontractor unless:

   A. It has been established to the satisfaction of the awarding Agency that the Bidder has customarily performed the specialty work of such Subcontractor category by artisans regularly employed by the Bidder's firm;

   B. That the Bidder is duly licensed by the State to engage in such specialty work, if the State requires licenses; and

   C. That the Bidder is recognized in the industry as a bona fide Subcontractor or Contractor in such specialty work and Subcontractor category.

5.1.2 The decision of the awarding Agency as to whether a Bidder who list itself as the Subcontractor for a Subcontractor category shall be final and binding upon all Bidders, and no action of any nature shall lie against any awarding agency or its employees or officers because of its decision in this regard.

5.1.3 After such a Contract has been awarded, the successful Bidder shall not substitute another Subcontractor for any Subcontractor whose name was set forth in the statement which accompanied the Bid without the written consent of the awarding Agency.

5.1.4 No Agency shall consent to any substitution of Subcontractors unless the Agency is satisfied that the Subcontractor whose name is on the Bidders accompanying statement:

A. Is unqualified to perform the work required;

B. Has failed to execute a timely reasonable Subcontract;

C. Has defaulted in the performance on the portion of the work covered by the Subcontract; or

D. Is no longer engaged in such business.

5.1.5 Should a Bidder be awarded a contract, such successful Bidder shall provide to the agency the taxpayer identification numbers of such subcontractors. Such numbers shall

be provided on the later of the date on which such subcontractor is required to be identified or the time the contract is executed. The successful Bidder shall provide to the agency to which it is contracting, within 30 days of entering into such public works contract, copies of all Delaware Business licenses of subcontractors and/or independent contractors that will perform work for such public works contract. However, if a subcontractor or independent contractor is hired more than 20 days after the bidder entered the public works contract the Delaware Business license of such subcontractor or independent contractors shall be provided to the agency within 10 days of being contracted or hired.

5.2 PENALTY FOR SUBSTITUTION OF SUBCONTRACTORS

5.2.1 Should the Contractor fail to utilize any or all of the Subcontractors in the Contractor's Bid statement in the performance of the Work on the public bidding, the Contractor shall be penalized in the amount of (project specific amount*). The Agency may determine to deduct payments of the penalty from the Contractor or have the amount paid directly to the Agency. Any penalty amount assessed against the Contractor may be remitted or refunded, in whole or in part, by the Agency awarding the Contract, only if it is established to the satisfaction of the Agency that the Subcontractor in question has defaulted or is no longer engaged in such business. No claim for the remission or refund of any penalty shall be granted unless an application is filed within one year after the liability of the successful Bidder accrues. All penalty amounts assessed and not refunded or remitted to the contractor shall be reverted to the State.

*one (1) percent of contract amount not to exceed $10,000

5.3 ASBESTOS ABATEMENT

5.3.1 The selection of any Contractor to perform asbestos abatement for State-funded projects shall be approved by the Office of Management and Budget, Division of Facilities Management pursuant to Chapter 78 of Title 16.

5.4 STANDARDS OF CONSTRUCTION FOR THE PROTECTION OF THE PHYSICALLY HANDICAPPED

5.4.1 All Contracts shall conform with the standard established by the Delaware Architectural Accessibility Board unless otherwise exempted by the Board.

5.5 CONTRACT PERFORMANCE

5.5.1 Any firm entering into a Public Works Contract that neglects or refuses to perform or fails to comply with its terms, the Agency may terminate the Contract and proceed to award a new Contract or may require the Surety on the Performance Bond to complete the Contract in accordance with the terms of the Performance Bond.

ARTICLE 6: CONSTRUCTION BY OWNER OR SEPARATE CONTRACTORS

6.1 The Owner reserves the right to simultaneously perform other construction or operations related to the Project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project or other Projects at the same site.

6.2 The Contractor shall afford the Owner and other Contractors reasonable opportunity for access and storage of materials and equipment, and for the performance of their activities, and shall connect and coordinate their activities with other forces as required by the Contract Documents.

ARTICLE 7: CHANGES IN THE WORK

7.1 The Owner, without invalidating the Contract, may order changes in the Work consisting of Additions, Deletions, Modifications or Substitutions, with the Contract Sum and Contract completion date being adjusted accordingly. Such changes in the Work shall be authorized by written Change Order signed by the Professional, as the duly authorized agent, the Contractor and the Owner.

7.2 The Contract Sum and Contract Completion Date shall be adjusted only by a fully executed Change Order.

7.3 The additional cost, or credit to the Owner resulting from a change in the Work shall be by mutual agreement of the Owner, Contractor and the Architect. In all cases, this cost or credit shall be based on the 'DPE' wages required and the "invoice price" of the materials/equipment needed.

7.3.1 "DPE" shall be defined to mean "direct personnel expense". Direct payroll expense includes direct salary plus customary fringe benefits (prevailing wage rates) and documented statutory costs such as workman's compensation insurance, Social Security/Medicare, and unemployment insurance (a maximum multiplier of 1.35 times DPE).

7.3.2 "Invoice price" of materials/equipment shall be defined to mean the actual cost of materials and/or equipment that is paid by the Contractor, (or subcontractor), to a material distributor, direct factory vendor, store, material provider, or equipment leasing entity. Rates for equipment that is leased and/or owned by the Contractor or subcontractor(s) shall not exceed those listed in the latest version of the "Means Building Construction Cost Data" publication.

7.3.3 In addition to the above, the General Contractor is allowed a fifteen percent (15%) markup for overhead and profit for additional work performed by the General Contractor's own forces. For additional subcontractor work, the Subcontractor is allowed a fifteen (15) percent overhead and profit on change order work above and beyond the direct costs stated previously. To this amount, the General Contractor will be allowed a mark-up not exceeding seven and one half percent (7.5%) on the subcontractors work. These mark-ups shall include all costs including, but not limited to: overhead, profit, bonds, insurance, supervision, etc. No markup is permitted on the work of the subcontractors subcontractor. No additional costs shall be allowed for changes related to the Contractor's onsite superintendent/staff, or project manager, unless a change in the work changes the project duration and is identified by the CPM schedule. There will be no other costs associated with the change order.

ARTICLE 8: TIME

8.1 Time limits, if any, are as stated in the Project Manual. By executing the Agreement, the Contractor confirms that the stipulated limits are reasonable, and that the Work will be completed within the anticipated time frame. Should I/We be awarded this contract, I/We pledge to complete all the work required in accordance with the project schedule include in specification section 013210. Should I/We be awarded this contract, and should I/We neglect, fail or refuse to complete my/our Work within the time specified in the project schedule, then I/We do hereby agree to pay the owner as liquidated damages the sum of $1,000 per day. Liquidated damages will be assessed if final completion date, as adjusted by the Construction Manager is not met. Liquidated damages shall apply to all trade contracts. Liquidated damages will be assessed for each day beyond the scheduled date of completion for each trade contractor's item of work. Assessment will occur upon completion of all contracts and may be incurred by one or multiple contractors determined by the Construction Manager.

8.2 If progress of the Work is delayed at any time by changes ordered by the Owner, by labor disputes, fire, unusual delay in deliveries, abnormal adverse weather conditions, unavoidable casualties or other causes beyond the Contractor's control, the Contract Time shall be extended for such reasonable time as the Owner may determine.

8.3 Any extension of time beyond the date fixed for completion of the construction and acceptance of any part of the Work called for by the Contract, or the occupancy of the building by the Owner, in whole or in part, previous to the completion shall not be deemed a waiver by the Owner of his right to annul or terminate the Contract for abandonment or delay in the matter provided for, nor relieve the Contractor of full responsibility.

8.4 SUSPENSION AND DEBARMENT

8.4.1 Per Section 6962(d)(14), Title 29, Delaware Code, "Any Contractor who fails to perform a public works contract or complete a public works project within the time schedule established by the Agency in the Invitation To Bid, may be subject to Suspension or Debarment for one or more of the following reasons: a) failure to supply the adequate labor supply ratio for the project; b) inadequate financial resources; or, c) poor performance on the Project."

8.4.2 "Upon such failure for any of the above stated reasons, the Agency that contracted for the public works project may petition the Director of the Office of Management and Budget for Suspension or Debarment of the Contractor. The Agency shall send a copy of the petition to the Contractor within three (3) working days of filing with the Director. If the Director concludes that the petition has merit, the Director shall schedule and hold a hearing to determine whether to suspend the Contractor, debar the Contractor or deny the petition. The Agency shall have the burden of proving, by a preponderance of the evidence, that the Contractor failed to perform or complete the public works project within the time schedule established by the Agency and failed to do so for one or more of the following reasons: a) failure to supply the adequate labor supply ratio for the project; b) inadequate financial resources; or, c) poor performance on the project. Upon a finding in favor of the Agency, the Director may suspend a Contractor from Bidding on any project funded, in whole or in part, with public funds for up to 1 year for a first offense, up to 3 years for a second offense and permanently debar the Contractor for a third offense. The Director shall issue a written decision and shall send a copy to the

Contractor and the Agency. Such decision may be appealed to the Superior Court within thirty (30) days for a review on the record."

8.5 RETAINAGE

8.5.1 Per Section 6962(d)(5) a.3, Title 29, Delaware Code: The Agency may at the beginning of each public works project establish a time schedule for the completion of the project. If the project is delayed beyond the completion date due to the Contractor's failure to meet their responsibilities, the Agency may forfeit, at its discretion, all or part of the Contractor's retainage.

8.5.2 This forfeiture of retainage also applies to the timely completion of the punchlist. A punchlist will only be prepared upon the mutual agreement of the Owner, Architect and Contractor. Once the punchlist is prepared, all three parties will by mutual agreement, establish a schedule for its completion. Should completion of the punchlist be delayed beyond the established date due to the Contractor's failure to meet their responsibilities, the Agency may hold permanently, at its discretion, all or part of the Contractor's retainage.

ARTICLE 9: PAYMENTS AND COMPLETION

9.1 APPLICATION FOR PAYMENT

9.1.1 Applications for payment shall be made upon AIA Document G702. There will be a five percent (5%) retainage on all Contractor's monthly invoices until completion of the project. This retainage may become payable upon receipt of all required closeout documentation, provided all other requirements of the Contract Documents have been met.

9.1.2 A date will be fixed for the taking of the monthly account of work done. Upon receipt of Contractor's itemized application for payment, such application will be audited, modified, if found necessary, and approved for the amount. Statement shall be submitted to the Owner.

9.1.3 Section 6516, Title 29 of the Delaware Code annualized interest is not to exceed 12% per annum beginning thirty (30) days after the "presentment" (as opposed to the date) of the invoice.

9.2 PARTIAL PAYMENTS

9.2.1 Any public works Contract executed by any Agency may provide for partial payments at the option of the Owner with respect to materials placed along or upon the sites or stored at secured locations, which are suitable for use in the performance of the contract.

9.2.2 When approved by the agency, partial payment may include the values of tested and acceptable materials of a nonperishable or noncontaminative nature which have been produced or furnished for incorporation as a permanent part of the work yet to be completed, provided acceptable provisions have been made for storage.

9.2.2.1 Any allowance made for materials on hand will not exceed the delivered cost of the materials as verified by invoices furnished by the Contractor, nor will it exceed the contract bid price for the material complete in place.

9.2.3 If requested by the Agency, receipted bills from all Contractors, Subcontractors, and material, men, etc., for the previous payment must accompany each application for payment. Following such a request, no payment will be made until these receipted bills have been received by the Owner.

9.3 SUBSTANTIAL COMPLETION

9.3.1 When the building has been made suitable for occupancy, but still requires small items of miscellaneous work, the Owner will determine the date when the project has been substantially completed.

9.3.2 If, after the Work has been substantially completed, full completion thereof is materially delayed through no fault of the Contractor, and without terminating the Contract, the Owner may make payment of the balance due for the portion of the Work fully completed and accepted. Such payment shall be made under the terms and conditions governing final payment that it shall not constitute a waiver of claims.

9.3.3 On projects where commissioning is included, the commissioning work as defined in the specifications must be complete prior to the issuance of substantial completion.

9.4 FINAL PAYMENT

9.4.1 Final payment, including the five percent (5%) retainage if determined appropriate, shall be made within thirty (30) days after the Work is fully completed and the Contract fully performed and provided that the Contractor has submitted the following closeout documentation (in addition to any other documentation required elsewhere in the Contract Documents):

9.4.1.1 Evidence satisfactory to the Owner that all payrolls, material bills, and other indebtedness connected with the work have been paid,

9.4.1.2 An acceptable RELEASE OF LIENS,

9.4.1.3 Copies of all applicable warranties,

9.4.1.4 As-built drawings,

9.4.1.5 Operations and Maintenance Manuals,

9.4.1.6 Instruction Manuals,

9.4.1.7 Consent of Surety to final payment.

9.4.1.8 The Owner reserves the right to retain payments, or parts thereof, for its protection until the foregoing conditions have been complied with, defective work corrected and all unsatisfactory conditions remedied.

ARTICLE 10: PROTECTION OF PERSONS AND PROPERTY

10.1 The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract. The Contractor shall take all reasonable precautions to prevent damage, injury or loss to: workers, persons nearby who may be affected, the Work, materials and equipment to be incorporated, and existing property at the site or adjacent thereto. The Contractor shall give notices and comply with applicable laws ordinances, rules regulations, and lawful orders of public authorities bearing on the safety of persons and property and their protection from injury, damage, or loss. The Contractor shall promptly remedy damage and loss to property at the site caused in whole or in part by the Contractor, a Subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable.

10.2 The Contractor shall notify the Owner in the event any existing hazardous material such as lead, PCBs, asbestos, etc. is encountered on the project. The Owner will arrange with a qualified specialist for the identification, testing, removal, handling and protection against exposure or environmental pollution, to comply with applicable regulation laws and ordinances. The Contractor and Architect will not be required to participate in or to perform this operation. Upon completion of this work, the Owner will notify the Contractor and Architect in writing the area has been cleared and approved by the authorities in order for the work to proceed. The Contractor shall attach documentation from the authorities of said approval.

10.3 As required in the Hazardous Chemical Information Act of June 1984, all vendors supplying any materials that may be defined as hazardous, must provide Material Safety Data Sheets for those products. Any chemical product should be considered hazardous if it has a warning caution on the label relating to a potential physical or health hazard, if it is known to be present in the work place, and if employees may be exposed under normal conditions or in any foreseeable emergency situation. Material Safety Data Sheets must be provided directly to the Owner along with the shipping slips that include those products.

10.4 The Contractor shall certify to the Owner that materials incorporated into the Work are free of all asbestos. This certification may be in the form of Material Safety Data Sheet (MSDS) provided by the product manufacturer for the materials used in construction, as specified or as provided by the Contractor.

ARTICLE 11: INSURANCE AND BONDS

11.1 The Contractor shall carry all insurance required by law, such as Unemployment Insurance, etc. The Contractor shall carry such insurance coverage as they desire on their own property such as a field office, storage sheds or other structures erected upon the project site that belong to them and for their own use. The Subcontractors involved with this project shall carry whatever insurance protection they consider necessary to cover the loss of any of their personal property, etc.

11.2 Upon being awarded the Contract, the Contractor shall obtain a minimum of two (2) copies of all required insurance certificates called for herein, and submit one (1) copy of each certificate, to the Owner, within 20 days of contract award.

11.3 Bodily Injury Liability and Property Damage Liability Insurance shall, in addition to the coverage included herein, include coverage for injury to or destruction of any property arising out of the collapse of or structural injury to any building or structure due to demolition work and evidence of these coverages shall be filed with and approved by the Owner.

11.4 The Contractor's Property Damage Liability Insurance shall, in addition to the coverage noted herein, include coverage on all real and personal property in their care, custody and control damaged in any way by the Contractor or their Subcontractors during the entire construction period on this project.

11.5 Builders Risk (including Standard Extended Coverage Insurance) on the existing building during the entire construction period, shall not be provided by the Contractor under this contract. The Owner shall insure the existing building and all of its contents and all this new alteration work under this contract during entire construction period for the full insurable value of the entire work at the site. Note, however, that the Contractor and their Subcontractors shall be responsible for insuring building materials (installed and stored) and their tools and equipment whenever in use on the project, against fire damage, theft, vandalism, etc.

11.6 Certificates of the insurance company or companies stating the amount and type of coverage, terms of policies, etc., shall be furnished to the Owner, within 20 days of contract award.

11.7 The Contractor shall, at their own expense, (in addition to the above) carry the following forms of insurance:

11.7.1 Contractor's Contractual Liability Insurance

Minimum coverage to be:

Bodily Injury	$500,000	for each person
	$1,000,000	for each occurrence
	$1,000,000	aggregate
Property Damage	$500,000	for each occurrence
	$1,000,000	aggregate

11.7.2 Contractor's Protective Liability Insurance

Minimum coverage to be:

Bodily Injury	$500,000	for each person
	$1,000,000	for each occurrence
	$1,000,000	aggregate
Property Damage	$500,000	for each occurrence
	$500,000	aggregate

11.7.3 Automobile Liability Insurance

Minimum coverage to be:

Bodily Injury	$1,000,000	for each person
	$1,000,000	for each occurrence
Property Damage	$500,000	per accident

11.7.4 Prime Contractor's and Subcontractors' policies shall include contingent and contractual liability coverage in the same minimum amounts as 11.7.1 above.

11.7.5 Workmen's Compensation (including Employer's Liability):

11.7.5.1 Minimum Limit on employer's liability to be as required by law.

11.7.5.2 Minimum Limit for all employees working at one site.

11.7.6 Certificates of Insurance must be filed with the Owner guaranteeing fifteen (15) days prior notice of cancellation, non-renewal, or any change in coverages and limits of liability shown as included on certificates.

11.7.7 Social Security Liability

11.7.7.1 With respect to all persons at any time employed by or on the payroll of the Contractor or performing any work for or on their behalf, or in connection with or arising out of the Contractor's business, the Contractor shall accept full and exclusive liability for the payment of any and all contributions or taxes or unemployment insurance, or old age retirement benefits, pensions or annuities now or hereafter imposed by the Government of the United States and the State or political subdivision thereof, whether the same be measured by wages, salaries or other remuneration paid to such persons or otherwise.

11.7.7.2 Upon request, the Contractor shall furnish Owner such information on payrolls or employment records as may be necessary to enable it to fully comply with the law imposing the aforesaid contributions or taxes.

11.7.7.3 If the Owner is required by law to and does pay any and/or all of the aforesaid contributions or taxes, the Contractor shall forthwith reimburse the Owner for the entire amount so paid by the Owner.

ARTICLE 12: UNCOVERING AND CORRECTION OF WORK

12.1 The Contractor shall promptly correct Work rejected by the Owner or failing to conform to the requirements of the Contract Documents, whether observed before or after Substantial Completion and whether or not fabricated, installed or completed, and shall correct any Work found to be not in accordance with the requirements of the Contract Documents within a period of two years from the date of Substantial Completion, or by terms of an applicable special warranty required by the Contract Documents. The provisions of this Article apply to work done by Subcontractors as well as to Work done by direct employees of the Contractor.

12.2 At any time during the progress of the work, or in any case where the nature of the defects shall be such that it is not expedient to have them corrected, the Owner, at their option, shall have the right to deduct such sum, or sums, of money from the amount of the contract as they consider justified to adjust the difference in value between the defective work and that required under contract including any damage to the structure.

ARTICLE 13: MISCELLANEOUS PROVISIONS

13.1 CUTTING AND PATCHING

13.1.1 The Contractor shall be responsible for all cutting and patching. The Contractor shall coordinate the work of the various trades involved.

13.2 DIMENSIONS

13.2.1 All dimensions shown shall be verified by the Contractor by actual measurements at the project site. Any discrepancies between the drawings and specifications and the existing conditions shall be referred to the Owner for adjustment before any work affected thereby has been performed.

13.3 LABORATORY TESTS

13.3.1 Any specified laboratory tests of material and finished articles to be incorporated in the work shall be made by bureaus, laboratories or agencies approved by the Owner and reports of such tests shall be submitted to the Owner. The cost of the testing shall be paid for by the Contractor.

13.3.2 The Contractor shall furnish all sample materials required for these tests and shall deliver same without charge to the testing laboratory or other designated agency when and where directed by the Owner.

13.4 ARCHAEOLOGICAL EVIDENCE

13.4.1 Whenever, in the course of construction, any archaeological evidence is encountered on the surface or below the surface of the ground, the Contractor shall notify the authorities of the Delaware Archaeological Board and suspend work in the immediate area for a reasonable time to permit those authorities, or persons designated by them, to examine the area and ensure the proper removal of the archaeological evidence for suitable preservation in the State Museum.

13.5 GLASS REPLACEMENT AND CLEANING

13.5.1 The General Contractor shall replace without expense to the Owner all glass broken during the construction of the project. If job conditions warrant, at completion of the job the General Contractor shall have all glass cleaned and polished.

13.6 WARRANTY

13.6.1 For a period of two (2) years from the date of substantial completion, as evidenced by the date of final acceptance of the work, the contractor warrants that work performed under this contract conforms to the contract requirements and is free of any defect of equipment, material or workmanship performed by the contractor or any of his subcontractors or suppliers. However, manufacturer's warranties and guarantees, if for a period longer than two (2) years, shall take precedence over the above warranties. The contractor shall remedy, at his own expense, any such failure to conform or any such defect. The protection of this warranty shall be included in the Contractor's Performance Bond.

ARTICLE 14: TERMINATION OF CONTRACT

14.1 If the Contractor defaults or persistently fails or neglects to carry out the Work in accordance with the Contract Documents or fails to perform a provision of the Contract, the Owner, after seven days written notice to the Contractor, may make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due the Contractor. Alternatively, at the Owner's option, and the Owner may terminate the Contract and take possession of the site and of all materials, equipment, tools, and machinery thereon owned by the Contractor and may finish the Work by whatever method the Owner may deem expedient. If the costs of finishing the Work exceed any unpaid compensation due the Contractor, the Contractor shall pay the difference to the Owner.

14.2 “If the continuation of this Agreement is contingent upon the appropriation of adequate state, or federal funds, this Agreement may be terminated on the date beginning on the first fiscal year for which funds are not appropriated or at the exhaustion of the appropriation. The Owner may terminate this Agreement by providing written notice to the parties of such non-appropriation. All payment obligations of the Owner will cease upon the date of termination. Notwithstanding the foregoing, the Owner agrees that it will use its best efforts to obtain approval of necessary funds to continue the Agreement by taking appropriate action to request adequate funds to continue the Agreement.”

END OF SECTION 008113

SECTION 008114 – EMPLOYEE DRUG TESTING FORMS

EMPLOYEE DRUG TESTING REPORT FORM
Period Ending:_____

4104 Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on Large Public Works Projects requires that Contractors and Subcontractors who work on Large Public Works Contracts funded all or in part with public funds submit Testing Report Forms to the Owner no less than quarterly.

Project Number: _____

Project Name: _____

Contractor/Subcontractor Name: _____

Contractor/Subcontractor Address: _____
_____
_____

Number of employees who worked on the jobsite during the report period:_____

Number of employees subject to random testing during the report period:_____

Number of Negative Results _____ Number of Positive Results _____

Action taken on employee(s) in response to a failed or positive random test:
_____
_____
_____

Authorized Representative of Contractor/Subcontractor: _____
(typed or printed)

Authorized Representative of Contractor/Subcontractor: _____
(signature)

Date: _____

EMPLOYEE DRUG TESTING
REPORT OF POSITIVE RESULTS

4104 Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on Large Public Works Projects requires that Contractors and Subcontractors who work on Large Public Works Contracts funded all or in part with public funds to notify the Owner in writing of a positive random drug test.

Project Number: _____

Project Name: _____

Contractor/Subcontractor Name: _____

Contractor/Subcontractor Address: _____
_____
_____

Name of employee with positive test result: _____

Last 4 digits of employee SSN: _____

Date test results received: _____

Action taken on employee in response to a positive test result:
_____
_____
_____

Authorized Representative of Contractor/Subcontractor: _____
(typed or printed)

Authorized Representative of Contractor/Subcontractor: _____
(signature)

Date: _____

This form shall be sent by mail to the Owner within 24 hours of receipt of test results.

Enclose this test results form in a sealed envelope with the notation "Drug Testing Form – DO NOT OPEN" on the face thereof and place in a separate mailing envelope.

END OF SECTION 008114

SECTION 008115 – DELAWARE PREVAILING WAGE RATES & REPORTING FORM

ATTACHMENTS:

1. Delaware Department of Labor Payroll Report Form
2. Delaware Department of Labor Prevailing Wage Rates for Building Construction

- Included by Reference: The State of Delaware Prevailing Wage Rate Regulations. A copy is available from the Department of Labor by calling 302-761-8200 or online on the State of Delaware's website. Contractors are required to abide by all requirements issued by the State relating to prevailing wage regulations.

- Contractors are required to submit payroll reports to the Department of Labor. Refer to the State Prevailing Wage regulations and the instructions to bidders section 00200 Article 4.5.

END OF SECTION 008115

PAYROLL REPORT

NAME OF CONTRACTOR [ ] OR SUBCONTRACTOR [ ]

Delaware Department of Labor
Division of Industrial Affairs
225 Corporate Boulevard
Suite 104
Newark, DE 19702
302-451-3423

ADDRESS:

PHONE:

PROJECT AND LOCATION	**WEEK ENDING DATE**	**CONTRACT NUMBER**	**DATE OF PREVAILING WAGE DETERMINATION USED ON THIS PROJECT:**

NAME, ADDRESS AND SOCIAL SECURITY NUMBER OF EMPLOYEE	**WORK CLASSIFICATION**		**DAY & DATE & HOURS WORKED EACH DAY**									GROSS AMOUNT EARNED	**DEDUCTIONS**					NET WAGES PAID	HOURLY VALUE OF FRINGES
										TOTAL HOURS & RATE OF PAY										
			M	T	W	T	F	S	S	HOURS	RATE		FICA [ ]	FWT [ ]	SWT [ ]				
1.		S																	
		O																	
2.		S																	
		O																	
3.		S																	
		O																	
4.		S																	
		O																	
5.		S																	
		O																	
6.		S																	
		O																	
7.		S																	
		O																	
8.		S																	
		O																	

DATE _____

I,_____ _____
(Name of signatory party) (Title)

do hereby state:

1. That I pay or supervise the payment of persons employed by

_____ on the
(Contractor or Subcontractor)

_____:
(public project)

that during the payroll period commencing on the _____ day of

_____, 20_____ and ending on the _____ day of

_____, 20 _____ all persons employed on said project

have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of the contractor or subcontractor from the full weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in the prevailing wage regulations of the State of Delaware.

2. That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work performed.

3. That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a state apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, and that the worksite ratio of apprentices to mechanics does not exceed the ratio permitted by the prevailing wage regulations of the State of Delaware.

<u>An employer who fails to submit sworn payroll information to the Department of Labor weekly shall be subject to fines of $1,000.00 and $5,000. for each violation.</u>

List only those fringe benefits:

For which the employer has paid; and
Which have been used to offset the full prevailing wage rate.

(See Delaware Prevailing Wage Regulations for explanation of how hourly value of benefits is the be computed.)

HOURLY COST OF BENEFITS							
(List in same order shown on front of record)							
Employee							
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							

I hereby certify that the foregoing information is true and correct to the best of m knowledge and belief. I realize that making a false statement under oath is a crime in State of Delaware

_____
Signature

STATE OF _____

COUNTY OF _____

SWORN TO AND SUBSCRIBED BEFORE ME, A NOTARY PUBLIC,

THIS _____ DAY OF _____, A.D. 20_____.

_____
Notary Public

STATE OF DELAWARE
DEPARTMENT OF LABOR
DIVISION OF INDUSTRIAL AFFAIRS
OFFICE OF LABOR LAW ENFORCEMENT
PHONE: (302) 451-3423

Mailing Address:
225 CORPORATE BOULEVARD
SUITE 104
NEWARK, DE 19702

Located at:
225 CORPORATE BOULEVARD
SUITE 104
NEWARK, DE 19702

PREVAILING WAGES FOR **BUILDING CONSTRUCTION**
EFFECTIVE MARCH 13, 2015 - AMENDED JULY 15, 2015

CLASSIFICATION	NEW CASTLE	KENT	SUSSEX
ASBESTOS WORKERS	21.87	26.94	39.20
BOILERMAKERS	39.67	33.22	48.83
BRICKLAYERS	49.39	49.39	49.39
CARPENTERS	51.86	51.86	41.22
CEMENT FINISHERS	69.27	29.11	21.20
ELECTRICAL LINE WORKERS	43.49	37.29	28.44
ELECTRICIANS	63.60	63.60	63.60
ELEVATOR CONSTRUCTORS	80.31	40.93	30.55
GLAZIERS	67.35	67.35	20.15
INSULATORS	53.38	53.38	53.38
IRON WORKERS	60.12	60.12	60.12
LABORERS	40.95	40.95	40.95
MILLWRIGHTS	65.23	65.23	51.80
PAINTERS	44.97	44.97	44.97
PILEDRIVERS	71.17	37.64	30.45
PLASTERERS	21.60	28.55	17.50
PLUMBERS/PIPEFITTERS/STEAMFITTERS	62.20	36.66	54.49
POWER EQUIPMENT OPERATORS	59.81	59.81	24.13
ROOFERS – COMPOSITION	21.82	20.45	17.63
ROOFERS – SHINGLE/SLATE/TILE	17.59	13.72	14.10
SHEET METAL WORKERS	64.16	64.16	64.16
SOFT FLOOR LAYERS	48.57	48.57	48.57
SPRINKLER FITTERS	53.52	53.52	53.52
TERRAZZO/MARBLE/TILE FINISHERS	54.11	54.11	45.45
TERRAZZO /MARBLE/TILE SETTERS	62.13	62.13	52.63
TRUCK DRIVERS	24.43	26.64	20.03

CERTIFIED: 11/5/15 BY: _____
ADMINISTRATOR, OFFICE OF LABOR LAW ENFORCEMENT

NOTE: THESE RATES ARE PROMULGATED AND ENFORCED PURSUANT TO THE PREVAILING WAGE REGULATIONS ADOPTED BY THE DEPARTMENT OF LABOR ON APRIL 3, 1992.

CLASSIFICATIONS OF WORKERS ARE DETERMINED BY THE DEPARTMENT OF LABOR. FOR ASSISTANCE IN CLASSIFYING WORKERS, OR FOR A COPY OF THE REGULATIONS OR CLASSIFICATIONS, PHONE (302) 451-3423.

NON- REGISTERED APPRENTICES MUST BE PAID THE MECHANICS RATE.

THESE RATES ARE BRING PROVIDED IN ACCORDANCE WITH DELAWARE'S FREEDOM OF INFORMATION ACT.

Forest Oak Elementary School Renovations, New Castle County, DE

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Phased construction.
4. Work under separate contracts.
5. Owner-Furnished Products
6. Access to site.
7. Coordination with occupants.
8. Work restrictions.
9. Specification and drawing conventions.
10. Miscellaneous provisions.

B. Related Requirements:

1. Section 015000 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.3 PROJECT INFORMATION

A. Project Identification: Renovations of Forest Oak Elementary School.

1. Project Location: Newark, Delaware.

B. Owner: Red Clay Consolidated School District.

1. Owner's Representative: Marcin Michalski, Manager of Facilities and Maintenance, 1798 Limestone Road, Wilmington, DE 19804, (302) 892-3284.

C. Architect: Becker Morgan Group, Inc., 309 South Governors Avenue, Dover, DE 19904, (302) 734-7950 / 312 West Main Street, Suite 300, Salisbury, MD 21801, (410) 546-9100.

D. Architect's Consultants: The Architect has retained the following design professionals who have prepared designated portions of the Contract Documents:

1. Fire Protection, Plumbing, Mechanical, Electrical, and Information Technology Engineers: DEDC, 315 South Chapel Street, Newark, Delaware 19711, (302) 738-7172

2. Structural Engineer: Baker, Ingram & Associates: 1050S. State Street, Dover, DE 19901, (302) 734-7400.

E. Construction Manager: The Whiting-Turner Contracting Company, 131 Continental Drive, Suite 404, Newark, Delaware 19731, (302) 292-0676.

1. Construction Manager has been engaged for this Project to serve as an advisor to Owner and to provide assistance in administering the Contract for Construction between Owner and each Contractor, according to a separate contract between Owner and Construction Manager.
2. Construction Manager for this Project is Project's constructor. The terms "Construction Manager" and "Contractor" are synonymous.

F. Project Web Site: A project Web site administered by Construction Manager will be used for purposes of managing communication and documents during the construction stage.

1. See Section 013100 "Project Management and Coordination." for requirements for using the Project Web site.

1.4 WORK COVERED BY CONTRACT DOCUMENTS

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

1. The replacement of existing unit ventilators, and corridor intake and exhaust duct and equipment and associated finish work, Replacement of existing non-insulated storefront and entrance systems, and exterior hollow metal doors. Renovation of lobby to provide secure entry vestibule. Replacement of roofing.

B. Type of Contract:

1. Project will be constructed under coordinated, concurrent multiple contracts. See Section 011200 "Multiple Contract Summary" for a description of work included under each of the multiple contracts and for the responsibilities of Project coordinator. Contracts for this Project include the following:

a. 02A – Masonry
b. 06A – General Works
c. 07A – Roofing
d. 08A – Glass, Glazing and Aluminum
e. 09A – Ceilings
f. 09B – Painting
g. 12B – Window Treatments
h. 23A – Mechanical
i. 26A – Electrical

1.5 WORK BY OWNER

A. General: Cooperate fully with Owner so work may be carried out smoothly, without interfering with or delaying work under this Contract or work by Owner. Coordinate the Work of this Contract with work performed by Owner.

B. Subsequent Work: Owner will perform the following additional work at site after Substantial Completion. Completion of that work will depend on successful completion of preparatory work under this Contract.

1. Owner’s Contractor(s) will install all Furniture, Fixtures, and Equipment not included under the construction contract, but requires coordination with in place work.

1.6 WORK UNDER SEPARATE CONTRACTS

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

B. Concurrent Work: Owner will award separate contract(s) for the following construction operations at Project site. Those operations will be conducted simultaneously with work under this Contract.

1. Card Access System Equipment and Installation:

1.7 OWNER-FURNISHED PRODUCTS

A. Owner will furnish products indicated. The Work includes receiving, unloading, handling, storing, protecting, and installing Owner-furnished products and making building services connections.

B. Owner-Furnished Products:

1. None.

1.8 ACCESS TO SITE

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

B. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

C. Use of Site: Limit use of Project site to work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
1. Driveways, Walkways and Entrances: Keep driveways, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.

a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

D. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.9 COORDINATION WITH OCCUPANTS

A. Full Owner Occupancy: Owner will occupy site and existing building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner

usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.

1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
2. Notify Owner not less than 72 hours in advance of activities that will affect Owner's operations.

B. Partial Owner Occupancy: Owner will occupy the premises during entire construction period, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations. Maintain existing exits unless otherwise indicated.

1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.
2. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.

C. Owner Limited Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed portions of the Work, prior to Substantial Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and limited occupancy shall not constitute acceptance of the total Work.

1. Architect will prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied prior to Owner acceptance of the completed Work.
2. Obtain a Certificate of Occupancy from authorities having jurisdiction before limited Owner occupancy.
3. Before limited Owner occupancy, mechanical and electrical systems shall be fully operational, and required tests and inspections shall be successfully completed. On occupancy, Owner will operate and maintain mechanical and electrical systems serving occupied portions of Work.
4. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of Work.

1.10 WORK RESTRICTIONS

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

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

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

C. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.

D. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.

1. Maintain list of approved screened personnel with Owner's representative.

1.11 SPECIFICATION AND DRAWING CONVENTIONS

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

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

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

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

1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.
3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

SECTION 011200– SUMMARY OF CONTRACTS / SCOPES OF WORK

Bid Packages: The following is a list of Bid Packages for the RCCSD – Forest Oak Elementary School Renovations.

UNIT OF WORK #	TITLE	BRIEF DESCRIPTION (See Specific Scope for full Description)
01A	General Scope of Work	General Scope of Work Applicable to All Trades
07A	Roofing	Roof demolition & replacement
08A	Glass & Aluminum	Window and storefront work
23A	Mechanical	HVAC equipment replacement

Request for clarifications: Direct all questions or concerns in writing to:
The Whiting-Turner Contracting Co., Construction Manager, Attention: Frank Lerro
via fax 302-292-0683 or email, frank.lerro@whiting-turner.com.
All responses will be in the form of an Addendum.

END OF SECTION 011200
(ATTACHMENTS FOLLOW – GENERAL SCOPE AND SPECIFIC SCOPES OF WORK)

SECTION 011200-01A – GENERAL SCOPE OF WORK

All work is to be done in accordance with the Contract Documents, including the drawings and the specifications, this scope of work, and all addenda if any. Each trade must comply fully with all sections of the Division 1 general requirements.

This scope is intended as a reference to assist in the bidding process. The Contractor is responsible for all labor, material, tools, equipment, hoisting, storage, layout, incidental work, and associated services necessary to fully complete all of the work described and shown in the Contract Documents. This contractor is responsible to review and include all items in their attached specific scope of work and to also review the work of other trades.

This work includes but is not limited to:

1. All bidders are required to provide 10% bid bond for each bid package submitted.
2. All contractors are required to provide 100% payment and performance bonds for their contract.
3. All contractor employees will be required to sign-in each day on the jobsite.
4. Work hours are 7:00 am to 3:30 pm. All contractors are required to work minimum 5 days per week, 8 hours per day. If day(s) are lost during the work week, all contractors are required to work Saturdays to make up for all lost days at no added cost.
5. Each contractor, upon award, is to forward budget costs for each individual item of work, in s.f. or l.f. costs for accounting only. A list will be forwarded to each sub from Whiting-Turner.
6. Each foreman is required to complete daily field reports and turn them into WT daily. This report states where and what work was performed. Failure to submit reports on a daily basis may delay contractor payment.
7. All deliveries must be scheduled in advance with Whiting-Turner. Major deliveries, those that may impact or disrupt the work of other trades, require seven (7) days notice to WT. Minor deliveries require two (2) days notice to WT. WT shall coordinate storage locations for all deliveries.
8. This contractor will execute an AIA contract with no changes.
9. All contractor employees will meet with the WT Superintendent for a short safety orientation upon starting their work on site. All contractor employees are required to attend this orientation.
10. The foreman and project manager will need to meet with the superintendent for a “pre-start” job meeting.
11. This contractor is responsible for all existing site conditions in existence as of the bid due date. These conditions may not be identified on the drawings or in this scope of work. Examine prior to the bid.
12. All contractors are required to perform all layout required for their work.
13. No gasoline-powered equipment can be used at any time within buildings. All equipment you plan to use must be reviewed with the Superintendent for safety concerns.
14. MSDS must be forwarded prior to starting work. No chemicals can be used at any time without properly reviewing them with WT first.
15. All contractors are required to perform any necessary dewatering in order to complete their work.
16. All subcontractors are responsible for daily cleanup of their debris to the jobsite dumpster. This means that no trash or excess construction materials can be left on site or in buildings at the end of the day.
17. The Construction Manager will supply a dumpster for the work, the contractor is responsible for placing debris in the dumpster.
18. Storage space will be limited. Materials and gang boxes cannot be in the way of other trades, traffic, fire lanes, access, etc. Review location and requirements with WT. Provide storage trailers or off site storage when necessary.
19. Furnish attic stock as required by the drawings, specifications, or the scope of work.

20. Jobsite security and security of materials, equipment, tools, etc. is the responsibility of each contractor.
21. Contractors are required to coordinate with other trades and with Whiting-Turner.
22. Contractors are required to comply with all safety regulations as required by OSHA, State of Delaware, Red Clay Consolidated School District, Whiting-Turner, and as noted in the specifications. Provide all safety devices necessary for your work.
23. All change order pricing must be accompanied by a labor and material breakdown and with subcontractor quotes.
24. Care must be taken to not mark or damage finished surfaces. Contractors will be backcharged or will need to pay for repairs to the work of others. Protect the owner's property.
25. Roof protection must be provided by any contractor working on top of the completed roof systems. Minimum protection required is 2" rigid insulation and ¾" plywood.
26. All safety, barricades, floor opening protection, etc., installed by this contractor or by others is the responsibility of this contractor if moved or damaged by this contractor.
27. Provide all testing, guarantees, warranties, as-built drawings, O&M manuals, commissioning tests, close-out documentation, and start-up services necessary to put all work into first class operating condition per the contract documents including any final cleanup required.
28. As-built drawings must be maintained on the job-site and updated on a daily basis for review by Whiting-Turner. At contract completion, contractor must submit as-built drawings and O&M Manuals as required by specifications.
29. Owner training required by specifications. Training must be videotaped.
30. Where furnishing and installation of work is indicated by separate parties include:
    - Furnishing Party – delivery to jobsite including freight and taxes
    - Installing Party – receiving, unloading, inventory, storage, handling, and installation.
31. Core drilling, cutting & patching as required to perform work. Include restoration of surfaces to original condition if required. Cutting to be performed as to minimize patching.
32. Sealants, caulking, and firestopping integral with work.
33. Permit fees and licenses required for work, other than the building permit, shall be furnished by the contractor whose work requires such permits.
34. General temporary lighting, 120V power & water will be provided. Any contractor requiring temporary services above and beyond those noted shall provide the necessary temporary service required for their work. Refer to specific scopes of work for contractors that will be required to provide all temporary power and lighting for the duration of their work.
35. Each contractor shall provide scaffolding, hoists, lifts, cranes, and other means of access for own work.
36. Premium cost for shutdowns or any other off-hour work. All shutdowns must be scheduled at least two (2) weeks in advance.
37. Phasing and remobilization per the project schedule and as required to properly coordinate and complete the work.
38. Field measurements and verification of existing conditions.
39. Temporary weather and dust protection for own work.
40. Perform any snow removal for access to your work, beyond road areas normally maintained by State.
41. Compliance with local noise restrictions.
42. Temporary sheeting, shoring & bracing as required to perform this work. Engineering calculations/PE certifications if specified.
43. Submittals and mock-ups as specified.
44. Warrantees as specified commencing on date of substantial completion.
45. Insurance as required by specifications. Maintain throughout project. Professional liability insurance for any design/engineering work.
46. All applicable sales, use & excise taxes.

47. Surface preparation and inspection for proper installation of the work. Include clean-up, etching, flash patching, moisture testing, etc. as required per specification and manufacturers instructions. Commencement of work shall constitute acceptance of the substrate as suitable for this work.
48. Sleeves, inserts, and anchors for this work.
49. Additional reinforcement/supports for this work which is not detailed on the architectural and structural drawings.
50. Comply with all Whiting-Turner and Owner Quality Control Program requirements for this work.
51. The contractor must have on site at all times during own work a supervisor or foreman responsible to coordinate the work with all other trades to meet the project schedule, to perform the work to meet the contract documents and to effectively communicate with the construction manager and other trades. The decision of that individual shall be binding upon the contractor.
52. Attendance at foreman meetings by the supervisor or foreman is mandatory.
53. Attendance at progress meetings by your project manager is mandatory. Meetings may be tape recorded.
54. After bids are received, contractors will need to attend a scope review meeting with Whiting-Turner, the Owner, and the Architect.
55. The successful contractor must forward Whiting-Turner a copy of their safety program.
56. During this project, hot work permits will need to be obtained from Whiting-Turner prior to proceeding with any such work on a daily basis.
57. All contractors are responsible for their work as shown on any and all drawings.
58. Each contractor must have a line item on their invoice schedule of values that allows 3% of the total contract amount for close-out documents (as-builts, warranties, operations and maintenance manuals, punchlists, etc.) in addition to 5% retention.
59. Building or site commissioning is to be performed separately from owner training.
60. All subcontractor foremen and project manager are required to remain as such throughout the duration of the project unless otherwise approved by WT and RCCSD.
61. The following documents will be required at project start-up and need to be submitted with-in two weeks of the notice to proceed:
    A. Fully executed Contract.
    B. Copy of State of DE Business License
    C. Insurance Certificate indicating coverage and limits, as specified in Contract Documents.
    D. Permits or permit filing receipts as required by the contract documents, New Castle County, State of Delaware or any other regulatory agencies having jurisdiction. (Building permit is by CM)
    E. Payment Bond and Performance Bond
    F. Emergency Telephone Numbers for project manager and foremen
    G. MSDS Information
    H. Attendance of Onsite Safety Orientation
    I. Copy of Written Safety program and policy
    J. List of all applicable labor rates
    K. Detailed Schedule for the work
    L. Schedule of Values for invoicing
    M. Subcontractor List
    N. Supplier List
62. The following documents (other than submittals) will be required prior to billing for the close-out documents.
    A. Signed-off copy of the punchlist.
    B. Attic stock delivery confirmation (if required by the specifications)
    C. As-built Drawings
    D. Testing Reports and/or Equipment Start-up reports
    E. Operation and Maintenance Manuals

F. Owner Training Sessions & video tapes as specified.
G. Standard Guarantee/Warranty for this Trade Contractor and subcontractors (attached)
H. Specific Warranties from individual suppliers or manufacturers
I. Affidavit that all taxes have been paid
J. AIA Document G706 – Affidavit of Payment of Debts and Claims (Original available from AIA)
K. AIA Document G706A – Affidavit of Release of Liens (Original available from AIA)
    - Complete and attach the 'Trade Contractor's Final Release and Affidavit'
    - Complete and attach the 'Final Waiver and Release for Second Tier subcontractors and suppliers' (1 needed from each subcontractor / supplier utilized.)
L. AIA Document G707, Consent of Surety of Final Payment (Original available from AIA)

END OF SECTION 011200-01A

SECTION 011200-07A – SPECIFIC SCOPE OF WORK – ROOFING

SPECIFIC SCOPE – ROOFING:

A. The provisions outlined in the General Scope of Work shall apply to all items of this section. All work shall be in accordance with the schedule.

B. This work shall include all labor, supervision, material, tools, equipment, shop drawings, submittals, layout, unloading, scaffolding, ladders, hoisting, transportation, taxes, permits, engineering, support functions, insurance, bonds, and any other items or services necessary for and reasonably incidental to the proper execution and completion of the work, whether temporary or permanent, in accordance with all drawings, specifications, addenda, general conditions, requirements, and other related documents as indicated herein. All work shall be furnished and installed unless noted otherwise herein. The scope of work shall include but not be limited to the following specific scope of work:

SPECIFICATION SECTIONS
Prepared by Becker Morgan Group, dated February 26, 2016:
Volume 1: Divisions 00 – 01
Volume 2: Divisions 02 – 26

The contractor is fully responsible for the technical specification sections as listed below for this Unit of Work. The exception to this is when the note "As Applicable" follows a technical specification section. In that case, other units of work, as defined by the Scope, may also have some responsibility for that particular section. General Conditions, Supplementary Conditions, General Requirements and General Scope Items apply to each and all of the Individual Units of Work.

Section	Description	Responsibility
Division 00	Bidding and Contract Requirements	In Its Entirety
Division 01	General Requirements	In Its Entirety
024100	Demolition	As Applicable
Division 04	Masonry	As Applicable
061000	Rough Carpentry	As Applicable
070150.19	Preparation for Re-Roofing	In Its Entirety
072100	Thermal Insulation	As Applicable
075323	EPDM Roofing	In Its Entirety
076200	Flashing and Sheet Metal	In Its Entirety
077200	Roof Accessories	In Its Entirety
079005	Joint Sealants	As Applicable

NARRATIVE:

1. Include the cost of performance and payment bonds in the base bid.
2. This contractor shall provide all design, engineering and certifications as required for this work.
3. This contractor is required to review all drawings including Structural, Architectural Mechanical, Electrical, Plumbing, Fire Protection, and Food service prior to mobilization to site to identify all items that need to be embedded-in, penetrate or generally coordinated with roofing work.
4. Daily Cleanup of debris. If this contractor does not clean the site to the satisfaction of Whiting Turner, Whiting Turner reserves the right to clean the site with their own forces at the expense of this contractor. Site must be maintained and cleaned daily.
5. This contractor shall be required to provide dumpsters and waste removal for their work during the execution of their work.

6. All trucks are required to clean their tires prior to leaving the project site.
7. This contractor is responsible for all fall protection and safety requirements associated with roof work. When working from either lifts and harnesses, or tie-offs provided by this Contractor, OSHA and Whiting-Turner standards must be met and followed at all times.
8. Provide demolition of all existing roof assemblies complete, down to existing structural roof deck. Include demolition of canopy roofs.
9. Any areas of existing roof that are removed on a given workday must be made water-tight at the end of the same workday.
10. Contractor shall NOT remove sections of roof that are identified to have asbestos-containing-materials. These areas of roofing will be removed by others. This contractor will be responsible to coordinate their work with the asbestos abatement contractor. Any areas of existing roof that are removed on a given workday by the asbestos abatement contractor, must be made water-tight at the end of the same workday by the roofing contractor.
11. Furnish and install the membrane roof system. Obtain manufacturer's warranty for system.
12. Furnish and install, complete, entire roofing system including all accessories, but not limited to: insulation, cover board, membrane, flashing, termination bars, battens, miscellaneous fasteners, copings, gravel stops, walkpads, etc. Include new roof at canopies. The system is to be installed to meet the requirements of the Contract Documents and/or manufacturer's details; whichever is more stringent.
13. Provide new asphalt shingle roof at areas shown. Provide new drip edges and PVC fascia trim as shown.
14. Provide new base wall flashings. Include all plywood and wood blocking as detailed and as required by manufacturer.
15. At locations, where existing thru-wall flashings will be buried by new roofing AND new roofing membrane will be adhered to existing building wall, this contractor shall remove existing thru-wall flashing as necessary to ensure smooth and proper adherence of new roof membrane to existing building wall.
16. This contractor shall demo, remove and dispose of existing roof drains shown to be replaced. This contractor shall furnish and install new roof drain fixtures. Include connections to existing roof drain piping. Contractor to confirm with local jurisdiction if this work must be completed by a licensed plumber and comply with local jurisdiction requirements.
17. This contractor shall prepare all required information and materials and attend the required pre-installation conference, as per the Contract Documents.
18. This contractor shall provide all required inspections and warranties.
19. Furnish and install mock-up(s) as required by the Contract Documents. Mock-up(s) will not only be used to approve materials but to establish the quality for the entire project. Any area not conforming to the mock-up will be re-worked. In addition, the architect will inspect the first sections of completed work to develop a standard for the rest of the work. An exterior wall mock-up will be needed; review the Contract Documents for all other mock-ups required.
20. Field verify steel framing, curbs, and other conditions effecting this work and notify WT of any conflicts at least two (2) weeks prior to the start of this work. Commencement of this work will constitute acceptance of the condition by this contractor.
21. Furnish and install all sealants, mastics, and splicing cement associated with the work installed herein.
22. This contractor shall provide all sealants, caulking, etc. between the roof system and all adjacent building materials. Install as per the manufacturer's specifications and directions.
23. Furnish and install all roof blocking including but not limited to all top and bottom of the parapet, roof edge, and rooftop equipment curb blocking for all Mechanical/Electrical/Plumping/Fire Protection equipment, etc. Include wood blocking as necessary to make the mechanical equipment level.
24. Furnish and install any blocking necessary for all roof accessories such as ladders, roof hatches, fall arrest, etc.

25. This contractor shall provide all roofing cant strips – including wood cant strips and any necessary brackets or installation hardware.
26. Furnish and install all flat and tapered roofing insulation.
27. Furnish and install all required vapor barriers as required within the roofing systems.
28. Furnish and install all metal fascias as indicated on the Contract Documents.
29. This contractor shall furnish and install all roof fascia plywood and/or blocking and roof edge blocking.
30. Furnish and install all flashing, both metal and membrane, associated with the roof installation. This includes but is not limited to, parapet coping and flashing, reglets, roof edge, counter-flashing (including those on curbs provided by others), gravel stops, etc. This Contractor is required to perform all required caulking of copings and flashings where called out on the Contract Documents.
31. This contractor shall coordinate with all architectural, mechanical, and electrical drawings and with related Contractors to determine the amount of roof penetrations and provide the proper flashing.
32. Furnish and install all pipe enclosure details including all flashings, sealants, fasteners, sheet metal enclosures, etc. for a complete system.
33. This contractor shall flash, seal, etc. all steel/mechanical/plumbing/electrical/accessory penetrations in the roof. Provide boots, pre-molded pipe seals and pitch pockets as necessary for each penetration.
34. Furnish and install the roof expansion joint system including but not limited to, plates, angles, tension bars, flashing, caps, fasteners, etc.
35. This contractor shall furnish and install all gutters, downspouts, and scuppers, complete.
36. Furnish and install all required splash blocks.
37. This contractor shall furnish and install all required roof treads and walkway pads as indicated in the Contract Documents, including any required 'slip sheeting' or other type of wear pad between the roof and roof treads per the manufacturer's requirements. Coordinate locations and extent with the mechanical drawings.
38. This contractor will perform water tests on the roof system as required by the Contract Documents and manufacturer's requirements.
39. This contractor shall insure that material and equipment loading do not exceed the allowable capacity. Verify loading requirements and limits with WT and the Contract Documents.
40. This contractor is responsible to protect all work in progress from rain or moisture on a daily basis.
41. This contractor shall protect all permanent roofing during execution of this work.

ALLOWANCES

Include the following allowances in the base bid. They will be billed against on a time and material basis during the project with labor rates and unit prices that will include the allowable overhead and profit. Any unused portion will be credited from the contract. The allowances can be used for another purpose at the discretion of the CM at any time:

1. Roofing Allowance – Include in the base bid a $20,000 allowance for roofing work. This allowance is for roofing work above and beyond work that is shown on the bid documents. This allowance to be utilized at the sole discretion of Whiting-Turner.

ALTERNATES

Provide all roofing work, in accordance with above specific scope of work, as applicable, for the alternates listed below.

Insert the following alternate prices into the spaces provided on the bid form.

ALTERNATE NO. 1: Provide Entry Vestibule & Main Office modifications. Provide modifications to main entry vestibule and main office spaces as indicated on drawings, all disciplines.

ALTERNATE NO. 2: Provide new stairwell fan coil units as indicated on drawings.

ALTERNATE NO. 3: Provide exterior hollow metal door replacement work as indicated on drawings.

ALTERNATE NO. 4: Provide window treatments at south elevation windows.

ALTERNATE NO. 5: Provide window treatments at windows throughout building.

UNIT PRICES

Provide the following unit prices. Whiting-Turner reserves the right to request lump sum or T&M pricing for extra work in lieu of applying unit prices.

None.

SECTION 011200-08A – SPECIFIC SCOPE OF WORK – GLASS, GLAZING AND ALUMINUM

SPECIFIC SCOPE – GLASS, GLAZING AND ALUMINUM:

A. The provisions outlined in the General Scope of Work shall apply to all items of this section. All work shall be in accordance with the schedule.

B. This work shall include all labor, supervision, material, tools, equipment, shop drawings, submittals, layout, unloading, scaffolding, ladders, hoisting, transportation, taxes, permits, engineering, support functions, insurance, bonds, and any other items or services necessary for and reasonably incidental to the proper execution and completion of the work, whether temporary or permanent, in accordance with all drawings, specifications, addenda, general conditions, requirements, and other related documents as indicated herein. All work shall be furnished and installed unless noted otherwise herein. The scope of work shall include but not be limited to the following specific scope of work:

SPECIFICATION SECTIONS
Prepared by Becker Morgan Group, dated February 26, 2016:
Volume 1: Divisions 00 – 01
Volume 2: Divisions 02 – 26

The contractor is fully responsible for the technical specification sections as listed below for this Unit of Work. The exception to this is when the note "As Applicable" follows a technical specification section. In that case, other units of work, as defined by the Scope, may also have some responsibility for that particular section. General Conditions, Supplementary Conditions, General Requirements and General Scope Items apply to each and all of the Individual Units of Work.

Section	Description	Responsibility
Division 00	Bidding and Contract Requirements	In Its Entirety
Division 01	General Requirements	In Its Entirety
024119	Selective Demolitiono	As Applicable
061000	Rough Carpentry	As Applicable
076200	Flashing and Sheet Metal	As Applicable
079200	Joint Sealants	As Applicable
084113	Aluminum Framed Entrances and Storefronts	In Its Entirety
084413	Glazed Aluminum Curtain Walls	In Its Entirety
087100	Door Hardware	As Applicable
088000	Glazing	In Its Entirety

NARRATIVE:

1. Include the cost of performance and payment bonds in the base bid.
2. Daily Cleanup of debris. If this contractor does not clean the site to the satisfaction of Whiting Turner, Whiting Turner reserves the right to clean the site with their own forces at the expense of this contractor. Site must be maintained and cleaned daily.
3. All trucks are required to clean their tires prior to leaving the project site.
4. This contractor shall be required to provide dumpsters and waste removal for their work during the execution of their work.
5. This contractor is responsible for all fall protection and safety requirements associated with this work. When working from either lifts and harnesses, or tie-offs provided by this Contractor, OSHA and Whiting-Turner standards must be met and followed at all times.

6. Provide and pay for all hoisting, rigging, scaffolding, shoring, equipment, etc. required to accomplish the work described herein.
7. Furnish and install mock-up(s) as required by the Contract Documents. Assume stand alone mock-up panels will be constructed based on areas selected on the building elevations. Mock-up(s) will not only be used to approve materials but to establish the quality for the entire project. Any area not conforming to the mock-up will be re-worked. In addition, the architect will inspect the first sections of completed work to develop a standard for the rest of the work. An exterior wall mock-up will be needed; review the Contract Documents for all other mock-ups required.
8. Shop drawings are to be completed and submitted to Whiting-Turner no later than two (2) weeks after award of contract. Shop drawings/submittals are to include design data that conform to the project specific performance requirements; reference Contract Documents for all performance requirements. Design data must be signed and sealed by a Professional Engineer registered in the State of Delaware.
9. This Contractor shall strictly adhere to the project schedule and/or durations respective to this scope of work and any change in construction sequencing as may be necessary for the overall benefit of the project.
10. Furnish and install complete aluminum curtainwall systems, aluminum storefront systems, windows, interior aluminum window systems, aluminum doors and other aluminum products; including but not limited to all interior aluminum frame window units, spandrel panels, louvers, window trim, break metal, hardware, shims, fasteners, clips and accessories required for a complete installation.
11. This contractor shall demo, remove and dispose of existing window and curtainwall systems. The intent shall be for the glass contractor to remove existing window and curtainwall systems immediately ahead of installation of new window and curtainwall systems. At areas of windows/curtainwall that are removed in a given workday, the new window/curtainwall system is to be installed in the same workday. At a minimum, areas that are removed in given workday, are to be made secure and water-tight by the end of the same workday. All temporary protection measures are to be completed by this contractor, to the satisfaction of the construction manager and the owner.
12. Furnish and install all aluminum entrance doors, interior and exterior, and door hardware as shown. Provide any required internal structural supports within framing members or door members.
13. All aluminum windows and doors are to be furnished with glazing as specified within the Contract Documents.
14. This contractor shall install furnish and install all hardware associated with the aluminum entrance systems. Power and low voltage wiring to electrical hardware components will be by the electrical contractor.
15. Provide all-prefinished aluminum materials as specified.
16. Furnish and install the aluminum finish trim for all systems furnished under this package.
17. Furnish and install screens on all operable windows as detailed on the Contract Documents.
18. This contractor shall furnish and install complete aluminum curtainwall systems, including all concrete/masonry embed, hardware, fasteners, sealants, accessories, etc. required for a complete installation.
19. This Contractor shall furnish and install ALL glass in aluminum AND hollow metal doorframes, hollow metal windows, hollow metal doors, and wood doors. This includes glass for all doors, doorframes, borrow lite frames, etc. Include specialty glazing types such as decorative glazing or obscure glass.
20. This contractor shall field verify all existing rough opening dimensions during the shop drawing review phase.
21. Furnish and install all steel required within storefront openings or within aluminum extrusions that might be necessary to support the storefront system and that meets the designed wind loading criteria.
22. This contractor shall furnish and install any necessary steel angles or clips required to attach the curtainwall or storefront system to the building steel. Include all engineering for connections by a Professional Engineer registered in the State of Delaware as required by the specifications.

23. Provide any supplemental framing that is required to properly support the work described herein but not shown on the drawings or specifically assigned to another trade contractor.
24. Furnish and install all flashing, drip edges, stop beads, jamb extensions, sills, stools, in frame insulation, weather stripping, etc. to ensure a water tight system.
25. Provide any required wood blocking or wood nailers necessary for a complete installation.
26. This contractor is responsible for providing all caulking or sealants integral to the aluminum storefront and/or window systems and exterior caulking to adjacent dissimilar materials (i.e. aluminum to masonry). Interior caulking shall be by the Caulking Contractor.
27. This contractor shall coordinate, pay for and/or perform all testing as required by the contract documents including but not limited to water spray testing and air infiltration testing.
28. Furnish and pay for all engineering, testing, certifications, site visits by manufacturer's representatives, etc. if required by the contract documents.
29. Coordinate with and make provisions for a security wiring and devices to be installed by others such as but not limited to reinforcement, raceways, cutouts, etc.
30. Include the necessary multiple mobilizations to the jobsite to facilitate the work per the project schedule.

ALLOWANCES

Include the following allowances in the base bid. They will be billed against on a time and material basis during the project with labor rates and unit prices that will include the allowable overhead and profit. Any unused portion will be credited from the contract. The allowances can be used for another purpose at the discretion of the CM at any time:

1. Curtainwall Allowance – Include in the base bid a $20,000 allowance for curtainwall work. This allowance is for curtainwall work above and beyond work that is shown on the bid documents. This allowance to be utilized at the sole discretion of Whiting-Turner.

ALTERNATES

Provide all glazing and aluminum work, in accordance with above specific scope of work, as applicable, for the alternates listed below.
Insert the following alternate prices into the spaces provided on the bid form.

ALTERNATE NO. 1: Provide Entry Vestibule & Main Office modifications. Provide modifications to main entry vestibule and main office spaces as indicated on drawings, all disciplines.

ALTERNATE NO. 2: Provide new stairwell fan coil units as indicated on drawings.

ALTERNATE NO. 3: Provide exterior hollow metal door replacement work as indicated on drawings.

ALTERNATE NO. 4: Provide window treatments at south elevation windows.

ALTERNATE NO. 5: Provide window treatments at windows throughout building.

UNIT PRICES

Provide the following unit prices. Whiting-Turner reserves the right to request lump sum or T&M pricing for extra work in lieu of applying unit prices.
None.

SECTION 011200-23A – SPECIFIC SCOPE OF WORK – MECHANICAL

SPECIFIC SCOPE – MECHANICAL:

A. The provisions outlined in the General Scope of Work shall apply to all items of this section. All work shall be in accordance with the schedule.

B. This work shall include all labor, supervision, material, tools, equipment, shop drawings, submittals, layout, unloading, scaffolding, ladders, hoisting, transportation, taxes, permits, engineering, support functions, insurance, bonds, and any other items or services necessary for and reasonably incidental to the proper execution and completion of the work, whether temporary or permanent, in accordance with all drawings, specifications, addenda, general conditions, requirements, and other related documents as indicated herein. All work shall be furnished and installed unless noted otherwise herein. The scope of work shall include but not be limited to the following specific scope of work:

SPECIFICATION SECTIONS
Prepared by Becker Morgan Group, dated February 26, 2016:
Volume 1: Divisions 00 – 01
Volume 2: Divisions 02 – 26

The contractor is fully responsible for the technical specification sections as listed below for this Unit of Work. The exception to this is when the note "As Applicable" follows a technical specification section. In that case, other units of work, as defined by the Scope, may also have some responsibility for that particular section. General Conditions, Supplementary Conditions, General Requirements and General Scope Items apply to each and all of the Individual Units of Work.

Section	Description	Responsibility
Division 00	Bidding and Contract Requirements	In Its Entirety
Division 01	General Requirements	In Its Entirety
024119	Selective Demolition	As Applicable
072100	Thermal Insulation	As Applicable
076200	Flashing and Sheet Metal	As Applicable
078413	Penetration Firestopping	As Applicable
079200	Joint Sealants	As Applicable
083113	Access Doors and Frames	As Applicable

NARRATIVE:

1. Include the cost of performance and payment bonds in the base bid.
2. Provide all fall protection and safety measures required to complete this work.
3. Provide all mock-ups as required by specifications. Mock-ups will be used to approve materials and establish level of quality for the work.
4. Review all drawings including civil, structural, architectural, mechanical, electrical, plumbing, fire protection and food service prior to mobilization to identify all items that need to be embedded, penetrate or generally coordinated with mechanical work.
5. Provide all warranties for material, equipment and labor as specified.
6. Demo and remove all existing exterior louvers located in existing curtainwall/window systems. Disconnect louver and outside air duct/sleeve from existing unit ventilator. This contractor to coordinate with glazing contractor to allow for removal of louver from the exterior.
7. Provide new OA duct/sleeve at existing unit ventilators.

8. Provide new exterior louvers in new curtainwall/window systems. Coordinate installation of new OA duct, sleeve, and louvers mounted in new curtainwall/window systems.
9. Disconnect and remove all existing finned tube radiator piping mounted directly to existing curtainwall/window framing at locations shown. Provide new valves as needed to minimize draining of entire hot water heating system. Review architectural drawings for full extent of this work.
10. Provide new finned tube radiator piping at new curtainwall/window systems as shown. Coordinate mounting requirements for new finned tube with glazing contractor. Review architectural drawings for full extent of this work.
11. Provide new rooftop equipment curbs for existing HVAC equipment as shown. Review architectural drawings for full extent of this work.
12. Disconnect and reconnect existing HVAC equipment piping and/or ductwork as required for equipment that must be raised for new roofing installation. Review architectural drawings for full extent of this work.
13. Provide new HVAC equipment, ductwork, piping, insulation, grilles, registers, diffusers, etc. for main office systems. Penetrations through existing partitions for piping and ductwork shall be made by this contractor.
14. Provide fire-stopping sealant for all penetrations at wall, floors and ceilings.
15. Field superintendent required on-site at all times contractor's forces or subcontractor's forces are working.
16. Provide access panels as required for concealed valves or devices. Access panel locations to be coordinated with construction manager.
17. Provide all permits and fees required. New Castle County building permit provided by Whiting-Turner.
18. Perform hydraulic tests for all systems. All tests to be witnessed by Whiting-Turner. Provide all testing documentation to Whiting-Turner.
19. Verify all required clearances for all equipment.
20. Provide all vibration isolation devices and thrust restraints for all equipment as specified.
21. Provide all cutting, patching, core drilling, sleeves and penetrations as required. Sleeve all penetrations at all walls and floorings. Provide sleeves to the appropriate contractors as required.
22. Provide and set sleeves in foundation walls for all utilities. Provide all below slab plumbing piping to a point 5' outside exterior walls. All final utility (water and sewer) connections by this contractor regardless of the sequence of the utility installation.
23. Provide all piping and duct insulation per specifications.
24. Perform flushing, testing and sterilizing of domestic water systems.
25. Provide complete plumbing system to include all domestic water piping, gas piping, valves, storm water piping, roof drains, floor drains, vent piping, plumbing fixtures, plumbing equipment, hose bibs, yard hydrants, hot water heaters, expansion tanks, circulator pumps, condensate pumps, mixing valves, gas regulators, etc.
26. Provide all vents and drains at high and low points in piping.
27. Provide all necessary items for complete HVAC system. Provide piping, equipment, sheet metal ductwork, double-wall duct, fans, grilles, registers, diffusers, labels, tags, insulation, dampers, access doors and panels.
28. Provide access doors in ductwork as required.
29. All equipment used prior to final completion shall be serviced, inspected and cleaned prior to final completion and acceptance by owner.
30. Provide new filters in all equipment prior to final testing and balancing.
31. Provide all grilles and diffusers in walls and ceilings. Coordinate rough opening sizes with appropriate contractors.
32. All ductwork to be delivered to project clean with ends sealed. Upon completion of ductwork installation each day, open ends of duct to be sealed. If ductwork is found to be dirty, duct shall be cleaned by contractor.

33. Provide complete automatic temperature control system. Provide all conduit, wiring, control valves, dampers, sensors, computers, hardware, software, etc.
34. Provide all air and water balancing.
35. Provide start-up, testing and commissioning of all new equipment and systems as specified.
36. Perform all duct leakage testing per specifications. Submit testing procedures to construction manager.
37. Coordinate with electrical contractor to provide shutdown of necessary HVAC equipment upon activation of duct-mounted smoke detectors. Provide control wiring as required. Confirm proper operation with electrical contractor.
38. Provide all motor starters, disconnects, VFDs scheduled to be supplied with new equipment.
39. Verify electrical requirements for new mechanical and plumbing equipment matches the electrical drawings. Coordinate all power requirements with electrical contractor.
40. Provide scaffolding, rigging, hoisting, security and storage for this work.
41. Provide 5 days notice prior to shutdown of any system.
42. Provide all supports required for proper installation of this work.
43. Provide final cleaning of the interior of all new equipment.
44. Cut all metal decking as required for installation of ductwork, piping, equipment thru the roof and elevated floor slab.
45. Any floor penetration larger than four square inches must be identified, protected and if at all possible, formed in place with a styrofoam block out. Any floor penetration larger than one square foot must be reinforced with wire mesh by the concrete contractor. Any floor penetration larger than two feet per side requires rebar reinforcing by the concrete contractor. Develop a detail matrix of floor openings identifying size, service and an identifying number. Use styrofoam block outs for all cast in place floor openings. Use wood screw to secure them to the plywood form. Witness the pour in order to protect the opening. This includes pours that may be made on Saturday. After the pour, use the matrix to record that every blockout has been removed as soon as possible and is accounted for. Every single opening larger than four square inches is required to have 3/4" plywood cover, fastened to the deck and labeled "Fall Hazard. Do not remove. Opening number XXX". Protective covers removed as directed by Whiting-Turner.
46. Install duct smoke and heat detectors in ductwork. Devices provided by electrical contractor.

ALLOWANCES

Include the following allowances in the base bid. They will be billed against on a time and material basis during the project with labor rates and unit prices that will include the allowable overhead and profit. Any unused portion will be credited from the contract. The allowances can be used for another purpose at the discretion of the CM at any time:

1. Mechanical/Plumbing Work – Include in the base bid a $30,000 allowance for miscellaneous mechanical or plumbing work. This allowance is for additional mechanical or plumbing work above and beyond work that is shown on the bid documents. This allowance to be utilized at the sole discretion of Whiting-Turner.

ALTERNATES

Provide all mechanical work, in accordance with above specific scope of work, as applicable, for the alternates listed below.

Insert the following alternate prices into the spaces provided on the bid form.

ALTERNATE NO. 1: Provide Entry Vestibule & Main Office modifications. Provide modifications to main entry vestibule and main office spaces as indicated on drawings, all disciplines.

ALTERNATE NO. 2: Provide new stairwell fan coil units as indicated on drawings.

ALTERNATE NO. 3: Provide exterior hollow metal door replacement work as indicated on drawings.

ALTERNATE NO. 4: Provide window treatments at south elevation windows.

ALTERNATE NO. 5: Provide window treatments at windows throughout building.

UNIT PRICES

Provide the following unit prices. Whiting-Turner reserves the right to request lump sum or T&M pricing for extra work in lieu of applying unit prices.

None.

SECTION 012300 - ALTERNATES

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 alternates.

1.3 DEFINITIONS

A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.

1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.

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

B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated revisions to alternates.

C. Execute accepted alternates under the same conditions as other work of the Contract.

D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. 1: Entry Vestibule

1. Base Bid: No construction activities at this location
2. Alternate 1: Renovate the existing vestibule to create a secure entrance. Refer to drawings and specifications for details.

B. Alternate No. 2: Stairwell Fan Coil Unit

1. Base Bid: No construction activities at this location
2. Alternate 2: Provide new stairwell fan coil units. Refer to drawings and specifications for details.

C. Alternate No. 3: Hollow Metal Doors

1. Base Bid: No construction activities at this location
2. Alternate 3: Replace existing doors with new hollow metal doors. Refer to drawings and specifications for details.

D. Alternate No. 4: Window Shades (South)

1. Base Bid: Provide new window shades at the replaced storefront/ curtainwall locations as noted.
2. Alternate 4: Provide new window shades at the south facing façade (rooms listed below) in addition to the replaced storefront/ curtainwall locations:

E. Alternate No. 5: Window Shades (Full Building)

1. Base Bid: Provide new window shades at the replaced storefront/ curtainwall locations as noted.
2. Alternate 5: Provide new window shades on classrooms listed below:

END OF SECTION 012300

SECTION 012500 – CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section specifies administrative and procedural requirements for handling and processing Contract modifications.

1.2 MINOR CHANGES IN THE WORK

A. Architect will issue supplemental instructions authorizing Minor Changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on AIA Document G710, "Architect's Supplemental Instructions" or comparable form.

1.3 PROPOSAL REQUESTS

A. Owner-Initiated Proposal Requests: Construction Manager will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
   1. Proposal Requests issued by Construction Manager are for information only. Do not consider them instructions either to stop work in progress or to execute the proposed change.
   2. Within time specified in Proposal Request after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
      a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
      b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
      c. Include costs of labor and supervision directly attributable to the change.
      d. Include an updated Contractor's Construction Schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.

B. Contractor-Initiated Proposals: If latent or unforeseen conditions require modifications to the Contract, Contractor may propose changes by submitting a request for a change to Construction Manager.
   1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
   2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
   3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
   4. Include costs of labor and supervision directly attributable to the change.
   5. Include an updated Contractor's Construction Schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
   6. Comply with requirements in Division 1 Section "Product Requirements" if the proposed change requires substitution of one product or system for product or system specified.

C. Proposal Request Form: Use AIA Document G709 or approved comparable forms for Proposal Requests.

1.4 CHANGE ORDER PROCEDURES

A. On Owner's approval of a Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701.

1.5 CONSTRUCTION CHANGE DIRECTIVE

A. Construction Change Directive: Construction Manager may issue a Construction Change Directive on AIA Document G714. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
   1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.

B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.
   1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 012500

SECTION 012550 - SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section includes administrative and procedural requirements for substitutions.

B. Related Requirements:

1. Section 012300 "Alternates" for products selected under an alternate.
2. Section 016000 "Product Requirements" for requirements for submitting comparable product submittals for products by listed manufacturers.

1.3 DEFINITIONS

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

1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

1.4 ACTION SUBMITTALS

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

1. Substitution Request Form: Use CSI Form 13.1A.
2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:

a. Statement indicating why specified product or fabrication or installation cannot be provided, if applicable.
b. Coordination information, including a list of changes or revisions needed to other parts of the Work and to construction performed by Owner and separate Contractors that will be necessary to accommodate proposed substitution.
c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect,

sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.

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

3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.

a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

1.5 QUALITY ASSURANCE

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

1.6 PROCEDURES

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

PART 2 - PRODUCTS

2.1 SUBSTITUTIONS

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

1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:

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

B. Substitutions for Convenience: Not allowed.

PART 3 - EXECUTION (Not Used)

END OF SECTION 012550

SECTION 012650 – CHANGE ORDER REQUEST SUBMISSION FORMAT

The following is a general listing of requirements relating to change order work. Refer to the Contract, General Conditions, Supplementary Conditions, General Scope, and Specification for full requirements.

1. Refer to the Supplementary General Conditions for the Allowable overhead and profit Mark-ups.

2. Any proposed change order / request for the project must be submitted in the format example shown in this specification section.

3. All labor and material costs must be separated with their applicable mark-ups detailed.

4. Whiting-Turner, the Owner, or the Architect may request additional breakdown information, back-up, etc., at their discretion at any time.

5. Each price submitted must include the following:
    a. Detailed description of the issue.
    b. Location in the building.
    c. Reason why it's extra
    d. Drawing, Specification or other documentation references.
    e. RFI reference
    f. Submittal reference
    g. WT price request reference

6. For price requests or time and material work, obtain approval from the Whiting-Turner project manager in writing prior to proceeding with the extra work.

7. Notify Whiting-Turner in writing immediately (with 24 hours) upon discovering an extra work issue.

8. Any work authorized to proceed on a time and material basis must have the T+M tickets signed daily by Whiting-Turner.

9. Extra work prices or unsigned T+M tickets forwarded after the work is completed will not be accepted.

10. For emergency work that may impact the schedule, verbal cost budgets must be submitted immediately. The work may be authorized to proceed at the Whiting-Turner project manager's and/or owner's discretion.

11. Return extra work price requests in 5 days. Finalize T+M tickets in 5 days.

12. Any item of extra work that cannot be agreed upon at a fixed price will be performed on a time and material basis that is not to exceed an agreed upon budget.

Labor Bill Rates & Change Request Submission Formats

A. Labor Billing Rate Calculation – Example

Base Rate	$17.40
Fringe Benefits *@% of base rate	8.53
Subtotal Rate	$25.93
Insurance& taxes ** @% of subtotal rate	9.07
Subtotal - **Labor Rate**	**$35.00**
Overhead & Profit @ 15%***	5.25
Total – **Hourly Billing Rate**	$40.25

NOTE:

* The fringe benefit includes health, welfare or retirement benefits, vacation, holiday or sick leave pay.

** The insurance and taxes include employer payment for unemployment insurance, worker's compensation, FICA, Bonds, Gross Receipts, etc.

*** Allowable mark-up will decrease on a scale based on the total amount of the proposed change. Refer to the supplementary general conditions for additional information. This note is typical for all of the examples above and below.

B. Change Directive Calculation

1. Trade Contractor

Labor Billing Rate$35/hr x 50 hrs		$1,750.00
Fee (overhead & profit) @15%***		262.50
	Subtotal Labor	$2,012.50
Material or Equipment		$2,000.00
Fee (overhead & profit) @15%***		300.00
	Subtotal Material	$2,300.00
	Total Costs	**$4,312.50**

2. Subcontractor / Trade Contractor

Sub- Labor Billing Rate $35/hr x 50hrs	$1,750.00
Fee (sub overhead & profit) @15%***	265.50
Subtotal-Labor	$2,012.50
Sub-Material or Equipment	$2,000.00
Fee (sub overhead & profit) @15%***	300.00
Subtotal-Material	$2,300.00
Total Costs-Subcontractor	**$4,312.50**
Fee payable to contractor	
Subcontractor Labor and Material	$4,312.50
Contractor overhead & profit @ 5%	215.62
Total Costs	**$4,528.12**

3. Sub-Subcontractor / Subcontractor / Trade Contractor

Sub-subcon. Labor Billing Rate $35/hr x 50hrs	$1,750.00
Fee (overhead & profit) @15%***	262.50
Subtotal- Labor	$2,012.50
Sub-subcon. Material or Equipment	$2,000.00
Fee (overhead & profit) @15%***	300.00
Subtotal-Material	$2,300.00
Total Costs – Sub-subcontractor	**$4,312.50**
Fee payable to Sub-Contractor	
Sub-subcontractor Labor and Material	$4,312.50
Subcontractor overhead & profit @5%	215.63
Total Costs – Subcontractor	**$4,528.13**
Fee payable to Trade Contractor	
Subcontractor Labor and Material	$4,528.13
Contractor overhead & profit @5%	226.41
Total Costs	**$4,754.54**

END OF SECTION 012650

SECTION 012900 – PAYMENT PROCEDURES

1. The following documents are included in section 006200:
   A. AIA Document G732, Application and Certification for Payment, Construction Manager as Advisor Edition
   B. AIA Document G703, Continuation Sheet

2. A **PENCIL** (Proof) copy of the proposed Application for Payment must be submitted by the 20TH of the month to the WT Project Manager.

3. Upon approval of the Pencil copy by the WT Project Manager, the **ORIGINAL** Application for Payment must be submitted by the 25TH of the month to:
   The Whiting-Turner Contracting Company
   131 Continental Drive, Suite 404
   Newark, DE 19713.
   Faxed copies are NOT acceptable.

4. Typical errors on invoice submissions are as follows. Please review this list prior to submitting your invoice. Invoices with errors will be returned. Typical errors:
   A. AIA forms used must be the correct documents.
   B. AIA forms must be original documents, not copies.
   C. Invoice should reference the School District's Purchase Order number.
   D. Math is incorrect.
   E. Invoice is not notarized .
   F. Schedule of Values needs to be approved in advance prior to submission of invoice. It should be broken down by phases, floors, areas, systems, materials, labor, allowances, alternates, etc.
   G. Schedule of Values must list a line item for close-out documents: (As-Builts, Warranties, Operations and Maintenance Manuals, Training Sessions, AIA close-out documents, etc.)
      i. $2,500 minimum, OR
      ii. 1% of total contract amount, which ever is greater.
   H. Retainage amount is incorrect. Should be 5%.
   I. Amount billed does not match work in place on site (obtain WT's prior approval)
   J. Invoice is addressed improperly, should be addressed to:
      Red Clay Consolidated School District
      1502 Spruce Avenue
      Wilmington, DE 19805
      (But delivered to Whiting-Turner)
   K. Insurance certificate has expired. Current insurance must be on file.
   L. Trade Contractor's Partial Release of Liens not attached.
   M. Invoice is billing for stored materials, copies of shipping receipts, invoices, and an insurance certificate for the building which houses the materials must be attached.
   N. Invoice is billing for extra work that has not yet appeared on an AIA G701 Change Order.
   O. Second tier Contractors / Suppliers Partial Release not attached .
   P. Daily field reports or Safety meeting minutes have not been forwarded to the WT superintendent.
   Q. Copies of Certified payroll reports have not been submitted.
   R. Punchlist is not complete (applicable at end of project).
   S. Close out documents not received or incomplete (applicable at end of project).

END OF SECTION 012900

SECTION 013100 – PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:
   1. Coordination Drawings.
   2. Project meetings.

B. See Division 1 Section "Execution Requirements" for procedures for coordinating general installation and field-engineering services, including establishment of benchmarks and control points.

1.2 COORDINATION

A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections that depend on each other for proper installation, connection, and operation.
   1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
   2. Coordinate installation of different components with other contractors to ensure maximum accessibility for required maintenance, service, and repair.
   3. Make adequate provisions to accommodate items scheduled for later installation.
   4. Where availability of space is limited, coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair of all components, including mechanical and electrical.

B. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities and activities of other contractors to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
   1. Preparation of Contractor's Construction Schedule.
   2. Preparation of the Schedule of Values.
   3. Installation and removal of temporary facilities and controls.
   4. Delivery and processing of submittals.
   5. Progress meetings.
   6. Pre-installation conferences.
   7. Project closeout activities.
   8. Startup and adjustment of systems.
   9. Project closeout activities.

1.3 SUBMITTALS

A. Coordination Drawings: Prepare Coordination Drawings if limited space availability necessitates maximum utilization of space for efficient installation of different components or if coordination is required for installation of products and materials fabricated by separate entities.
   1. Content: Project-specific information, drawn accurately to scale. Do not base Coordination Drawings on reproductions of the Contract Documents or standard printed data. Include the following information, as applicable:
      a. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
      b. Indicate dimensions shown on the Contract Drawings and make specific note of dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Architect for resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.
   2. Sheet Size: At least 8-1/2 by 11 inches but no larger than 30 by 40 inches.
   3. Number of Copies: Submit three opaque copies of each submittal. Architect will return one copy.
   4. Refer to individual Sections for Coordination Drawing requirements for Work in those Sections.

1.4 PROJECT MEETINGS

A. General: Coordinate, schedule and conduct meetings and conferences at Project site with the Construction Manager.
   1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Construction Manager, Owner and Architect of scheduled meeting dates and times.
   2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
   3. Minutes: Record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Construction Manager, Owner and Architect, within three days of the meeting.

B. Pre-installation Conferences: Conduct a pre-installation conference at Project site before each construction activity that requires coordination with other construction.
   1. Attendees: Installer and representatives of manufacturers and fabricators involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Construction Manager and Architect of scheduled meeting dates.
   2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including requirements for the following:
      a. The Contract Documents.
      b. Options.
      c. Related requests for interpretations (RFIs).
      d. Related Change Orders.
      e. Purchases.
      f. Deliveries.
      g. Submittals.
      h. Review of mockups.
      i. Possible conflicts.

j. Compatibility problems.
k. Time schedules.
l. Weather limitations.
m. Manufacturer's written recommendations.
n. Warranty requirements.
o. Compatibility of materials.
p. Acceptability of substrates.
q. Temporary facilities and controls.
r. Space and access limitations.
s. Regulations of authorities having jurisdiction.
t. Testing and inspecting requirements.
u. Installation procedures.
v. Coordination with other work.
w. Required performance results.
x. Protection of adjacent work.
y. Protection of construction and personnel.

3. Record significant conference discussions, agreements, and disagreements, including required corrective measures and actions.
4. Reporting: Distribute minutes of the meeting to each party present and to parties who should have been present.
5. Do not proceed with installation if the conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the Work and reconvene the conference at earliest feasible date.

C. Progress Meetings: Conduct progress meetings at regular intervals. Coordinate dates of meetings with preparation of payment requests.
1. Attendees: In addition to representatives of Construction Manager, Owner and Architect, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's Construction Schedule. Provide digital and hard copies of the construction schedule to the Construction Manager on a monthly basis unless indicated otherwise within the Construction Documents.
b. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
1) Review schedule for next period.
c. Review present and future needs of each entity present, including the following:
1) Interface requirements.
2) Sequence of operations.
3) Status of submittals.
4) Deliveries.
5) Off-site fabrication.

6) Access.
7) Site utilization.
8) Temporary facilities and controls.
9) Work hours.
10) Hazards and risks.
11) Progress cleaning.
12) Quality and work standards.
13) Status of correction of deficient items.
14) Field observations.
15) Requests for interpretations (RFIs).
16) Status of proposal requests.
17) Pending changes.
18) Status of Change Orders.
19) Pending claims and disputes.
20) Documentation of information for payment requests.

3. Minutes: Record the meeting minutes.
4. Reporting: Distribute minutes of the meeting to each party present and to parties who should have been present.
   a. Schedule Updating: Revise Contractor's Construction Schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 013100

SECTION 013110 – PROJECT COORDINATION

1.01 PROJECT COORDINATION

A. Every Trade Contractor shall be responsible for the coordination of the progress of their work with the progress of all other Trade Contractor's work.

B. Inasmuch as Project completion within the time limit is dependent upon cooperation of those engaged therein, it is imperative that each Trade Contractor perform his work at such time and in such a manner as not to delay or otherwise interfere with work progress of other Trade Contractors. If any Trade Contractor's work depends upon proper execution or results of another Trade Contractor's work, the former shall inspect the work and report any defects therein to the Construction Manager.

C. Trade Contractors shall afford each other every reasonable opportunity for installation of their work, and shall work in conjunction with each other in order to facilitate proper and intelligent execution of work.

D. Plans are generally diagrammatic, and each Trade Contractor shall coordinate his work with the work of others, so that interference between mechanical and electrical work and architectural and structural work does not occur. Each Trade Contractor shall furnish and install offsets, bends, turns, and the like in connection with his work to avoid interference with work of other Trade Contractors, to conceal work where required, and to secure necessary clearance and access for operation and maintenance. In case of interference or lack of clearance and access, the Construction Manager will be notified immediately, and shall, in turn, notify the Architect. The Architect will decide which work shall be relocated, regardless of which was installed first.

E. Systems Coordination Drawings

1. Systems Coordination Drawings are required from the Mechanical, Electrical, Fire Protection, and General Trade Contractors with the lead role assigned to the Mechanical Trade Contractor.

2. The Mechanical Trade Contractor shall prepare 1/4" = 1ft. scale Reproducible Systems Coordination Drawings for all areas with piping and ductwork. At critical areas of coordination (risers/shafts, mechanical, electrical and communications rooms), larger scale drawings may be required as determined by all Trade Contractors. Drawings to indicate spatial relationship of all HVAC piping and ductwork.

3. The Mechanical Trade Contractor shall prepare and submit, to the Construction Manager, a regularly updated schedule indicating the development and review of these drawings with other Trade Contractors. The drawing development and review schedule must follow the project construction schedule.

4. The Mechanical Trade Contractor shall provide the Reproducible Systems Coordination Drawings to other Trade Contractors for their input and review. The routing is as follows: HVAC, Fire Protection, Plumbing, Electrical, and General Works with the drawings being returned to the Mechanical (HVAC) Trade Contractor.

5. Each Trade Contractor will add the work of his Contract on the System Coordination Drawings to avoid interferences. All piping, equipment, light fixtures, sprinkler heads and in-ceiling equipment, such as rolling gates, must be shown on these drawings to include elevations and dimensions. Trade Contractors shall also consider future access for maintenance clearances required around equipment. If there are items on the systems coordination drawings which modify the design of the contract drawings, each Trade Contractor must highlight these areas by clouding, numbering, and referencing them to the affected contract drawings to allow proper review by each Trade Contractor and the Architect/Engineer.

6. Prior to forwarding the Systems Coordination Drawings to the next Trade Contractor, an approval stamp, initialed and dated, should be affixed by the reviewing Trade Contractor. This approval shall signify that the Trade Contractor will install his work accordingly.

7. During the Systems Coordination Drawing process, the Construction Manager will conduct regularly scheduled meetings. Each Trade Contractor is required to attend these meetings. The Construction Manager is responsible for recording and distributing meeting minutes to all Trade Contractor and the Architect/Engineer. The purpose of the meetings will be to review and discuss interferences and conflicts which required modifications to the Systems Coordination Drawings. All resolutions of interferences and conflicts which required modifications, shall be initialed by the appropriate Trade Contractors on the Systems Coordination Drawings. Conflicts that result after the coordination drawings are signed-off will be the responsibility of the Contractor who installed the work improperly. Coordination participants that fail to cooperate in the coordination Drawings effort, will be responsible for all costs incurred for adjustments to the work made necessary to accommodate installations. Coordination drawings shall be updated on a periodic basis and shall reflect all changes. At each meeting, the Trade Contractors will review and update the Systems Coordination Drawing Schedule.

8. Once reviewed and approved by each Trade Contractor, the Mechanical Trade Contractor will prepare the Final Reproducible Systems Coordination Drawings with the work of all trades included. Submit the Reproducible drawings along with five (5) prints to the Construction Manager who will forward to the Architect for his review.

9. The Mechanical Trade Contractor shall indicate any unresolved conflicts or interferences on the Systems Coordination Drawings. Those should be delineated by clouding, number and referencing to the affected contract drawings.

10. The Architect will review and return to the Construction Manager. The Construction Manager will distribute the number of drawings to the Trade Contractors for installation of their work.

11. The Systems Coordination Drawings DO NOT REPLACE ANY SHOP DRAWINGS FABRICATION AND LAYOUT DRAWINGS REQUIRED BY SPECIFICATION SECTIONS.

1.02 FIELD ENGINEERING

A. Inspection:

1. Each Trade Contractor shall verify locations of survey control points prior to starting work. Promptly notify Construction Manager of any discrepancies discovered.

2. The Trade Contractor shall verify all measurements of the building and shall be responsible for the correctness of same. No extra charge or compensation will be allowed on account of differences between actual dimensions and the measurements indicated on the drawings; any difference which may be found should be submitted to the Architect for consideration before proceeding with the work.

B. Survey Requirements: The Construction Manager shall secure a professional engineer or surveyor licensed in the State of Delaware to perform the following:

1. Verify grades, lines, levels, locations and dimensions as indicated. Report any errors or inconsistencies in the above, before commencing work.

2. Exercise care in laying out work to keep within lot and property lines. Be responsible for encroachments on rights or property of public or surrounding property owners.

3. Locate and layout building or facilities according to the drawings with respect to their location on property and elevation in relation to grade.

4. Provide and maintain well-built batter boards at corners (if applicable). Establish and safeguard benchmarks in at least two (2) widely separated places. As work progresses, establish benchmarks at each level. Give exact levels of various floors.

5. Maintain complete, accurate log of control and survey work as it progresses.

C. Construction Layout:

The Sitework Trade Contractor shall be responsible to perform the layout and elevations required to complete his work.

Each Trade Contractor shall layout the remainder of his own work and be responsible for all lines, levels, grades, elevations, and measurements.

1.03 TESTS

A. The Construction Manager has employed and will pay for the services of a testing agency to perform the following tests and inspection (field):

Soil compaction
Concrete
Steel
Masonry

B. Tests, other than those required by the Specifications to be performed by Construction Manager required by any law, ordinance, rule, regulation or order of any public authority having jurisdiction, shall be made at such time and in such manner as the public authority may require. Each Trade Contractor responsible for that Specification Section shall be solely responsible for such tests.

C. Special tests may be ordered by the Architect in accordance with the General Conditions. Where specifications require testing by an independent testing laboratory, the Construction Manager shall be responsible for selection of the testing laboratory. The Construction Manager shall be responsible for the scheduling of all tests. Test reports should be given to the Construction Manager with copies for the Owner and Architect/Engineer.

D. All costs of testing required by the Contract Documents shall be borne by the Trade Contractor except costs of special tests which shall be paid for as stipulated in the General Conditions or Specifications.

1.04 TRADE CONTRACTOR'S OBLIGATIONS

A. The Trade Contractor must assume all risks and bear any loss occasioned by neglect or accident during the progress of the work until same shall have been completed and accepted by the Owner. The Trade Contractor agrees to indemnify, defend and save harmless the Owner, Architect, and Construction Manager from all suits and losses or injury to persons or property received or sustained from the Trade Contractor or his agents in the performance of the work under the progress of construction and make good all damage that may consequence the work herein specified. He must also assume all blame or loss by reason of neglect or violation of local or state laws, ordinances and regulations, encroachments upon neighbors, or from any other cause.

B. The work, in every respect, shall be under the care of the Trade Contractor and at his risk. He shall properly safeguard against any or all injury or damage to the public, to any property, materials, or things, except where stipulated otherwise in the Specifications, and also be responsible for any such damage or injury from his undertaking of this work to any person or persons or thing connected therewith. He shall indemnify and save harmless the Owner, Architect, and Construction Manager from all claims, suits, damages, actions of law, in equity or otherwise (including the costs of defense thereof which shall be assumed by the Trade Contractor) or any kind whatsoever in connection with this work and agreement and shall, if required, show evidence of settlement of any such action before final payment is made hereunder by the Owner.

1.05 ALLOCATION OF WORK

A. Sleeves, Hangers, and Inserts:

1. Each Trade Contractor shall furnish sleeves and inserts required to accommodate his work, together with instructions regarding their placement and location in the structure. Sleeves and inserts shall be furnished promptly in accordance with the established construction schedule so that they may be built-in as construction progresses.

2. Trade Contractors to furnish all embeds, sleeves, inserts, etc., that are to be cast in concrete or built in masonry to the appropriate Trade Contractor for installation.

3. Each Trade Contractor shall furnish and install all hangers required to accommodate his work.

B. Chases and Recesses:

Each Trade Contractor shall provide all blockouts in his work shown on the Contract Documents and having either or both dimensions greater than 10". Any openings with dimensions smaller than 10" or not shown and required by Trade Contractor shall be the responsibility of the Trade Contractor to make provisions for. Each Trade Contractor shall provide chases and recesses as shown on the Contract Documents required to accommodate the work or the other Trade Contractors. It is the responsibility of the Trade Contractors requiring openings, chases, etc., of a Trade Contractor, to furnish information regarding the size and location promptly in accordance with the established construction schedule, so that they may be built-in as construction progresses and avoid delays. Failure to provide the information promptly will result in the responsible Trade Contractor incurring any costs associated with the delay.

Trade Contractors shall cooperate fully with each other in the performance of above work, as cutting and patching of new work is neither contemplated nor will it be tolerated.

C. Sealing of Penetrations:

Each Trade Contractor shall be responsible to seal his own penetrations in walls, floors, and ceilings, using fire resistant materials, as required, to achieve fire ratings as indicated.

D. Equipment Foundations:

The Concrete Contractor shall provide all foundations and housekeeping pads for equipment furnished under his contract and all interior/exterior foundations and housekeeping pads indicated on the Contract Documents (Architectural, Civil, Structural, Mechanical, Plumbing, and Electrical) for equipment provided by other Trade Contractors. All other foundations, equipment, and housekeeping pads not shown, but required, shall be by the Trade Contractor requiring the same.

Each Trade Contractor shall furnish anchor bolts and other accessories required to anchor his equipment in place, together with instructions regarding their placement and location in the foundation. Anchor bolts and other accessories shall be furnished promptly in accordance with the established construction schedule so that they may be built-in as construction progresses.

E. Roofing Penetrations:

All roofing work shall be performed by the Roofing Trade Contractor, including patching penetrations made by the Electrical, Plumbing, and HVAC Trade Contractors. Cutting of roof openings, structural reinforcement, roof curbs, and counterflashing, shall be provided and installed by each Trade Contractor whose work penetrates the roofing surface, including all additional blocking.

1.06 CORING, CUTTING AND PATCHING

A. Responsibility: A Trade Contractor requiring the cutting of openings in new work, or in the existing work installed by others shall have such openings cut and patched by the trade which installed the original work, and such cutting and patching shall be at the expense of the Trade Contractor requiring the opening.

B. Approval: Approval to do such cutting and patching shall be received from the Architect through the Construction Manager prior to proceeding with the work.

C. Inspection:

1. Inspect existing conditions, including elements subject to damage or movement during cutting and patching.

2. After uncovering, inspect conditions affecting performance of work.

D. Preparation:

Provide supports to assure structural integrity of surroundings, devices, and methods, to protect other portions of Project from damage.

Provide protection from elements for areas which may be exposed by uncovering work; maintain excavations free of water.

E. Performance:

Execute work by methods to avoid damage to other work and which provide proper surfaces to receive patching and finishing.

Employ original installer to perform cutting and patching for weather-exposed and moisture-resistant elements and sight-exposed surfaces.

Restore work with new products in accordance with requirements to Contract Documents.

Fit work tightly to pipes, sleeves, ducts, conduit and other penetrations through surfaces.

At penetrations of fire-rated wall, ceiling or floor construction, completely seal voids with fire-resistant materials as required to achieve fire-rating indicated.

Where fire protection materials are damaged or removed, reapply fire protection materials to achieve a rating equivalent to existing construction or as noted.

Refinish surfaces to match adjacent finishes. For continuous surfaces, refinish to nearest intersection; for an assembly, refinish entire unit.

F. Access Doors and Panels

Access doors and panels, SHOWN ON ANY DRAWING, shall be furnished and installed by the Drywall Contractor.

Access doors and panels, NOT SHOWN ON DRAWINGS, but required by the Specifications to access concealed valves, dampers, traps, devices, etc., shall be furnished by the Trade Contractor requiring the same for installation by the Drywall Contractor.

G. Final Cleaning

Final cleaning shall be performed by Construction Manager. Daily cleaning will be by the Trade Contractor(s) and their subcontractor(s).

END OF SECTION 013110

SECTION 013200 – CONSTRUCTION PROGRESS DOCUMENTATION

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes administrative and procedural requirements for documenting the progress of construction during performance of the Work, including the following:
   1. Construction Schedule.
   2. Submittals Schedule.
   3. Daily construction reports.
   4. Field condition reports.

1.2 SUBMITTALS

A. Submittals Schedule: Submit three copies of schedule. Arrange the following information in a tabular format:
   1. Scheduled date for first submittal.
   2. Specification Section number and title.
   3. Submittal category (action or informational).
   4. Name of subcontractor.
   5. Description of the Work covered.
   6. Scheduled date for Architect's final release or approval.

B. Contractor's Construction Schedule: Submit two opaque copies of initial schedule, large enough to show entire schedule for entire construction period and a copy of the digital file on CD.

C. Daily Construction Reports: Submit two copies at weekly monthly intervals.

D. Field Condition Reports: Submit two copies at time of discovery of differing conditions.

1.3 COORDINATION

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

B. Coordinate Contractor's Construction Schedule with the Schedule of Values, list of subcontracts, Submittals Schedule, progress reports, payment requests, and other required schedules and reports.
   1. Secure time commitments for performing critical elements of the Work from parties involved.
   2. Coordinate each construction activity in the network with other activities and schedule them in proper sequence.

PART 2 - PRODUCTS

2.1 SUBMITTALS SCHEDULE

A. Preparation: Submit a schedule of submittals to Construction Manager, arranged in chronological order by dates required by construction schedule. Include time required for review, re-submittal, ordering, manufacturing, fabrication, and delivery when establishing dates.
   1. Coordinate Submittals Schedule with list of subcontracts, the Schedule of Values, and Contractor's Construction Schedule.
   2. Submit concurrently with the first complete submittal of Contractor's Construction Schedule.

2.2 CONTRACTOR'S CONSTRUCTION SCHEDULE, GENERAL

A. Time Frame: Extend schedule from date established for commencement of the Work to date of Substantial Completion.
   1. Contract completion date shall not be changed by submission of a schedule that shows an early completion date, unless specifically authorized by Change Order.

B. Activities: Treat each story or separate area as a separate numbered activity for each principal element of the Work. Comply with the following:
   1. Activity Duration: Define activities so no activity is longer than 20 days, unless specifically allowed by Architect.
   2. Procurement Activities: Include procurement process activities for long lead items and major items, requiring a cycle of more than 60 days, as separate activities in schedule. Procurement cycle activities include, but are not limited to, submittals, approvals, purchasing, fabrication, and delivery.
   3. Submittal Review Time: Include review and resubmittal times indicated in Division 1 Section "Submittal Procedures" in schedule. Coordinate submittal review times in Contractor's Construction Schedule with Submittals Schedule.
   4. Startup and Testing Time: Include not less than 10 days for startup and testing.
   5. Substantial Completion: Indicate completion in advance of date established for Substantial Completion, and allow time for Architect's administrative procedures necessary for certification of Substantial Completion.

C. Milestones: Include milestones indicated in the Contract Documents in schedule, including, but not limited to, the Notice to Proceed, Substantial Completion, and Final Completion

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

2.3 CONTRACTOR'S CONSTRUCTION SCHEDULE (GANTT CHART)

A. Gantt-Chart Schedule: Submit a comprehensive, fully developed, horizontal Gantt-chart-type, Contractor's Construction Schedule within 30 days of date established for commencement of the Work unless otherwise indicated. Base schedule on the Preliminary Construction Schedule and whatever updating and feedback was received since the start of Project.

B. Preparation: Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line.
   1. For construction activities that require 3 months or longer to complete, indicate an estimated completion percentage in 10 percent increments within time bar.

2.4 REPORTS

A. Daily Construction Reports: Prepare and issue a daily construction report recording the following information concerning events at Project site to the Construction Manager:
   1. List of subcontractors at Project site.
   2. Equipment at Project site.
   3. Material deliveries.
   4. High and low temperatures and general weather conditions.
   5. Accidents.
   6. Stoppages, delays, shortages, and losses.
   7. Meter readings and similar recordings.
   8. Orders and requests of authorities having jurisdiction.
   9. Services connected and disconnected.
   10. Equipment or system tests and startups.

B. Field Condition Reports: Immediately on discovery of a difference between field conditions and the Contract Documents, prepare and submit to Construction Manager a detailed report. Submit with a request for interpretation on CSI Form 13.2A or comparable form approved by Architect. Include a detailed description of the differing conditions, together with recommendations for changing the Contract Documents.

PART 3 - EXECUTION

3.1 CONTRACTOR'S CONSTRUCTION SCHEDULE

A. Contractor's Construction Schedule Updating: At monthly intervals, update schedule to reflect actual construction progress and activities. Issue schedule to Construction Manager one week before each regularly scheduled progress meeting.
   1. Revise schedule immediately after each meeting or other activity where revisions have been recognized or made. Issue updated schedule concurrently with the report of each such meeting.
   2. Include a report with updated schedule that indicates every change, including, but not limited to, changes in logic, durations, actual starts and finishes, and activity durations.
   3. As the Work progresses, indicate Actual Completion percentage for each activity.

B. Distribution: Distribute copies of approved schedule to Construction Manager, Architect and Owner, separate contractors, testing and inspecting agencies, and other parties identified by Contractor with a need-to-know schedule responsibility.
   1. Post copies in Project meeting rooms and temporary field offices.
   2. When revisions are made, distribute updated schedules to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in performance of construction activities.

END OF SECTION 013200

SECTION 013210 – CONSTRUCTION SCHEDULE

PART 1 - GENERAL

1.1 Construction Schedule

1. The following Forest Oak Elementary School Renovations Schedule is applicable to all bidders. The durations in the schedule are based on 5 day work weeks.
2. Liquidated damages of $1,000 per day will be assessed if final completion date, as adjusted by the Construction Manager is not met. Liquidated damages shall apply to all trade contracts. Liquidated damages will be assessed for each day beyond the scheduled date of completion for each trade contractor's item of work. Assessment will occur upon completion of all contracts and may be incurred by one or multiple contractors determined by the Construction Manager.
3. The Construction Schedule as approved by the Construction Manager and Owner will be an integral part of the Contract, and will establish interim work completion dates for the various activities.
4. The Construction Schedule may vary in accordance with construction conditions. Each Trade Contractor shall delay or expedite material and equipment deliveries, and modify the required labor forces to accommodate these varying conditions.
5. Work is to commence upon receipt of the Letter of Authorization to proceed.
6. Within fifteen (15) days after receipt of a "Letter of Authorization to proceed", each trade Contractor shall submit a detailed preliminary Construction Schedule to the Construction Manager. The schedule will include breakdowns of total man days of field labor into major categories of work, time estimates of various categories of work, and the crew size for each category.
7. Each Trade Contractor shall organize his Construction Schedule per Phase, Building, Area, and/or Floor as required by the Construction Manager.
8. The Construction Manager shall schedule a meeting with the Trade Contractor to receive the contents of each Trade Contractor's preliminary Construction Schedule, coordinate the sequence of work, and make all revisions required. The Construction Manager shall have the final authority concerning the sequence of work and durations of each activity. Each Trade Contractor shall revise his schedule in accordance with that meeting and submit his schedule to the Construction Manager for approval. The Construction Manager will then develop the Project Construction Schedule. Each Trade Contractor shall schedule and perform his work in accordance with the Construction Manager's Project Construction Schedule.
9. The Schedule shall be the basis for the dates to start and complete work for various portions of each contract, and to complete work (including changes) for the Project. It shall be the duty of the Trade Contractor to conform to the approved Schedule and to arrange his work in such a manner that it will be installed in accordance with the Schedule.
10. Each Trade Contractor shall submit two (2) copies of an updated Construction Schedule comparing the original schedule to actual work in progress and projected work along with the preliminary application for payment.
11. A representative of each Trade Contractor shall meet with the Construction Manager and furnish to him information necessary for such re-evaluating and updating and, if applicable, information with regard to changes in the work and the Trade Contractor's proposed effort to overcome any delays incurred.
12. Should any work not be started or completed within five (5) days of the stated scheduled date, the Construction Manger shall have the right to order the Trade Contractor to expedite start and completion of the work by whatever means the Construction Manager deems appropriate and necessary, without additional compensation to the Trade Contractor.

13. Should any work to ten (10) or more days behind schedule, the Construction Manger shall have the right to perform the work or have the work performed by whatever method the Construction Manager deem appropriate.
14. Costs incurred by the Construction Manager in connection with "maintaining the Construction Schedule" under this section shall be reimbursed to the Construction Manager by the Trade Contractor.
15. It is expressly understood and agreed that failure by the Construction Manager to exercise the option to either order the Trade Contractor to expedite work, or to expedite the work by other means, shall not be considered precedent-setting for any other activities.
16. The following Construction Schedule is critical to the successful completion of the Project and is an integral portion of the Construction Documents. The Construction Schedule may vary in accordance with the construction conditions. The Trade Contractor shall delay or expedite his material and equipment deliveries and modify the required work forces to accommodate these varying conditions. The attached schedule is a milestone schedule with durations that portions of the project must be completed in. A more detailed construction schedule will be generated after all contracts have been awarded. By submitting a bid, each Trade Contractor is acknowledging that they can complete this work within the durations outlined in the milestone schedule.
17. The schedule is of the essence on this project and each contractor is responsible for completion of its work in coordination with the work of all other contractors within the required sequence and time frame so that the established schedule is met. Each contractor agrees to provide sufficient labor crew size, equipment and/or work overtime, weekends, or shiftwork as necessary to meet the activity durations on this schedule.
18. The attached schedule includes "estimated" start dates for the construction activities. In the interest of the overall project, W-T reserves the right to alter the sequencing of activities in order to accommodate project conditions and/or Owner requirements. It is understood that the contractor shall be obligated to complete its activities within the specified duration regardless of the actual start date.
19. All submittals and shop drawings must be submitted within a minimum of **two (2) weeks** of the notice to proceed with this subcontract, or the dates indicated on the schedule or scope of work, whichever occurs first. All expediting of materials and equipment to meet this schedule is the responsibility of the contractor. Contractor to pay for any quick ship charges if necessary.
20. All critical path materials such as storm water structures, rebar, steel, brick, door frames, electrical gear and lighting, mechanical equipment and ductwork, roofing material, kitchen equipment, etc., must be expedited from the beginning of the project. Delays in critical path materials will not be accepted.
21. All work, or applicable portions of the work, shall be sufficiently complete for Owner's use and occupancy and all required approvals and permits for use and occupancy shall have been issued by the appropriate authorities by the established "Date of Substantial Completion" of the work, or applicable portion thereof.
22. All punchlist work and project closeout documentation shall be completed and approved by the Owner and Architect by the "Date of Final Completion": which shall be no later than 21 days after the Date of Substantial Completion. Any uncompleted punchlist items after this date will be completed by Whiting-Turner and backcharged to the appropriate contractor or vendor. Final invoices will not be processed until final completion of the work and certification of same by the Owner and Architect.
23. If a contractor misses any portion of a workday due to weather, manpower, or scheduling conflicts, they must make-up this lost time during the same week.

24. Sundays are not regular work days. Approval must be obtained from Whiting-Turner prior to working. It is expected that contractors will work Saturdays, Sundays, and overtime when days are lost during the week.
25. Failure to properly man the project during normal week days may result in charges for CM supervision on weekends, at the discretion of the CM.
26. The contractor must schedule their work forces to work on all available work at a given time. Therefore, if an area of the building is ready for the contractor's work to begin or continue, the contractor must have manpower onsite working. Contractors will not have the "entire" work area at one time.
27. Each contractor must request information or clarifications in a timely manner, at least two weeks prior to needing the information, so that the time required to receive the clarification does not impact the work. No delays will be accepted related to this issue.
28. Each contractor is required to include in their bid the necessary overtime costs if they are needed to meet the schedule durations in this section.

2.1 Time of Completion

1. The Trade Contractor shall commence work upon receipt of a Letter of Authorization to proceed from either Red Clay Consolidated School District or The Whiting-Turner Contracting Company.
2. All work shall be 100 percent (100%) complete and sequenced per the attached schedule unless agreed upon by the Construction Manager prior to the executing of the contract.
3. Work can be completed on Saturdays and Sundays and at extended hours during the week. The Owner shall not be responsible for additional costs for overtime.
4. Normal work hours shall be from 7:00 a.m. to 3:30 p.m., Monday to Friday, and 7:00 a.m. to 3:30 pm on Saturday, when applicable. Work may be completed beyond these hours, as approved by the Construction Manager.
5. Weather Delays: The project substantial completion date, shall only be adjusted due to weather conditions if there are delays above and beyond the following "Adverse Day" allowances based on a seven day work week:
   A. January (12), February (10), March (5), April (5), May (4), June (2), July (4), August (3 days), September (4 days), October (3 days), November (2 days), and December (6 days). These "Adverse Days" are based on the following reference: State of Delaware Department of Transportation's Standard: "763508 Project Control System."
   B. Delays requested due to weather must be related to the critical path activity as indicated on the Contractor's Project Schedule.
   C. Delays due to weather must be reported by the contractor on the day they occur in a written report.
   D. Any day lost during the week must be made up the same week by overtime and /or weekend work. If the weather is bad on the make-up day, the lost day must be made up the following week.
   E. The allowance days listed above carry over to the next month if they are not used. Therefore, if only 1 allowance day is used in November, there are (7) days in December. Therefore, there is a total of 60 allowance days in a year.

END OF SECTION 013210

(SCHEDULE ATTACHED)

SECTION 013300 - SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section includes requirements for the submittal schedule and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.

B. Related Requirements:

1. Section 012900 "Payment Procedures" for submitting Applications for Payment and the schedule of values.
2. Section 013200 "Construction Progress Documentation" for submitting schedules and reports, including Contractor's construction schedule.
3. Section 017823 "Operation and Maintenance Data" for submitting operation and maintenance manuals.
4. Section 017839 "Project Record Documents" for submitting record Drawings, record Specifications, and record Product Data.
5. Section 017900 "Demonstration and Training" for submitting video recordings of demonstration of equipment and training of Owner's personnel.

1.3 DEFINITIONS

A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action. Action submittals are those submittals indicated in individual Specification Sections as "action submittals."

B. Informational Submittals: Written and graphic information and physical samples that do not require Architect's and Construction Manager's responsive action. Submittals may be rejected for not complying with requirements. Informational submittals are those submittals indicated in individual Specification Sections as "informational submittals."

C. Project Website: Internet website, requiring user name and password for log in, used for the controlled transmission and exchange of project-related information and data including Requests for Information, Submittals, Field Bulletins, etc., between Owner, Contractor, Architect, and other authorized parties.

D. Portable Document Format (PDF): An open standard file format licensed by Adobe Systems used for representing documents in a device-independent and display resolution-independent fixed-layout document format.

1.4 ACTION SUBMITTALS

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

1. Coordinate submittal schedule with list of subcontracts, the schedule of values, and Contractor's construction schedule.
2. Initial Submittal: Submit concurrently with startup construction schedule. Include submittals required during the first 60 days of construction. List those submittals required to maintain orderly progress of the Work and those required early because of long lead time for manufacture or fabrication.
3. Final Submittal: Submit concurrently with the first complete submittal of Contractor's construction schedule.

    a. Submit revised submittal schedule to reflect changes in current status and timing for submittals.

        1) Revisions shall be provided to Architect and Owner not less than once per month during the submittal process.

        2) Contractor may suspend revision of submittal schedule upon completion of required construction-phase submittals, but shall resume revisions at Architect’s direction for close-out submittals.

4. Format: Arrange the following information in a tabular format:

    a. Submittal number.
    b. Specification Section number.
    c. Specification Section title.
    d. Scheduled date for first submittal.
    e. Scheduled date for Architect's final release or approval.
    f. Description of the Work covered.
    g. Name of subcontractor.
    h. Submittal category: Action, informational.

1.5 SUBMITTAL ADMINISTRATIVE REQUIREMENTS

A. Architect's Digital Data Files: Electronic digital data files of the Contract Drawings will be provided by Architect for Contractor's use in preparing submittals upon specific request of the Contractor.

1. Architect will furnish Contractor one set of digital data drawing files of the Contract Drawings for use in preparing Shop Drawings.

    a. Architect makes no representations as to the accuracy or completeness of digital data drawing files as they relate to the Contract Drawings.
    b. Digital Drawing Software Program: The Contract Drawings are available in AutoCAD 2004, 2007, or 2010 DWG.
    c. Contractor shall execute a data licensing agreement in the form of Agreement included in Project Manual.
    d. Charges for digital data files shall be as described in the data licensing agreement, and shall be the responsibility of the Contractor requesting the files

1) Charge: $200 per electronic file.

e. Contractor shall follow the prescribed Digital Data File request procedure.

1) Contractor shall inform Architect that digital data files will be requested, including information required for Architect to complete data licensing agreement.

a) Name of Contractor
b) Name and Title of Contractor's agent will sign form.
c) Email address and name of person to receive digital data files.
d) File Format: DWG 2004, DWG 2007, DWG 2010
e) List of drawings for which digital data files are being requested.

2) Architect will provide data licensing agreement(s) to Contractor and indicated charges.

3) Contractor shall sign data licensing agreement(s) and return to Architect along with payment for charges.

4) Upon receipt of signed agreement(s) and payment for charges, Architect will convert files and send to Contractor through project website.

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

1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
2. Submit all submittal items required for each Specification Section concurrently unless partial submittals for portions of the Work are indicated on approved submittal schedule.
3. Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals.
4. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.

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

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

1. Initial Review: Allow 15 days average for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.
3. Resubmittal Review: Allow 15 days average for review of each resubmittal.

D. Identification and Information: Identify and incorporate information in each electronic submittal file as follows:

1. Assemble complete submittal package into a single indexed file with links enabling navigation to each item.
2. Name file with submittal number or other unique identifier, including revision identifier.

a. File name shall use project identifier and Specification Section number followed by a dash and then a sequential number. Resubmittals shall include an alphabetic suffix.

3. Provide means for insertion to permanently record Contractor's review and approval markings and action taken by Architect.
4. Include the following information on an inserted cover sheet:

a. Project name.
b. Date.
c. Name of Architect.
d. Name of Contractor.
e. Name of firm or entity that prepared submittal.
f. Name of subcontractor.
g. Name of supplier.
h. Name of manufacturer.
i. Submittal number, including revision identifier.
j. Number and title of appropriate Specifications Section.
k. Drawing number and detail references, as appropriate.
l. Location(s) where product is to be installed, as appropriate.
m. Related physical samples submitted directly.
1) Submittal Number and Name
n. Other necessary identification

E. Options: Identify options requiring selection by Architect.

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

1. Deviations not explicitly noted on submittal and not explicitly approved by Architect, shall be considered disapproved regardless of whatever action is indicated for submittal.

G. Additional Copies: Unless additional copies are required for final submittal, and unless Architect observes noncompliance with provisions in the Contract Documents, initial submittal may serve as final submittal.

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

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

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

J. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals that are marked with approval notation from Architect's action stamp.

PART 2 - PRODUCTS

2.1 SUBMITTAL PROCEDURES

A. General Submittal Procedure Requirements: Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections.

1. Post electronic submittals as PDF electronic files directly to Project Web site specifically established for Project.

    a. Architect will return annotated file.
    b. Annotate and retain one copy of file as an electronic Project record document file.
    c. At conclusion of project, provide one hard copy and one electronic copy of annotated electronic Project record document files.

        1) Assemble into three ring, D-style binders.
        2) Collate by specification section and submittal number.
        3) Provide tab dividers and label (number only) for each specification sheet.
        4) Within each specification section, pages may be printed single or double sided, up to two (2) submittal pages per side of 8 ½" x 11" printed sheet.

            a) Large format and complex submittals shall be printed full size.

        5) Provide DVD or CD with annotated electronic files. Organize files into folders arranged by MasterFormat 2011 Divisions, as used in the Project Manual. Provide printed labels, identifying disc contents. Assemble DVD(s) or CD(s) in binder in CD binder sheets.

2. Paper Copies of Submittals: Only where specifically indicated in technical specification requirements, and as a supplement to PDF electronic files, provide two paper copies of each submittal for Architect's use. Unless otherwise indicated, Architect will not return copies.

3. Closeout Submittals and Maintenance Material Submittals: Comply with requirements specified in Division 01 Section "Closeout Procedures."

4. Certificates and Certifications Submittals: Provide a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.

    a. Provide a digital signature with digital certificate on electronically submitted certificates and certifications where indicated.

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

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

    a. Manufacturer's catalog cuts.
    b. Manufacturer's product specifications.
    c. Standard color charts.
    d. Statement of compliance with specified referenced standards.
    e. Testing by recognized testing agency.
    f. Application of testing agency labels and seals.
    g. Notation of coordination requirements.
    h. Availability and delivery time information.

4. For equipment, include the following in addition to the above, as applicable:

    a. Wiring diagrams showing factory-installed wiring.
    b. Printed performance curves.

c. Operational range diagrams.
d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.

5. Submit Product Data before or concurrent with Samples.
6. Submit Product Data in the following format:

a. PDF electronic file.

C. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data, unless submittal based on Architect's digital data drawing files is otherwise permitted.

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

a. Identification of products.
b. Schedules.
c. Compliance with specified standards.
d. Notation of coordination requirements.
e. Notation of dimensions established by field measurement.
f. Relationship and attachment to adjoining construction clearly indicated.
g. Seal and signature of professional engineer if specified.

2. Sheet Size: Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 8-1/2 by 11 inches (215 by 280 mm), but no larger than 30 by 42 inches (750 by 1067 mm).
3. Submit Shop Drawings in the following format:

a. PDF electronic file.
b. Large-format and Complex Submittals: Only where specifically required.

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

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

a. Generic description of Sample.
b. Product name and name of manufacturer.
c. Sample source.
d. Number and title of applicable Specification Section.
e. Specification paragraph number and generic name of each item

3. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.

a. Samples that may be incorporated into the Work are indicated in individual Specification Sections. Such Samples must be in an undamaged condition at time of use.
b. Samples not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.

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

    a. Number of Samples: Submit one full set(s) of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect will not return samples
    b. In addition to samples, submit transmittal form, submittal identification and information sheet, and other relevant information in PDF electronic file. Architect will indicate selection through electronic submittal.

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

    a. Number of Samples: Submit three sets of Samples. Architect will retain one Sample set; remainder will be returned. Mark up and retain one returned Sample set as a project record sample.

        1) Submit a single Sample where assembly details, workmanship, fabrication techniques, connections, operation, and other similar characteristics are to be demonstrated.
        2) If variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a Sample, submit at least three sets of paired units that show approximate limits of variations.
        3) In addition to samples, submit transmittal form, submittal identification and information sheet, and other relevant information in PDF electronic file. Architect will indicate selection through electronic submittal.

E. Product Schedule: As required in individual Specification Sections, prepare a written summary indicating types of products required for the Work and their intended location. Include the following information in tabular form:

1. Type of product. Include unique identifier for each product indicated in the Contract Documents or assigned by Contractor if none is indicated.
2. Manufacturer and product name, and model number if applicable.
3. Number and name of room or space.
4. Location within room or space.
5. Submit product schedule in the following format:

    a. PDF electronic file.

F. Coordination Drawing Submittals: Comply with requirements specified in Section 013100 "Project Management and Coordination."

G. Contractor's Construction Schedule: Comply with requirements specified in Section 013200 "Construction Progress Documentation."

H. Application for Payment and Schedule of Values: Comply with requirements specified in Section 012900 "Payment Procedures."

I. Test and Inspection Reports and Schedule of Tests and Inspections Submittals: Comply with requirements specified in Section 014000 "Quality Requirements."

J. Closeout Submittals and Maintenance Material Submittals: Comply with requirements specified in Section 017700 "Closeout Procedures."

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

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

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

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

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

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

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

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

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

T. Research Reports: Submit written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code in effect for Project. Include the following information:

1. Name of evaluation organization.
2. Date of evaluation.
3. Time period when report is in effect.
4. Product and manufacturers' names.
5. Description of product.
6. Test procedures and results.
7. Limitations of use.

U. Schedule of Tests and Inspections: Comply with requirements specified in Division 01 section “Quality Requirements.”

V. Preconstruction Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements in the Contract Documents.

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

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

Y. Maintenance Data: Comply with requirements specified in Division 01 section “Operation and Maintenance Data.”

Z. Design Data: Prepare and submit written and graphic information, including, but not limited to, performance and design criteria, list of applicable codes and regulations, and calculations. Include list of assumptions and other performance and design criteria and a summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Include page numbers.

2.2 DELEGATED-DESIGN SERVICES

A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.

1. If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to Architect.

B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit digitally signed PDF electronic file and three paper copies of certificate, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.

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

PART 3 - EXECUTION

3.1 CONTRACTOR'S REVIEW

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

B. Project Closeout and Maintenance Material Submittals: See requirements in Section 017700 "Closeout Procedures."

C. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.

3.2 ARCHITECT'S ACTION

A. Action Submittals: Architect will review each submittal, make marks to indicate corrections or revisions required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action, as follows:

1. Approved: No further action on submittal is required.
2. Approved as Noted: Incorporate corrections and comments noted into Work and indicate in record drawings. If corrections cannot be incorporated into Work, resubmit with explanation of why corrections cannot be complied with and indicate proposed response to address intent of corrections.
3. Received for Record / Not Reviewed: Submittal provided to satisfy record submittal requirement from previous submittal notes or Contract Documents, or submittal not required by Contract Documents and not reviewed. Any notes provided are for Contractor’s reference, but do not imply any level of review by Architect.
4. Revise and Resubmit: Incorporate corrections and comments noted in Work and resubmit.
5. Disapproved: Submittal does not meet intent of Contract Documents. Correct deficiencies noted and resubmit.

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

C. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior approval from Architect.

D. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.

E. Submittals not required by the Contract Documents may be returned by the Architect without action.

END OF SECTION 013300

SECTION 013500 – SPECIAL PROJECT PROCEDURES

1.0 PROCEDURES

1.1 CONSTRUCTION MANAGER

A. The Construction Manager shall control, enforce, direct, instruct, and otherwise implement regulations and restrictions as set forth in this section.

1.2 OWNER'S REPRESENTATIVE

A. All communications with the owner and owner’s representative(s) and consultant(s) shall be thru the Construction Manager unless otherwise noted in the General Conditions.

1.3 NOISE CONTROL

A. The Contractor shall execute the Work in this Contract as quietly as practicable to avoid unnecessary disturbances.

B. Any complaints duly registered by the Construction Manager of unacceptable noise levels shall be cause for the use of special precautions and methods of operation by the Contractor to reduce noise to acceptable levels.

C. The Owner and Construction Manager shall be the sole judge of the tolerability of noise levels.

D. Use of portable radios or tape recorders will not be allowed on the premises other than two-way communication radios.

E. The Contractor shall prepare a "Noise Schedule" as soon as practicable indicated the type of noise inducing work showing the dates, times and duration of such work. The Contractor should note any special instruction and/or time requirement in Scopes of Work.

1.4 PERSONNEL IDENTIFICATION

A. All employees of the Contractor and all subcontractors may be required to wear numbered identification badges while on the premises of existing buildings.

B. The identification badges shall be conspicuously fixed to outer garments above elbow level.

C. Any of the Contractor's personnel or subcontractor's personnel who do not comply with this requirement at all times will be denied access to the facility or will be escorted off the premises by Security Guards or owner representative(s).

1.5 PERSONNEL PARKING

A. At no time shall the employees of the Contractor or subcontractor employed by Contractor be allowed to park their vehicles on-site without prior approval from the Construction Manager.

2.0 LIMIT OF OPERATIONS

A. It shall be noted that, adjacent streets will remain open throughout the duration of this Project. The Construction Manager will provide a perimeter fence, which will establish limits of operation.

B. The Contractor's normal limit of operations shall be confined within the Limits of Work Area as designated on the drawings.

C. The Owner, Architect, and other Contractors performing Work within these limits of operation, shall be allowed access at all times.

D. Construction operations must be planned and executed in a manner which allows emergency access to project.

3.0 SCHEDULING AND COORDINATION

3.1 SCHEDULING

A. All arrangements for work which will involve interference with normal Owner or adjacent properties functions, particularly in occupied areas, or adjacent thereto, shall be scheduled a minimum of 14 days in advance with the Construction Manager to provide for minimum of disruption and inconvenience.

3.2 OUTAGES

A. Utility and service outages shall be kept to a minimum, and will be permitted only with written approval of the Construction Manager and the Owner.

B. All requests for the outages shall be made a minimum of fourteen working days in advance of their need.

C. Requests for outages will not be considered unless they include an identification of all areas which will be affected by the proposed outage. Blank outage forms will be provided by the Construction Manager upon request.

D. All outages shall occur **after normal working hours.** All costs including premium time shall be included in the Bid amounts.

END OF SECTION 013500

SECTION 013520 – SAFETY REQUIREMENTS AND LOSS CONTROL

The major goal of the Loss Control Program is to prevent losses. Prevention of accidents and elimination of hazards will, in turn, prevent pain, suffering and direct loss in terms of dollars. A safe work place must be maintained for all employees and visitors. High quality work standards and on-time performance are facilitated by an effective Loss Control Program.

Controlling conditions which result in losses is the responsibility of all parties. The Construction Manager will designate a job site safety officer responsible for program management. The responsibility for program implementation is the responsibility of all employees of the Owner, Construction Manager, Contractors and all Subcontractors. The following summary identifies objectives requiring a firm commitment to insure a continuing and comprehensive Loss Control Program.

Construction Manager Duties:

1. Designate jobsite safety officer.
2. Loss reporting and summaries.
3. Accident investigation.
4. Establish project procedures.
5. Inspections, notifications and follow-up.
6. Weekly "Tool Box" talks.
7. Weekly Superintendents meetings.
8. Monthly summary report.

Contractors Duties:

1. Designate on-site safety representative.
2. Consult with insurance carrier for construction operations.
3. Involve foreman and employees.
4. Safety training of all employees.
5. Adherence to safety standards, rules and government regulations.
6. Report conditions or practices which might cause injury or damage.
7. Report all safety related incidents.
8. Participate in all accident investigations.
9. All employees attend weekly Tool Box talks.
10. Attend weekly Superintendents/Foreman's Meetings.
11. Request permission to move barricades and floor opening protection. *
12. Maintain fire watch for all burning operations *
13. Properly store and protect hazardous chemicals and flammable substances.
14. Insure performance of these duties by subcontractors.
15. Maintain good housekeeping practices.
16. Prohibit the use of drugs and/or intoxicating beverages.
17. Maintain equipment in safe condition.

* See the Whiting-Turner Forms for these issues in the On-Site Safety Orientation Package

In order for our accident prevention program to be effective, management at all levels must personally take a serious interest in the prevention of accidents. They must also provide the leadership to which supervisory personnel and employees will respond by developing a positive safety attitude.

THE WHITING-TURNER CONTRACTING COMPANY
SAFETY/HARASSMENT POLICY

I. SAFETY REQUIREMENTS

The Contractor agrees to fully comply with all applicable standards of the Occupational Safety and Health Administration, all safety codes, laws or ordinances applicable to any public authority and to ensure that is employees and Sub-Contractors abide by the same regulations. The Contractor further agrees that if so ordered by the Whiting-Turner Project Manager or Superintendent, it will immediately stop work and correct any serious safety violations immediately before resuming work. The Contractor expressly agrees and understands that Contractor shall be solely responsible for the safety conditions of its work areas and working forces.

The Contractor further agrees to comply with the following specific safety rules of Whiting-Turner which shall in no way limit the Contractor's liability for safety.

Each contractor and their subcontractors are to designate a safety representative, in writing, and provide a written safety program which identifies their organization and safety policies. All contractors are required to review the following rules and requirements with their on site employees:

CONTAINERS

A. No glass containers allowed on site.

CRANES

A. All lifts must use tag lines.
B. No open hooks used on lifts.

EQUIPMENT

A. Absolutely no riding on equipment not equipped with proper seating.
B. Site Speed not to exceed 10 MPH.

FIRE CONTROL

A. No open fires, fire barrels, or hot boxes.
B. Fire extinguishers in:
   Trailers/offices ..... minimum 10 lb ABC
   Equipment..... minimum 5 lb ABC
   Fire Watch..... minimum 20 lb ABC

HARDHATS

A. Wear on site at all times, must have Z89.1 rating.
B. No metal hardhats or bump caps authorized.

FOOT PROTECTION

A. Substantial leather boots required.
B. Loafers, sandals, tennis shoes (including steel toe type) are not allowed.

LADDERS

A. No metal ladders allowed on site.
B. Damaged ladders must be immediately removed from site or destroyed.

SCAFFOLDING

Full handrails, mid-rails, toeboards, full decking required on all scaffolds, according to standards.

SIGNAGE

A. Post safety or hazard signs (bilingual if necessary).
B. Use Whiting-Turner Supplied (Do Not Remove) signs on floor openings.

TRUCKS

A. No more than three (3) persons in cab of truck.
B. No riding in back of truck unless truck is equipped with seats and safety belts.

WORK CLOTHING

A. All shirts must have a minimum four (4) inches sleeve length over shoulders.
B. No shorts, cut offs, tank tops, net shirts, etc.

ELECTRICAL PROTECTION

A. No cut, frayed or damaged extension cords permitted.
B. All extension cords must have a U.L. approved GFCI (Ground Fault Circuit Interpreter)

SAFETY ORIENTATION / SAFETY MEETINGS

A. Each employee is required to attend a safety orientation and wear a sticker on his or her hardhat.
B. Each Foreman is required to hold weekly safety meetings with their employees and forward copies of the sign-in sheet.

DAILY REPORTS

A. Foreman are required to turn in a daily report for their work at the end of each workday. All employees are required to sign this sheet.

PARKING

A. Parking is limited on site – Coordinate with WT Superintendent for locations.
B. NO PARKING at the adjacent properties or roadways or any property not owned by the project owner.
C. Do not block handicap spaces or fire lanes.
D. Obtain necessary parking permits if applicable.

PERMITS

A. HOT WORK Permit must be filled out for any burning, welding, soldering, cutting, etc. that may generate a spark.
B. SAFE WORK Permit must be filled out for any other potentially dangerous work. Crane lifts, shaft cutting, hazardous chemicals, off-hour work, etc. If work occurs in an OSHA defined confined space, obtain a confined space permit.

C. SAFETY BARRICADE / FALL PROTECTION Permit must be filled out when creating an open hole or removing fall protection.
D. UTILITY SHUTDOWN Permit must be filled out when turning off any utilities to the building. A two-week notice is required for all outages.
E. ALL PERMITS must be filled out with Whiting-Turner in advance and posted in the work area.

ASBESTOS / HAZARDOUS MATERIALS

A. It is possible that there could be existing unforeseen asbestos or other hazardous materials either buried underground or laying on the project site from previous activities on the property.
B. It is possible that a hazardous material could be brought to the site by others.
C. Anyone who uncovers or notices a suspected hazardous material should leave it undisturbed and notify WT immediately.
D. An authorized contractor must dispose of asbestos or other hazardous materials or contaminated debris.

MISCELLANEOUS RULES

A. Do not block any hallways, stairs or exit doors. Maintain fire egress.
B. Use all proper personal protection equipment (hard hats, gloves, glasses, etc.)
C. Smoking is prohibited within the building once 50% of the building façade is covered (new building construction). For renovation projects, smoking is prohibited at all times inside the building, on the roof, or within 20' of the building. Violators will be warned in writing one time. Written warning will be copied to their office. The second violation will result in removal from project. Designated smoking areas will be established outside of the building.
D. Eating in designated areas only
E. Use temporary toilets only
F. Clean the work site daily, trash and debris to the dumpster daily
G. Alert WT to any emergency
H. Report any damage to building components or site items
I. No gasoline-powered or carbon monoxide exhaust equipment can be used at any time in the building after it is enclosed, use propane instead. All equipment you plan to use must be reviewed with the WT Superintendent for safety concerns.

NOTE: THESE ABOVE SAFETY RULES ARE IN ADDITION TO OSHA REQUIREMENTS.

II. CONTRACTOR'S SAFETY PROGRAM

The Contractor will provide a competent safety person who will be responsible for administering the Contractor's safety program and enforcing the safety rules. The following are recommended suggestions for establishing an effective Contractor's safety program.

A. Establish a schedule of safety meetings conducted by Contractor's foreman for discussing specific topics, such as safety rules, hazards or specific jobs, safe practices, etc.
B. Establish a plan for Contractor's foreman to contact each employee under his supervision at least once per week on safety.
C. Establish a procedure for the prompt investigation of all personal injuries and property damage by Contractor's management.
D. Establish a schedule for periodic inspection by Contractor's management of "hazards" on job site.
E. Establish a plan for the periodic inspection of tools and equipment by Contractor's management.
F. Develop basic safety rules for job, instruct employees and enforced compliance.

III. INDEMNIFICATION (RELATED TO OSHA VIOLATIONS)

To the fullest extent permitted by law the Contractor shall indemnify and hold harmless Whiting-Turner, the Owner, and the Architect and their agents and employees from and against all claims, including citations and penalties imposed by the Occupational Safety and Health Administration, damages, losses, expenses and judgments including, but not limited to attorney's fees, arising out of or resulting from performance of the work in an area which is unsafe, harmful, dangerous, or hazardous and which is caused in whole or in part by any act of omission of the Contractor, anyone directly or indirectly employed by it, or any one for whose acts it may be liable, regardless of whether the claim, citation, penalty, damage, loss, expense or judgment results from unsafe, harmful, dangerous, hazardous or toxic materials or substances or whether from any other unsafe, harmful, dangerous or hazardous conditions.

IV. SEXUAL HARASSMENT POLICY

The Construction Manager and Owner will not accept any behavior deemed to be a form of sexual harassment and actively seeks to eliminate such behavior from the jobsite environment.

Definition of Sexual Harassment

The Construction Manager and Owner officially defines sexual harassment as "any unwelcome sexual advances or requests for sexual favors and other verbal or physical conduct of a sexual nature that has the effect or purpose of unreasonably interfering with an individual's work or academic environment, or of affecting an individual's employment or academic status." Sexual harassment is not only a clear violation, it is illegal and a form of discrimination, covered under Title VII of the Civil Rights Act of 1964.

Be Aware

Sexual harassment takes many forms, but includes any unwanted sexual attention such as:

- starring, leering, and ogling
- sexual teasing
- jokes and gestures
- repeatedly asking for dates after being refused
- lewd remarks
- whistles
- references to someone's anatomy
- inappropriate touching
- attempts to kiss or fondle
- coerced sexual intercourse

The sexual harassment policy will be strictly enforced. Any reported incident will be dealt with swiftly and severely. The offending party, if identified will be dismissed from the project and property and not allowed to return. Repeated incidents by employees of a particular firm can result in cancellation of that contract. The victim of the abuse retains the legal right to prosecute. All employees of these contracting firms should be apprised of this policy before working on this project.

END OF SECTION 013520

SECTION 014000 - QUALITY REQUIREMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

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

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

1. Specific quality-assurance and -control requirements for individual construction activities are specified in the Sections that specify those activities. Requirements in those Sections may also cover production of standard products.
2. Specified tests, inspections, and related actions do not limit Contractor's other quality-assurance and -control procedures that facilitate compliance with the Contract Document requirements.
3. Requirements for Contractor to provide quality-assurance and -control services required by Architect, Owner, Commissioning Authority, or authorities having jurisdiction are not limited by provisions of this Section.
4. Specific test and inspection requirements are not specified in this Section.

C. Related Requirements:

1. Section 012100 "Allowances" for testing and inspecting allowances.

1.3 DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

1.4 CONFLICTING REQUIREMENTS

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

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

1.5 INFORMATIONAL SUBMITTALS

A. Contractor's Quality-Control Plan: For quality-assurance and quality-control activities and responsibilities.

B. Qualification Data: For Contractor's quality-control personnel.

C. Contractor's Statement of Responsibility: When required by authorities having jurisdiction, submit copy of written statement of responsibility sent to authorities having jurisdiction before starting work on the following systems:

1. Seismic-force-resisting system, designated seismic system, or component listed in the designated seismic system quality-assurance plan prepared by Architect.
2. Main wind-force-resisting system or a wind-resisting component listed in the wind-force-resisting system quality-assurance plan prepared by Architect.

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

E. Schedule of Tests and Inspections: Prepare in tabular form and include the following:

1. Specification Section number and title.
2. Entity responsible for performing tests and inspections.
3. Description of test and inspection.
4. Identification of applicable standards.
5. Identification of test and inspection methods.
6. Number of tests and inspections required.
7. Time schedule or time span for tests and inspections.
8. Requirements for obtaining samples.
9. Unique characteristics of each quality-control service.

1.6 CONTRACTOR'S QUALITY-CONTROL PLAN

A. Quality-Control Plan, General: Submit quality-control plan within 10 days of Notice to Proceed, and not less than five days prior to preconstruction conference. Submit in format acceptable to Architect. Identify personnel, procedures, controls, instructions, tests, records, and forms to be used to carry out Contractor's quality-assurance and quality-control responsibilities. Coordinate with Contractor's construction schedule.

B. Quality-Control Personnel Qualifications: Engage qualified full-time personnel trained and experienced in managing and executing quality-assurance and quality-control procedures similar in nature and extent to those required for Project.

1. Project quality-control manager may also serve as Project superintendent.

C. Submittal Procedure: Describe procedures for ensuring compliance with requirements through review and management of submittal process. Indicate qualifications of personnel responsible for submittal review.

D. Testing and Inspection: In quality-control plan, include a comprehensive schedule of Work requiring testing or inspection, including the following:

1. Contractor-performed tests and inspections including subcontractor-performed tests and inspections. Include required tests and inspections and Contractor-elected tests and inspections.
2. Special inspections required by authorities having jurisdiction and indicated on the "Statement of Special Inspections."

E. Continuous Inspection of Workmanship: Describe process for continuous inspection during construction to identify and correct deficiencies in workmanship in addition to testing and inspection specified. Indicate types of corrective actions to be required to bring work into compliance with standards of workmanship established by Contract requirements and approved mockups.

F. Monitoring and Documentation: Maintain testing and inspection reports including log of approved and rejected results. Include work Architect has indicated as nonconforming or defective. Indicate corrective

actions taken to bring nonconforming work into compliance with requirements. Comply with requirements of authorities having jurisdiction.

1.7 REPORTS AND DOCUMENTS

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

1. Date of issue.
2. Project title and number.
3. Name, address, and telephone number of testing agency.
4. Dates and locations of samples and tests or inspections.
5. Names of individuals making tests and inspections.
6. Description of the Work and test and inspection method.
7. Identification of product and Specification Section.
8. Complete test or inspection data.
9. Test and inspection results and an interpretation of test results.
10. Record of temperature and weather conditions at time of sample taking and testing and inspecting.
11. Comments or professional opinion on whether tested or inspected Work complies with the Contract Document requirements.
12. Name and signature of laboratory inspector.
13. Recommendations on retesting and reinspecting.

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

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

C. Factory-Authorized Service Representative's Reports: Prepare written information documenting manufacturer's factory-authorized service representative's tests and inspections specified in other Sections. Include the following:

1. Name, address, and telephone number of factory-authorized service representative making report.
2. Statement that equipment complies with requirements.
3. Results of operational and other tests and a statement of whether observed performance complies with requirements.
4. Statement whether conditions, products, and installation will affect warranty.
5. Other required items indicated in individual Specification Sections.

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

1.8 QUALITY ASSURANCE

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

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

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

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

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

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

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

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

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

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

I. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.

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

1. Build mockups in location and of size indicated or, if not indicated, as directed by Architect.
2. Notify Architect seven days in advance of dates and times when mockups will be constructed.
3. Employ supervisory personnel who will oversee mockup construction. Employ workers that will be employed during the construction at Project.
4. Demonstrate the proposed range of aesthetic effects and workmanship.
5. Obtain Architect's approval of mockups before starting work, fabrication, or construction.

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

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

K. Integrated Exterior Mockups: Construct integrated exterior mockup as indicated on Drawings. Coordinate installation of exterior envelope materials and products for which mockups are required in individual Specification Sections, along with supporting materials.

1.9 QUALITY CONTROL

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

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

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

1. Unless otherwise indicated, provide quality-control services specified and those required by authorities having jurisdiction. Perform quality-control services required of Contractor by authorities having jurisdiction, whether specified or not.
2. Where services are indicated as Contractor's responsibility, engage a qualified testing agency to perform these quality-control services.

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

3. Notify testing agencies at least 24 hours in advance of time when Work that requires testing or inspecting will be performed.
4. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality-control service.
5. Testing and inspecting requested by Contractor and not required by the Contract Documents are Contractor's responsibility.
6. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.

C. Manufacturer's Field Services: Where indicated, engage a factory-authorized service representative to inspect field-assembled components and equipment installation, including service connections. Report results in writing as specified in Section 013300 "Submittal Procedures."

D. Manufacturer's Technical Services: Where indicated, engage a manufacturer's technical representative to observe and inspect the Work. Manufacturer's technical representative's services include participation in preinstallation conferences, examination of substrates and conditions, verification of materials, observation of Installer activities, inspection of completed portions of the Work, and submittal of written reports.

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

F. Testing Agency Responsibilities: Cooperate with Architect, Commissioning Authority and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.

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

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

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

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

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

I. Schedule of Tests and Inspections: Prepare a schedule of tests, inspections, and similar quality-control services required by the Contract Documents as a component of Contractor's quality-control plan. Coordinate and submit concurrently with Contractor's construction schedule. Update as the Work progresses.

1. Distribution: Distribute schedule to Owner, Architect, Commissioning Authority, testing agencies, and each party involved in performance of portions of the Work where tests and inspections are required.

1.10 SPECIAL TESTS AND INSPECTIONS

A. Special Tests and Inspections: Conducted by a qualified testing agency as required by authorities having jurisdiction, as indicated in individual Specification Sections, and as follows:

1. Verifying that manufacturer maintains detailed fabrication and quality-control procedures and reviews the completeness and adequacy of those procedures to perform the Work.

2. Notifying Architect, Commissioning Authority, and Contractor promptly of irregularities and deficiencies observed in the Work during performance of its services.
3. Submitting a certified written report of each test, inspection, and similar quality-control service to Architect and Commissioning Authority with copy to Contractor and to authorities having jurisdiction.
4. Submitting a final report of special tests and inspections at Substantial Completion, which includes a list of unresolved deficiencies.
5. Interpreting tests and inspections and stating in each report whether tested and inspected work complies with or deviates from the Contract Documents.
6. Retesting and reinspecting corrected work.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 TEST AND INSPECTION LOG

A. Test and Inspection Log: Prepare a record of tests and inspections. Include the following:

1. Date test or inspection was conducted.
2. Description of the Work tested or inspected.
3. Date test or inspection results were transmitted to Architect.
4. Identification of testing agency or special inspector conducting test or inspection.

B. Maintain log at Project site. Post changes and revisions as they occur. Provide access to test and inspection log for Architect's, Commissioning Authority's, reference during normal working hours.

3.2 REPAIR AND PROTECTION

A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.

1. Provide materials and comply with installation requirements specified in other Specification Sections or matching existing substrates and finishes. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible. Comply with the Contract Document requirements for cutting and patching in Section 017300 "Execution."

B. Protect construction exposed by or for quality-control service activities.

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

END OF SECTION 014000

SECTION 014200 - REFERENCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 DEFINITIONS

A. General: Basic Contract definitions are included in the Conditions of the Contract.

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

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

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

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

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

G. "Install": Unload, temporarily store, unpack, assemble, erect, place, anchor, apply, work to dimension, finish, cure, protect, clean, and similar operations at Project site.

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

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

1.3 INDUSTRY STANDARDS

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

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

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

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

1.4 ABBREVIATIONS AND ACRONYMS

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

B. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents.

1. AABC - Associated Air Balance Council; www.aabc.com.
2. AAMA - American Architectural Manufacturers Association; www.aamanet.org.
3. AAPFCO - Association of American Plant Food Control Officials; www.aapfco.org.
4. AASHTO - American Association of State Highway and Transportation Officials; www.transportation.org.
5. AATCC - American Association of Textile Chemists and Colorists; www.aatcc.org.
6. ABMA - American Bearing Manufacturers Association; www.americanbearings.org.
7. ACI - American Concrete Institute; (Formerly: ACI International); www.concrete.org.
8. ACPA - American Concrete Pipe Association; www.concrete-pipe.org.
9. AEIC - Association of Edison Illuminating Companies, Inc. (The); www.aeic.org.
10. AF&PA - American Forest & Paper Association; www.afandpa.org.
11. AGA - American Gas Association; www.aga.org.
12. AHAM - Association of Home Appliance Manufacturers; www.aham.org.
13. AHRI - Air-Conditioning, Heating, and Refrigeration Institute (The); www.ahrinet.org.
14. AI - Asphalt Institute; www.asphaltinstitute.org.
15. AIA - American Institute of Architects (The); www.aia.org.
16. AISC - American Institute of Steel Construction; www.aisc.org.
17. AISI - American Iron and Steel Institute; www.steel.org.
18. AITC - American Institute of Timber Construction; www.aitc-glulam.org.
19. AMCA - Air Movement and Control Association International, Inc.; www.amca.org.
20. ANSI - American National Standards Institute; www.ansi.org.
21. AOSA - Association of Official Seed Analysts, Inc.; www.aosaseed.com.
22. APA - APA - The Engineered Wood Association; www.apawood.org.
23. APA - Architectural Precast Association; www.archprecast.org.
24. API - American Petroleum Institute; www.api.org.
25. ARI - Air-Conditioning & Refrigeration Institute; (See AHRI).
26. ARI - American Refrigeration Institute; (See AHRI).
27. ARMA - Asphalt Roofing Manufacturers Association; www.asphaltroofing.org.
28. ASCE - American Society of Civil Engineers; www.asce.org.
29. ASCE/SEI - American Society of Civil Engineers/Structural Engineering Institute; (See ASCE).
30. ASHRAE - American Society of Heating, Refrigerating and Air-Conditioning Engineers; www.ashrae.org.
31. ASME - ASME International; (American Society of Mechanical Engineers); www.asme.org.
32. ASSE - American Society of Safety Engineers (The); www.asse.org.
33. ASSE - American Society of Sanitary Engineering; www.asse-plumbing.org.
34. ASTM - ASTM International; (American Society for Testing and Materials International); www.astm.org.

35. ATIS - Alliance for Telecommunications Industry Solutions; www.atis.org.
36. AWEA - American Wind Energy Association; www.awea.org.
37. AWI - Architectural Woodwork Institute; www.awinet.org.
38. AWMAC - Architectural Woodwork Manufacturers Association of Canada; www.awmac.com.
39. AWPA - American Wood Protection Association; (Formerly: American Wood-Preservers' Association); www.awpa.com.
40. AWS - American Welding Society; www.aws.org.
41. AWWA - American Water Works Association; www.awwa.org.
42. BHMA - Builders Hardware Manufacturers Association; www.buildershardware.com.
43. BIA - Brick Industry Association (The); www.gobrick.com.
44. BICSI - BICSI, Inc.; www.bicsi.org.
45. BIFMA - BIFMA International; (Business and Institutional Furniture Manufacturer's Association); www.bifma.com.
46. BISSC - Baking Industry Sanitation Standards Committee; www.bissc.org.
47. BOCA - BOCA; (Building Officials and Code Administrators International Inc.); (See ICC).
48. BWF - Badminton World Federation; (Formerly: International Badminton Federation); www.bwfbadminton.org.
49. CDA - Copper Development Association; www.copper.org.
50. CEA - Canadian Electricity Association; www.electricity.ca.
51. CEA - Consumer Electronics Association; www.ce.org.
52. CFFA - Chemical Fabrics & Film Association, Inc.; www.chemicalfabricsandfilm.com.
53. CFSEI - Cold-Formed Steel Engineers Institute; www.cfsei.org.
54. CGA - Compressed Gas Association; www.cganet.com.
55. CIMA - Cellulose Insulation Manufacturers Association; www.cellulose.org.
56. CISCA - Ceilings & Interior Systems Construction Association; www.cisca.org.
57. CISPI - Cast Iron Soil Pipe Institute; www.cispi.org.
58. CLFMI - Chain Link Fence Manufacturers Institute; www.chainlinkinfo.org.
59. CPA - Composite Panel Association; www.pbmdf.com.
60. CRI - Carpet and Rug Institute (The); www.carpet-rug.org.
61. CRRC - Cool Roof Rating Council; www.coolroofs.org.
62. CRSI - Concrete Reinforcing Steel Institute; www.crsi.org.
63. CSA - Canadian Standards Association; www.csa.ca.
64. CSA - CSA International; (Formerly: IAS - International Approval Services); www.csa-international.org.
65. CSI - Construction Specifications Institute (The); www.csinet.org.
66. CSSB - Cedar Shake & Shingle Bureau; www.cedarbureau.org.
67. CTI - Cooling Technology Institute; (Formerly: Cooling Tower Institute); www.cti.org.
68. CWC - Composite Wood Council; (See CPA).
69. DASMA - Door and Access Systems Manufacturers Association; www.dasma.com.
70. DHI - Door and Hardware Institute; www.dhi.org.
71. ECA - Electronic Components Association; www.ec-central.org.
72. ECAMA - Electronic Components Assemblies & Materials Association; (See ECA).
73. EIA - Electronic Industries Alliance; (See TIA).
74. EIMA - EIFS Industry Members Association; www.eima.com.
75. EJMA - Expansion Joint Manufacturers Association, Inc.; www.ejma.org.
76. ESD - ESD Association; (Electrostatic Discharge Association); www.esda.org.
77. ESTA - Entertainment Services and Technology Association; (See PLASA).
78. EVO - Efficiency Valuation Organization; www.evo-world.org.
79. FIBA - Federation Internationale de Basketball; (The International Basketball Federation); www.fiba.com.
80. FIVB - Federation Internationale de Volleyball; (The International Volleyball Federation); www.fivb.org.
81. FM Approvals - FM Approvals LLC; www.fmglobal.com.
82. FM Global - FM Global; (Formerly: FMG - FM Global); www.fmglobal.com.
83. FRSA - Florida Roofing, Sheet Metal & Air Conditioning Contractors Association, Inc.; www.floridaroof.com.

84. FSA - Fluid Sealing Association; www.fluidsealing.com.
85. FSC - Forest Stewardship Council U.S.; www.fscus.org.
86. GA - Gypsum Association; www.gypsum.org.
87. GANA - Glass Association of North America; www.glasswebsite.com.
88. GS - Green Seal; www.greenseal.org.
89. HI - Hydraulic Institute; www.pumps.org.
90. HI/GAMA - Hydronics Institute/Gas Appliance Manufacturers Association; (See AHRI).
91. HMMA - Hollow Metal Manufacturers Association; (See NAAMM).
92. HPVA - Hardwood Plywood & Veneer Association; www.hpva.org.
93. HPW - H. P. White Laboratory, Inc.; www.hpwhite.com.
94. IAPSC - International Association of Professional Security Consultants; www.iapsc.org.
95. IAS - International Approval Services; (See CSA).
96. ICBO - International Conference of Building Officials; (See ICC).
97. ICC - International Code Council; www.iccsafe.org.
98. ICEA - Insulated Cable Engineers Association, Inc.; www.icea.net.
99. ICPA - International Cast Polymer Alliance; www.icpa-hq.org.
100. ICRI - International Concrete Repair Institute, Inc.; www.icri.org.
101. IEC - International Electrotechnical Commission; www.iec.ch.
102. IEEE - Institute of Electrical and Electronics Engineers, Inc. (The); www.ieee.org.
103. IES - Illuminating Engineering Society; (Formerly: Illuminating Engineering Society of North America); www.ies.org.
104. IESNA - Illuminating Engineering Society of North America; (See IES).
105. IEST - Institute of Environmental Sciences and Technology; www.iest.org.
106. IGMA - Insulating Glass Manufacturers Alliance; www.igmaonline.org.
107. IGSHPA - International Ground Source Heat Pump Association; www.igshpa.okstate.edu.
108. ILI - Indiana Limestone Institute of America, Inc.; www.iliai.com.
109. Intertek - Intertek Group; (Formerly: ETL SEMCO; Intertek Testing Service NA); www.intertek.com.
110. ISA - International Society of Automation (The); (Formerly: Instrumentation, Systems, and Automation Society); www.isa.org.
111. ISAS - Instrumentation, Systems, and Automation Society (The); (See ISA).
112. ISFA - International Surface Fabricators Association; (Formerly: International Solid Surface Fabricators Association); www.isfanow.org.
113. ISO - International Organization for Standardization; www.iso.org.
114. ISSFA - International Solid Surface Fabricators Association; (See ISFA).
115. ITU - International Telecommunication Union; www.itu.int/home.
116. KCMA - Kitchen Cabinet Manufacturers Association; www.kcma.org.
117. LMA - Laminating Materials Association; (See CPA).
118. LPI - Lightning Protection Institute; www.lightning.org.
119. MBMA - Metal Building Manufacturers Association; www.mbma.com.
120. MCA - Metal Construction Association; www.metalconstruction.org.
121. MFMA - Maple Flooring Manufacturers Association, Inc.; www.maplefloor.org.
122. MFMA - Metal Framing Manufacturers Association, Inc.; www.metalframingmfg.org.
123. MHIA - Material Handling Industry of America; www.mhia.org.
124. MIA - Marble Institute of America; www.marble-institute.com.
125. MMPA - Moulding & Millwork Producers Association; (Formerly: Wood Moulding & Millwork Producers Association); www.wmmpa.com.
126. MPI - Master Painters Institute; www.paintinfo.com.
127. MSS - Manufacturers Standardization Society of The Valve and Fittings Industry Inc.; www.mss-hq.org.
128. NAAMM - National Association of Architectural Metal Manufacturers; www.naamm.org.
129. NACE - NACE International; (National Association of Corrosion Engineers International); www.nace.org.
130. NADCA - National Air Duct Cleaners Association; www.nadca.com.
131. NAIMA - North American Insulation Manufacturers Association; www.naima.org.
132. NBGQA - National Building Granite Quarries Association, Inc.; www.nbgqa.com.

133. NCAA - National Collegiate Athletic Association (The); www.ncaa.org.
134. NCMA - National Concrete Masonry Association; www.ncma.org.
135. NEBB - National Environmental Balancing Bureau; www.nebb.org.
136. NECA - National Electrical Contractors Association; www.necanet.org.
137. NeLMA - Northeastern Lumber Manufacturers Association; www.nelma.org.
138. NEMA - National Electrical Manufacturers Association; www.nema.org.
139. NETA - InterNational Electrical Testing Association; www.netaworld.org.
140. NFHS - National Federation of State High School Associations; www.nfhs.org.
141. NFPA - NFPA; (National Fire Protection Association); www.nfpa.org.
142. NFPA - NFPA International; (See NFPA).
143. NFRC - National Fenestration Rating Council; www.nfrc.org.
144. NHLA - National Hardwood Lumber Association; www.nhla.com.
145. NLGA - National Lumber Grades Authority; www.nlga.org.
146. NOFMA - National Oak Flooring Manufacturers Association; (See NWFA).
147. NOMMA - National Ornamental & Miscellaneous Metals Association; www.nomma.org.
148. NRCA - National Roofing Contractors Association; www.nrca.net.
149. NRMCA - National Ready Mixed Concrete Association; www.nrmca.org.
150. NSF - NSF International; (National Sanitation Foundation International); www.nsf.org.
151. NSPE - National Society of Professional Engineers; www.nspe.org.
152. NSSGA - National Stone, Sand & Gravel Association; www.nssga.org.
153. NTMA - National Terrazzo & Mosaic Association, Inc. (The); www.ntma.com.
154. NWFA - National Wood Flooring Association; www.nwfa.org.
155. PCI - Precast/Prestressed Concrete Institute; www.pci.org.
156. PDI - Plumbing & Drainage Institute; www.pdionline.org.
157. PLASA - PLASA; (Formerly: ESTA - Entertainment Services and Technology Association); www.plasa.org.
158. RCSC - Research Council on Structural Connections; www.boltcouncil.org.
159. RFCI - Resilient Floor Covering Institute; www.rfci.com.
160. RIS - Redwood Inspection Service; www.redwoodinspection.com.
161. SAE - SAE International; (Society of Automotive Engineers); www.sae.org.
162. SCTE - Society of Cable Telecommunications Engineers; www.scte.org.
163. SDI - Steel Deck Institute; www.sdi.org.
164. SDI - Steel Door Institute; www.steeldoor.org.
165. SEFA - Scientific Equipment and Furniture Association; www.sefalabs.com.
166. SEI/ASCE - Structural Engineering Institute/American Society of Civil Engineers; (See ASCE).
167. SIA - Security Industry Association; www.siaonline.org.
168. SJI - Steel Joist Institute; www.steeljoist.org.
169. SMA - Screen Manufacturers Association; www.smainfo.org.
170. SMACNA - Sheet Metal and Air Conditioning Contractors' National Association; www.smacna.org.
171. SMPTE - Society of Motion Picture and Television Engineers; www.smpte.org.
172. SPFA - Spray Polyurethane Foam Alliance; www.sprayfoam.org.
173. SPIB - Southern Pine Inspection Bureau; www.spib.org.
174. SPRI - Single Ply Roofing Industry; www.spri.org.
175. SRCC - Solar Rating and Certification Corporation; www.solar-rating.org.
176. SSINA - Specialty Steel Industry of North America; www.ssina.com.
177. SSPC - SSPC: The Society for Protective Coatings; www.sspc.org.
178. STI - Steel Tank Institute; www.steeltank.com.
179. SWI - Steel Window Institute; www.steelwindows.com.
180. SWPA - Submersible Wastewater Pump Association; www.swpa.org.
181. TCA - Tilt-Up Concrete Association; www.tilt-up.org.
182. TCNA - Tile Council of North America, Inc.; (Formerly: Tile Council of America); www.tileusa.com.
183. TEMA - Tubular Exchanger Manufacturers Association, Inc.; www.tema.org.
184. TIA - Telecommunications Industry Association; (Formerly: TIA/EIA - Telecommunications Industry Association/Electronic Industries Alliance); www.tiaonline.org.

185. TIA/EIA - Telecommunications Industry Association/Electronic Industries Alliance; (See TIA).
186. TMS - The Masonry Society; www.masonrysociety.org.
187. TPI - Truss Plate Institute; www.tpinst.org.
188. TPI - Turfgrass Producers International; www.turfgrasssod.org.
189. TRI - Tile Roofing Institute; www.tileroofing.org.
190. UBC - Uniform Building Code; (See ICC).
191. UL - Underwriters Laboratories Inc.; www.ul.com.
192. UNI - Uni-Bell PVC Pipe Association; www.uni-bell.org.
193. USAV - USA Volleyball; www.usavolleyball.org.
194. USGBC - U.S. Green Building Council; www.usgbc.org.
195. USITT - United States Institute for Theatre Technology, Inc.; www.usitt.org.
196. WASTEC - Waste Equipment Technology Association; www.wastec.org.
197. WCLIB - West Coast Lumber Inspection Bureau; www.wclib.org.
198. WCMA - Window Covering Manufacturers Association; www.wcmanet.org.
199. WDMA - Window & Door Manufacturers Association; www.wdma.com.
200. WI - Woodwork Institute; (Formerly: WIC - Woodwork Institute of California); www.wicnet.org.
201. WMMPA - Wood Moulding & Millwork Producers Association; (See MMPA).
202. WSRCA - Western States Roofing Contractors Association; www.wsrca.com.
203. WPA - Western Wood Products Association; www.wwpa.org.

C. Code Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. This information is believed to be accurate as of the date of the Contract Documents.

1. DIN - Deutsches Institut fur Normung e.V.; www.din.de.
2. IAPMO - International Association of Plumbing and Mechanical Officials; www.iapmo.org.
3. ICC - International Code Council; www.iccsafe.org.
4. ICC-ES - ICC Evaluation Service, LLC; www.icc-es.org.

D. Federal Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Information is subject to change and is up-to-date as of the date of the Contract Documents.

1. COE - Army Corps of Engineers; www.usace.army.mil.
2. CPSC - Consumer Product Safety Commission; www.cpsc.gov.
3. DOC - Department of Commerce; National Institute of Standards and Technology; www.nist.gov.
4. DOD - Department of Defense; http://dodssp.daps.dla.mil.
5. DOE - Department of Energy; www.energy.gov.
6. EPA - Environmental Protection Agency; www.epa.gov.
7. FAA - Federal Aviation Administration; www.faa.gov.
8. FG - Federal Government Publications; www.gpo.gov.
9. GSA - General Services Administration; www.gsa.gov.
10. HUD - Department of Housing and Urban Development; www.hud.gov.
11. LBL - Lawrence Berkeley National Laboratory; Environmental Energy Technologies Division; http://eetd.lbl.gov.
12. OSHA - Occupational Safety & Health Administration; www.osha.gov.
13. SD - Department of State; www.state.gov.
14. TRB - Transportation Research Board; National Cooperative Highway Research Program; www.trb.org.
15. USDA - Department of Agriculture; Agriculture Research Service; U.S. Salinity Laboratory; www.ars.usda.gov.
16. USDA - Department of Agriculture; Rural Utilities Service; www.usda.gov.
17. USDJ - Department of Justice; Office of Justice Programs; National Institute of Justice; www.ojp.usdoj.gov.
18. USP - U.S. Pharmacopeia; www.usp.org.
19. USPS - United States Postal Service; www.usps.com.

E. Standards and Regulations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the standards and regulations in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents.

1. CFR - Code of Federal Regulations; Available from Government Printing Office; www.gpo.gov/fdsys.
2. DOD - Department of Defense; Military Specifications and Standards; Available from Department of Defense Single Stock Point; http://dodssp.daps.dla.mil.
3. DSCC - Defense Supply Center Columbus; (See FS).
4. FED-STD - Federal Standard; (See FS).
5. FS - Federal Specification; Available from Department of Defense Single Stock Point; http://dodssp.daps.dla.mil.
    a. Available from Defense Standardization Program; www.dsp.dla.mil.
    b. Available from General Services Administration; www.gsa.gov.
    c. Available from National Institute of Building Sciences/Whole Building Design Guide; www.wbdg.org/ccb.
6. MILSPEC - Military Specification and Standards; (See DOD).
7. USAB - United States Access Board; www.access-board.gov.
8. USATBCB - U.S. Architectural & Transportation Barriers Compliance Board; (See USAB).

F. State Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents.

1. CBHF - State of California; Department of Consumer Affairs; Bureau of Electronic Appliance and Repair, Home Furnishings and Thermal Insulation; www.bearhfti.ca.gov.
2. CCR - California Code of Regulations; Office of Administrative Law; California Title 24 Energy Code; www.calregs.com.
3. CDHS - California Department of Health Services; (See CDPH).
4. CDPH - California Department of Public Health; Indoor Air Quality Program; www.cal-iaq.org.
5. CPUC - California Public Utilities Commission; www.cpuc.ca.gov.
6. SCAQMD - South Coast Air Quality Management District; www.aqmd.gov.
7. TFS - Texas Forest Service; Forest Resource Development and Sustainable Forestry; http://txforestservice.tamu.edu.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 014200

SECTION 015000 – TEMPORARY FACILITIES AND CONTROLS

Refer to the specific scopes of work for clarification of responsibility of the items specified herein.

PART 1 – GENERAL INFORMATION

1.01 RELATED DOCUMENTS

Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 0 and Division 1 Specification Sections, apply to this Section.

1.02 SUMMARY

This Section specifies requirements for temporary services and facilities, including utilities, construction and support facilities, security and protection, and shall be subject to the Construction Manager's approval.

A. Temporary utilities required include, but are not limited to:

Water service and distribution
Temporary electric power and light
Telephone service
Storm and sanitary sewer

B. Temporary construction and support facilities required include, but are not limited to:

Dewatering facilities and drains
Temporary heating, ventilating, humidification, and air conditioning
Field offices and storage facilities
Temporary roads and paving/construction parking/mud/snow and ice clean-up
Sanitary facilities, including drinking water
Temporary enclosures
Hoists and temporary elevator use
Temporary project identification signs and bulletin boards
Waste disposal service and progress cleaning
Construction aids and protection

C. Security and safety facilities required include, but are not limited to:

Temporary fire protection
Barricades, warning signs, lights
Enclosure fence and security maintenance
Environmental protection
Safety requirements

D. Controls

Workday
Lunch wagons
Erosion control
Excavation material
Excavation training
Material inventories
Deliveries

1.03 QUALITY ASSURANCE

A. Regulations: Comply with industry standards and applicable laws and regulations of authorities having jurisdiction, including but not limited to:

Municipal and Labor & Industry Building Code requirements
Health and safety regulations
Utility company regulations
Police, Fire Department and Rescue Squad rules
Environmental protection regulations

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

1.04 PROJECT CONDITIONS

A. Conditions of Use: Keep temporary services and facilities clean and neat in appearance. Operate in a safe and efficient manner. Take necessary fire prevention measures. Do not overload facilities, or permit them to interfere with progress. Do not allow hazardous, dangerous, or unsanitary conditions, or public nuisances to develop or persist on the site. They shall be removed, relocated as required by the progress of the work, or directed by the Construction Manager.

B. Existing Utilities and Systems:

1. Existing systems shall be maintained at all times unless approved (48 hrs. notice of shutdown) by Owner. Permanent heating, plumbing and electrical systems shall be activated and maintained during owner occupancy of existing facilities. Facilities shall be maintained at 70°F.

2. Trade Contractors interrupting services due to their construction operations shall provide temporary utility lines, as required, to maintain services.

PART 2 - PRODUCTS

2.01 MATERIALS

A. General: Provide new materials; if acceptable to the Construction Manager, undamaged, previously used materials in serviceable condition may be used. Provide materials suitable for the use intended.

B. Lumber and Plywood: Comply with requirements in Division-6 Section "Rough Carpentry."

C. Tarpaulins: Provide waterproof, fire-resistant, UL-labeled tarpaulins with flame-spread rating of or less. For temporary enclosures, provide translucent, nylon-reinforced, laminated polyethylene or polyvinyl chloride fire retardant tarpaulins.

D. Water: Provide potable water approved by local health authorities.

E. Open-Mesh Fencing: Provide 11-gauge, galvanized two inch, chain link fabric fencing, six (6) feet high with galvanized steel pipe posts, 1-1/2" I.D. for line posts and 2-1/2" I.D. for corner posts.

2.02 EQUIPMENT

A. General: Provide new equipment; if acceptable to the Construction Manager, undamaged, previously used equipment in serviceable condition may be used. Provide equipment suitable for use intended.

B. Water Hoses: Provide 3/4" heavy-duty, abrasion-resistant, flexible rubber hoses 100 ft. long, with pressure rating greater than the maximum pressure of the water distribution system; provide adjustable shut-off nozzles at hose discharge.

C. Electrical Outlets: Provide properly configured NEMA polarized outlets to prevent insertion of volt plugs into higher voltage outlets. Provide receptacle outlets equipped with ground-fault circuit interrupters, reset button, and pilot light, for connection of power tools, equipment, and GFI breakers.

D. Electrical Power Cords: Provide grounded extension cords; use "hard-service" cords where exposed to abrasion and traffic. Provide waterproof connectors to connect separate lengths of electric cords if single lengths will not reach areas where construction activities are in progress.

E. Electrical Welding Outlets: These will not be provided. Each Trade Contractor will be responsible for his own welding power.

F. Lamps and Light Fixtures: Provide general service incandescent lamps of wattage required for adequate illumination. Provide guard cages or tempered glass enclosures where exposed to breakage. Provide exterior fixtures where exposed to moisture.

G. Heating Units: Provide temporary heating units that have been tested and labeled by UL, FM or another recognized trade association related to the type of fuel being consumed.

H. Temporary Offices: Provide prefabricated or mobile units or similar job-built construction with lockable entrances, operable windows and serviceable finishes. Provide heated and air-conditioned units on foundations adequate for normal loading.

I. Temporary Toilet Units: Provide self-contained, single-occupant toilet units of the chemical, aerated recirculation, or combustions type, properly vented and fully enclosed with a glass fiber, reinforced polyester shell or similar nonabsorbent material.

J. First Aid Supplies: Comply with governing regulations.

K. Fire Extinguishers: Provide hand-carried, portable UL-rated, class "A" fire extinguishers for temporary offices and similar spaces. In other locations, provide hand-carried, portable, UL-rated, class "ABC" dry chemical extinguishers, or a combination of extinguishers of NFPA recommended classes for the exposures.

Comply with NFPA 10 classification, extinguishing agent and size required by location and class of fire exposure.

PART 3 - EXECUTION/SCOPE RESPONSIBILITIES

3.01 INSTALLATION (BY APPLICABLE TRADE CONTRACTORS)

A. Use qualified personnel for installation of temporary facilities. Location facilities where they will serve the Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required.

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

3.02 TEMPORARY UTILITY INSTALLATION(BY APPLICABLE TRADE CONTRACTORS)

A. General: Engage the appropriate local utility company to install temporary service or connect to existing service. Where the company provides only part of the service, provide the remainder with matching, compatible materials and equipment; comply with the company's recommendations.

1. Arrange with the company and existing users for a time when service can be interrupted, where necessary, to make connections for temporary services.

2. Provide adequate capacity at each stage of construction. Prior to temporary utility availability, each Trade Contractor shall provide trucked-in services at their expense as required to complete their work.

3. Obtain easements to bring temporary utilities to the site, where the Owner's easements cannot be used for that purpose.

Use Charges:

Cost or use charges for temporary facilities are to be paid by the Trade Contractor requiring or providing the temporary facility unless noted otherwise.

Owner will pay utility consumption costs during construction for construction activities only.

B. Water Service: The Plumbing Contractor shall install water service and distribution piping of sizes and pressures adequate for construction. Provide 3/4" hose bib termination at each story of construction work, located so that any area of building construction can be reached with a 100 ft. length of hose. Water service may be run from a temporary or permanent source.

1. Sterilization: Sterilize temporary water piping prior to use.

2. Protect system from freezing.

3. Maintain 30 psig. water pressure with 5 gpm. flow rate.

4. Owner shall pay for cost of water consumed during construction. Trade Contractor shall take the necessary steps not to be wasteful.

C. Temporary Electricity Power Service:

1. After start of work at project site, when requested by the Construction Manager, the Electrical Contractor shall provide a temporary electrical power distribution system sufficient to accommodate temporary lighting and construction operations, including the use of power tools, and start-up of specified building equipment which must be tested, started or placed into use prior to completion of its permanent power connections. Provide 480 volts, 3 phase, 3 wires, 60 hertz and an equipment grounding conductor as well as 120 volts, 1 phase, 15 amperes, 60 hertz for lighting. Provide weatherproof, grounded wiring with overload protection; with direct wired connections, where feasible, and for voltages up to 220/208 volts. Locate multiple outlets for 120 volt power, not less than 4 gang, at each story of construction, spaced so that the entire area of construction can be reached by power tools on a single extension cord of 100' maximum length. Maximum 20 Amp circuit breaker, four (4) receptacles per circuit breaker.

2. The Owner will pay for cost of all electric energy used for construction activities.

3. The Electrical Trade Contractor shall provide and pay for maintenance, servicing, operation, and supervision of lines installed.

4. Provide service with ground fault circuit interrupter feature, as per NEC and OSHA requirements. The Electrical Trade Contractor shall have a cord inspection program in place. He shall maintain the inspection records on site.

5. As permanent power distribution system is accepted as substantially complete, either entire system or usable portions thereof, the Electrical Trade Contractor shall make suitable provisions for temporary use thereof, and remove unused portions of temporary system.

6. If required, provide meters for electrical power.

7. When temporary electrical lines are no longer required, they shall be removed by the Electrical Trade Contractor and any part, or parts, of the grounds or buildings disturbed or damaged shall be brought back to their original condition.

8. Electricity from existing lines may be used at no charge to the Trade Contractor. Each trade shall provide extension cords from the existing facilities, as required, for the execution of the Work. Electrical power for welding equipment will not be available.

9. The Electrical Trade Contractor shall maintain and operate permanent electrical supply and distribution system until time of final acceptance and transfer of operation to Owner's personnel.

10. The Electrical Trade Contractor shall install switching controls for all lighting which will enable turning off temporary lighting during off-construction hours.

11. Temporary power supplies to the Construction Manager's Office Conference/Office Complex shall be installed with service connection by the Electrical Trade Contractor.

12. The Electrical Trade Contractor will provide power for oil or gas fired temporary heaters, if required by the Construction Manager. It will be connected so that it can remain "live" when the lighting has been turned off.

13. The Electrical Trade Contractor will provide 24-hour temporary power to any heat tape (installed by others) on temporary water and/or fire lines. All temporary heat work will comply with existing OSHA requirements.

14. Construction circuits shall be separate and independent from temporary lighting.

D. Temporary Lighting: Whenever overhead floor of roof deck has been installed, the Electrical Trade Contractor shall provide temporary lighting with local switching.

The Electrical Trade Contractor shall provide sufficient temporary lighting to ensure proper workmanship everywhere; by combined use of daylight and general lighting as stated below:

1. Provide uniformly spaced general lighting utilizing one (1) 150 watt incandescent lamp equivalent to 1.0 watts/sq. ft. of floor areas (minimum one (1) lamp per room), and one (1) 100 watt lamp per 50' of corridor of per flight of stairs.

2. Limit lighting installations to intensities which will accommodate normal access and workmanship requirements, recognizing that each entity performing work requiring higher intensity lighting will provide supplementary plug in temporary lighting and localized areas where such work is in progress.

3. As permanent lighting system is substantially complete for each story or usable portion thereof, the Electrical Trade Contractor shall make suitable provisions for temporary use thereof and remove unused portions of temporary lighting system.

4. The Electrical Trade Contractor shall maintain and operate permanent lighting system until the time of final acceptance and transfer of operation to Owner's personnel, including turning off lighting during off-construction hours.

5. The Electrical Trade Contractor shall replace bulbs that are burned out or substantially dimmed by substantial hours of use.

6. Special lighting required for construction activities shall be provided by contractor requiring it.

7. The Electrical Trade Contractor shall provide safety lighting in the stairways, hallways, and exterior security lighting (as required) on a 24-hour basis.

8. The Electrical Trade Contractor will provide a termination box in the Trade Contractor's office trailer area for hook-up of the Trade Contractor's trailers. Cost for individual Trade Contractor trailer hook-up will be born by the Trade Contractor requiring this service. Use of electric heaters in those trailers and shanties will not be permitted.

E. Temporary Telephones:

1. Each Trade Contractor shall be responsible for and provide for his own temporary telephone service.

F. Storm Sewers and Drainage:

1. If storm sewers are available, the Sitework Trade Contractor shall provide temporary connections to remove effluent that can be discharged lawfully. If sewers are not available, or cannot be used, Sitework Trade Contractor shall provide drainage ditches, dry wells, stabilization ponds and similar facilities. If neither sewers nor drainage facilities can be lawfully used for discharge of effluent, Sitework Trade Contractor provide containers to remove and dispose of effluent off the site in a lawful manner.

2. Filter out excessive amounts of soil, construction debris, chemicals, oils and similar contaminants that might clog sewers or pollute waterways before discharge.

3. Comply with the soil erosion and sedimentation control plan and local authorities having jurisdiction.

3.03 TEMPORARY CONSTRUCTION AND SUPPORT FACILITIES INSTALLATION (BY APPLICABLE TRADE CONTRACTORS)

A. General:

1. Locate field offices, storage, sanitary facilities and other temporary construction and support facilities for easy access after approval from the Construction Manager.

2. Provide incombustible construction for offices, shops and sheds located within the construction area, or within 30 feet of building lines.

B. Dewatering Facilities and Drains:

1. For temporary drainage and dewatering facilities, and operations not directly associated with construction activities included under individual Sections, comply with dewatering requirements of applicable Division-2 Sections. Where feasible, utilize the same facilities.

2. The Sitework Trade Contractor shall be responsible to maintain the site, excavations and construction free of water. Review contract scopes for dewatering requirements for each Trade Contractor.

3. Plumbing Trade Contractor shall provide temporary storm water drainage from the building and the Sitework Trade Contractor shall control roof drainage from building on site.

4. Sitework Trade Contractor shall be responsible to drain or pump water and remove debris from the site so as not to delay his continuous work or progress. This shall include operating pumps during second shift in order to facilitate next-day continuation of work.

5. Sitework Trade Contractor shall excavate in a manner that prevents all surface water from flowing into the building area. Sitework Trade Contractor shall be responsible to remove any runoff water or debris which enters the building area.

6. Sitework Trade Contractor shall continue to drain site and remove debris until designed grades are obtained.

7. Upon completion of building foundations, each Trade Contractor shall be responsible to remove water and debris required to complete his work.

C. Temporary Heating, Ventilating & Air Conditioning:

1. Temporary heating shall be provided and maintained by the Trade Contractor performing the work if the outside temperature falls below 40°F at anytime during the day or night for all exterior work or work performed prior to the building being generally enclosed by walls and roof.

2. Each Trade Contractor shall furnish temporary heat by acceptable means to provide sufficient heat to maintain a temperature of 55°F, 24 hours a day throughout the entire area of the work for which the Trade Contractor is responsible.

   Except where use of the permanent system is authorized, provide vented, self-contained LP gas or fuel oil heaters with individual space thermostatic control. Use of gasoline-burning space heaters, open flame, or salamander type heating units is prohibited. Temporary heating may not be provided using electrical heating equipment if using electrical power supplied by the Owner.

3. As soon as the building, or portions thereof, is generally enclosed with walls and roof and temporary heat is required for scheduled work, or required to facilitate proper workmanship, and permanent heating system is not yet operable or authorized for use, the Mechanical Trade Contractor shall provide temporary heat or air conditioning service for every entity authorized to do work at the project site. The Mechanical Trade Contractor shall maintain temperatures as indicated by other Specification Sections for each type of work to be performed. The Construction Manager shall be the sole arbiter of when the building is considered generally enclosed.

4. The Carpentry Trades shall install, maintain, and remove temporary enclosure of windows, doors and roof openings until the permanent materials are in place when such enclosures will result in the building being generally enclosed.

5. After the conditions of construction require continuous 24 hour heat in the building, as determined by the Construction Manager, the Mechanical Trade Contractor shall provide, operate, and maintain temporary radiation or unit heaters to provide required temperatures (minimum 55°F) for the conduct of the work. This service shall be continued until the permanent heating system has been completely installed and is in operation and the buildings of the project completed. The Mechanical Trade Contractor shall furnish and pay for all fuel as required for providing temporary heat and air conditioning after the building is generally enclosed. The Owner shall pay for all fuel costs incurred to operate the permanent HVAC systems for temporary purposes. As permanent heating/cooling system is substantially complete and operational for each story or usable portion thereof, the Mechanical Trade Contractor shall make suitable provisions for use thereof in temporary heating and cooling. The Mechanical Trade Contractor shall maintain and operate permanent system for temporary heating/cooling purposes, including service to occupied areas, if any, until time of final acceptance or transfer of operation to Owner's personnel, for major parts of system if not for entire heating system.

6. All permanent heating and air conditioning equipment used to supply temporary heat and air conditioning shall be completely cleaned and reconditioned by the Mechanical Trade Contractor prior to final acceptance. NOTE: All permanent equipment shall receive required scheduled maintenance while use for temporary service. Radiator traps and valves used in the heating system during the period of its operation to supply temporary heat shall not be reinstalled in the permanent system. Install new disposable filters and clean non-disposable filters prior to final acceptance. Replace significantly worn parts and parts that have been subject to unusual operating conditions.

7. The Mechanical Trade Contractor shall remove all soot, smudges, and other deposits from walls, ceilings, and all exposed surfaces which are the result of the use of any temporary heating equipment including the use of the permanent heating system for temporary heat purposes. Finish work shall not be done until all such surfaces are properly cleaned.

8. Temporary Ventilation: A Trade Contractor requiring ventilation for work shall provide fans or other necessary equipment to condition air, provided prior approval has been obtained from the Construction Manager.

9. Humidification: Where control of ambient humidity is required for proper performance of the work, or for curing/drying of installed work, or for protection of installed work from deterioration due to variations in ambient conditions, each Trade Contractor shall provide his own temporary humidification or dehumidification equipment to maintain the required conditions. Coordinate the use of the equipment with temporary heating to produce the required conditions with a minimum overall use of energy.

10. Permanent electrical power needed to operate permanent heating system must be provided by the Electrical Trade Contractor in conjunction with building enclosure, or the Electrical Trade Contractor shall furnish adequate temporary power to operate permanent heating system and bear all cost associated to provide that power.

D. Field Offices:

1. Trade Contractors shall provide offices for their own personnel. All type and location of jobsite offices and equipment will be approved by the Construction Manager. Trade Contractor's offices shall be a maximum of 40' in length.

2. Storage and Fabrication Sheds: Each Trade Contractor shall provide storage and fabrication sheds, sized, furnished and equipped to accommodate materials and equipment involved, including temporary utility service. Sheds may be open shelters or fully enclosed spaces. All steps and platforms connected to shelters must be per OSHA regulations.

3. All offices and sheds must have the Trade Contractor's identification on them.

E. Temporary Roads and Paving, Construction Parking:

1. Sitework Trade Contractor shall construct and maintain temporary roads, to adequately support the indicated loading and to withstand exposure to traffic during the construction period. Locate temporary paving for roads, storage areas and parking where the same permanent facilities will be located.

2. Snow removal will be performed by the Sitework Contractor for access roads and storage areas. Each Trade Contractor shall provide any additional snow removal required to maintain the schedule.

F. Sanitary Facilities:

1. The Construction Manager shall provide temporary toilets. Comply with regulations and health codes for the type, number, location, operation and maintenance of fixtures and facilities. Install where facilities will best serve the Project's needs.

Provide toilet tissue for each facility.

2. Toilets: Install self-containted toilet units. Shield toilets to ensure privacy. Use of pit type privies will not be permitted. Provide means of locking facilities when construction is not in progress.

Provide separate facilities or male and female personnel when both sexes are working in any capacity on project site.

Provide one unit for use of Owner representative's office/conference meeting complex.

3. Drinking Water Facilities: Each Trade Contractor shall provide containerized tap-dispenser bottled-water type drinking water units, including paper supply. Where power is accessible, provide electric water coolers to maintain dispensed water temperature at 45° to 55°F (7° to 13°C).

G. Temporary Enclosures:

1. All temporary enclosures required for protection of exterior construction in progress and completed from exposure, bad weather, other construction operations, and similar activities and to maintain the progress schedule, shall be provided by each contractor as necessary to protect their work.

2. Prior to the building being enclosed, all temporary enclosures required for protection of interior construction in progress and completed from exposure, bad weather, other construction operations, and similar activities and to maintain the progress schedule, shall be provided by each contractor as necessary to protect their work.

3. Where heat is needed and the permanent building enclosure is not complete (windows, doors, and roof openings not complete), the Carpentry Contractor shall provide temporary enclosures where there is no other provision for containment of heat. Coordinate enclosure with ventilating and material drying or curing requirements to avoid dangerous conditions and effects.

4. Install tarpaulins securely with noncombustible wood framing and other materials. Close openings of 25 sq. ft. or less with plywood or similar materials.

5. Each Trade Contractor is required to construct, maintain, and remove dust partitions required to prevent dust from entering adjacent areas.

H. Temporary Lifts and Hoists:

1. Each Trade Contractor shall be responsible for their own hoisting.

2. Existing Elevators:

   A. N/A

3. New Elevators:

   A. N/A

I. Project Identification and Temporary Signs

1. The Construction Manager shall prepare project identification and other signs, as approved by the Owner of the size indicated; install signs where indicated to inform the public and persons seeking entrance to the Project. Support on posts or framing of preservative treated wood or steel.

2. Provide on (1) sign erected on the site, where directed, to identify the project. Sign shall include Project name, Owner’s name, Architect’s name, and Construction Manager’s name. Size shall be 4’ x 8’; color and lettering style shall be as designed by the Architect.

3. Engage an experienced sign painter to apply graphics.

4. Temporary Signs: The Construction Manager shall prepare signs to provide directional information to construction personnel and visitors as required by the Construction Manager.

5. The Construction Manager shall erect weathertight bulletin boards adjacent to the office/conference complex. Size of the boards shall be equivalent to 32 sq. ft., visible area.

J. Waste Disposal Services:

1. The Construction Manager will provide trash collection containers for construction debris, exclusive of masonry, rock, earth, etc., and pay for all debris disposal costs for them. Each Trade Contractor on the project will be required to clean up, and deposit in the dumpster, all debris generated by his trade contract work on a daily basis. This requirement shall be enforced by the Construction Manager and will result in cost assessment against a Trade Contractor who fails to perform daily clean-up. Each Trade Contractor will be responsible for flattening or crushing all trash as necessary when placed into the dumpster. Hazardous material shall not be placed in the collection container.

K. Construction Aids, Protection and Facilities

1. The Carpentry Trades Contractor shall provide temporary ladders, ramps, and walkways required to access upper levels until permanent systems are installed. They shall be installed and maintained throughout the duration of the project and comply with all OSHA requirements. Removal of these shall be by the Carpentry Contractor when requested by the Construction Manager.

2. The Concrete Contractor shall be responsible for providing safety railings around basement area prior to completion of metal deck and slab. Concrete Contractor shall also provide railing around floor opening for floor hatch into basement once concrete has been poured.

3. Each Trade Contractor will be responsible for protecting any floor openings that have been opened for work under his trade.

4. Each Trade Contractor, upon working in any of the area named in the above paragraph, shall remove the safety covering and handrail to perform his work. Upon completion of his work for the day, lunch, or breaks, or any time when the individual Trade Contractor is not working in that opening, the safety covering and handrail must be replaced by the Trade Contractor removing it. At the end of each day, each Trade Contractor will inspect the site and install all safety coverings and handrails. IF coverings and handrails are not being reinstalled by Trade Contractors responsible for replacement, then Construction Manager will replace at Trade Contractor's expense. At the end of the project, or in order to install permanent construction, the Construction Manager shall remove all coverings and handrails.

5. The Carpentry Trades Contractor shall provide safe, temporary stairs, constructed of secure, dimensional lumber, with all railings and closures according to OSHA regulations, until permanent stairs are installed. Temporary stairs must be provided at the point when above grade floors are framed and decked, and require access by trades, in addition to the steel erection crews.

6. The Trade Contractors requiring access to above grade work are responsible for providing ladders, scaffolding and appropriate methods to access their work. Trade Contractors desiring use of in place above grade work platforms must arrange directly with the party that owns the equipment and make all rental and insurance arrangements directly with that party.

7. All work platforms, scaffolding, etc., on the project shall be available for access by the Owner, Architect, Municipal Authority, Test Agency and/or Construction Manager, and these parties shall be insured and held harmless when using these facilities by the Owner of the facility.

8. Each Trade Contractor shall be responsible for maintaining safe walkway and stair traffic areas, using anti-skid methods, routine sweeping, snow, mud and/or ice removal, and any other reasonable method for safe usage.

3.04 SECURITY AND SAFETY FACILITIES INSTALLATION

A. Temporary Fire Safety

1. Shall be maintained in place until permanent fire protection system is available for use. The Fire Protection Trade Contractor shall provide the permanent sprinkler fire protection system for use at the earliest possible date after building enclosure and 55°F temperatures are maintained to protect the building.

2. Until fire protection needs are supplied by permanent facilities, the Construction Manager shall install and maintain temporary fire protection facilities of the types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 10 “Standard for Portable Fire Extinguishers.”

3. Locate fire extinguishers where convenient and effective for their intended purpose, but not less than one extinguisher on each floor at or near each usable stairwell.

4. Store combustible materials in containers in fire-safe locations.

5. Maintain unobstructed access to fire extinguishers, fire hydrants, temporary fire protection facilities, stairways and other access routes for fighting fires. Prohibit smoking in hazardous fire exposure areas. Prohibit smoking within the enclosure building.

6. Provide supervision of welding operations, combustion type temporary heating units, and similar sources of fire ignition.

B. Barricades, Warning Signs and Lights: (Protection of Trade Contractors Work)

1. The responsible Trade Contractor shall comply with standards and code requirements for erection of structurally adequate barricades. Paint with appropriate colors, graphics, and warning signs to inform personnel and the public of the hazard being protected against.

C. Building Security Enclosure and Lockup:

1. Each Trade Contractor shall be responsible for assisting the Construction Manager in maintaining a secure building at all times.
2. Each Trade Contractor is responsible for the secure storage of their own material and equipment on and off the site.

D. Environmental Protection:

1. To the fullest extent permitted by law, the Trade Contractor shall indemnify and hold harmless the Owner and Construction Manager, their employees and agents, from claims, losses, damage, and expenses including, but not limited to, attorney's fees arising out of performance of the work at it relates to any type of pollution related situations. This would apply to bodily injury, sickness, disease, or death, or to damages or destruction or contamination of tangible property arising out of the acts or omission of the Trade Contractor or the joint negligent acts of the Owner or Construction Manager, or anyone for whose acts the Trade Contractor may be liable.

2. The Construction Manager will designate area available for construction storage.

3. Each Trade Contractor shall provide protection, operate temporary facilities, and conduct construction in ways and methods that comply with all environmental regulations, and minimize the possibility that air, water, and soil become contaminated or polluted as a result of work or storage so supplies and materials, or equipment usage.

4. Each Trade Contractor will designate and train a responsible employee in environmental contamination procedures, including, but not limited to, emergency responses, material and waste inventories, spills and leak precautions and responses, inspections, housekeeping, security, and external factors.

5. Open burning will not be permitted.

E. Safety Requirements

1. All work shall be performed in accordance with rules, regulations, procedures and safe practice and/or OSHA and all other Government agencies having jurisdiction over the project.

2. Safety precautions and programs:

    a. Each container shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the work. The name of the safety officer for each contractor shall be provided by the Construction Manager.

    b. All Trade Contractors shall comply with the provisions of the "Specific Safety Requirements of the Construction Safety Act," the "Occupational Safety and Health Act," and Federal, State and local requirements.

    c. If a contractor fails to maintain the safety precautions required by law or directed by the Construction Manager, the Construction Manager may take such action as necessary and charge the Trade Contractor for all incurred costs.

    d. The failure of the Construction Manager to take any such action shall not relieve the Trade Contractor of his obligations.

    e. The Trade Contractor individually shall be responsible for the safety, efficiency, and adequacy of his plant, appliances, and methods, and for any damage which may result from their failure or their improper construction, maintenance or operation.

    f. Prior to mobilizing to the job, the Trade Contractor shall submit to the Construction Manager, in writing, a description of his safety program for review and comment. During the conduct of the work, the Trade Contractor shall immediately notify the Construction Manager, in writing, of all accidents and shall submit a written report describing in detail the circumstances of each accident within 24 hours of its occurrence.

    g. All Trade Contractors shall notify the Construction Manager of any flammable, combustible and/or toxic materials intended for use on the project and shall furnish the Construction Manager with literature pertinent to the use and control of all materials, including, but limited to, MSDS sheets.

    h. Each Trade Contractor shall delegate one representative who shall be responsible to maintain all safety requirements of the Trade Contractor, and shall attend all project safety meetings scheduled by the Construction Manager.

    i. Each Trade Contractor shall conduct weekly safety discussions which shall be attended by all employees assigned to this project. A written safety given to the Construction Manager on a weekly basis.

3. Safety of persons and property:

    a. The Trade Contractor shall take all reasonable precautions for the safety or, and shall provide all reasonable protection to prevent damage of loss to:

        1. All employees on the work site and all other persons may be affected thereby.

2. All the work and all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody, or control of the Trade Contractor or any of his Subcontractors or Sub-Contractors.

3. Other property at the site or adjacent thereto, including, but not limited to, trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction and underground property.

b. The Trade Contractor shall give all notices and comply with all applicable laws, ordinances, rules, regulations and lawful orders of any public authority, including the Owner's department of protective services, bearing on the safety of persons or property or their protection from damage, injury or loss.

c. The Trade Contractor shall erect and maintain, as required by existing conditions and progress of the work, all reasonable safeguards for safety and protection, from his work, including danger signs and other warnings against hazards. He shall comply with safety regulations and notify the Construction Manager of possible effects on adjacent facilities. If the Trade Contractor fails to so comply, he shall, at the direction of the Construction Manager, remove forces from the project without cost or loss to the Owner or Construction Manager, until he is in compliance.

d. The Trade Contractor shall promptly remedy all damage or loss to any property caused in whole or in part by the Trade Contractor, his subcontractors, his Sub-subcontractors, or anyone directly employed by any of them, or by anyone for whose acts any of them be liable.

e. The Trade Contractor shall not load or permit any part of the work to be loaded so as to endanger its integrity and safety.

f. The use of audio equipment and headsets will not be permitted on the construction site.

4. Emergencies:

a. In any emergency affecting the safety of persons or property, the Trade Contractor shall act, at his discretion, to prevent threatened damage, injury or loss and shall immediately notify the Construction Manager of such emergency conditions. Any claims made by the Trade Contractor for additional compensation or extension of time on account of emergency work shall be processed in accordance with the Contract Documents.

5. Indemnification:

a. The Trade Contractor shall indemnify and hold harmless the Owner, the Construction Manager, the Architect/Engineer, all municipal authorities, and their agents and employees, from and against all claims, damages, losses, and expenses including, but limited to, attorney's fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to

injury, sickness, disease or death, or to injury to or destruction of tangible property (other work than the work itself) including the loss of use resulting therefrom, and (2) is caused in whole or part by any negligent act or omission of the Trade Contractor, any Subcontractor, anyone directly or indirectly employed by any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

b. In any and all claim against the Owner, the Construction Manager, the Architect/Engineer, or any of their agents or employees, by any employee of the Trade Contractor, and Sub-Contractor, anyone directly or indirectly employed by any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the type of damages, compensation or any Subcontractor under Worker's Compensation Acts, disability benefit acts or other employee benefit acts.

c. The obligations of the Trade Contractor under this paragraph shall not extend to the liability of the Architect/Engineer or the Construction Manager, his agents or employees arising out of (1) the preparation of approval of maps, drawings, opinions, reports, surveys, design or specifications, or (2) the giving of or failure to give directions or instructions by the Architect/Engineer or the Construction Manager, their agents or employees provided such giving or failure to give is the primary cause of the injury or damage.

d. No provision of this Subparagraph shall give rise to any duties on the part of the Architect or the Construction Manager not otherwise provided for by contract or by law.

e. In the event that any party is requested but refuses to honor the indemnity obligations hereunder, then the party refusing to honor such requests shall, in addition to all other obligations, pay the cost of bringing any such action, including attorney's fees to the party requesting indemnity.

3.05 CONTROLS

A. Workday:

1. The workdays for the project are defined as 7:00 a.m. – 4:30 p.m., Monday through Friday, & 7-3:30 Saturday, with lunch period from 12:00 – 12:30 p.m. The progress schedule may require contractors to perform work other than the normal workday and in addition to the normal workday, to meet milestones in the progress schedule for the project, or to make up time previously lost to regain the progress schedule requirements or to prevent interruption of the Owner's ongoing operation.

2. Working times other than the normal workday or in addition to the normal work day, must be arranged in advance with the Construction Manager.

3. Trade Contractors who require additional workday hours to regain work time previously lost to meet the requirements of the project schedule shall be assessed for all costs including Construction Manager supervision and other Trade Contractor cost necessary for the performance of their work.

B. Lunch Wagons:

1. Lunch wagons, catered events of other non-construction related functions shall not be permitted on the project site, except by the written permission of the Owner and Construction Manager.

2. No alcoholic beverages or controlled substances shall be allowed on the project at any time.

C. Erosion Control:

1. The Sitework Trade Contractor shall employ all methods required to comply with Local, State, and Federal requirements to control erosion from the project site, including drainage control ditches, sediment basins, straw bale dykes and silt fencing.

D. Excavation Training:

1. Any Trade Contractor performing excavation shall have an OSHA trained person on site during all excavation operations. This person shall evaluate soil types and conditions to determine the required shoring and excavation methods.

E. Material Inventories:

1. Contractors shall coordinate the delivery and storage on the jobsite of all significant materials

2. Each Trade Contractor shall be responsible for the proper location, secure, and weather resistant storage as required of all materials. This includes placement of materials not to obstruct passage on site or within building structures or in any way which causes impediment or obstruction to other Trade Contractors.

3. All material inventories must be stored by the Trade Contractor to avoid excessive loads on building structure.

4. When directed by the Construction Manager, a Trade Contractor shall remove or relocate material inventories as required for the progress of the project.

F. Deliveries:

1. All contractors are required to properly instruct material suppliers and vendors to address deliveries to them specifically by named responsible party at the jobsite and require advance notice.

2. All deliveries addressed to the project in general, the Owner, Architect or Construction Manager, will be refused and returned to shipper.

3. The Owner will not be responsible for receipt, handing, or loss of any materials which are shipped to the Owner in error and received unknowing of relationship to the project.

4. Contractor receiving materials at the jobsite shall be responsible for prevention of any mud or other deposits on public roadways or other areas outside project limit lines, which may result due to methods of material delivery. Trade Contractor shall instruct delivery conveyor to take appropriate measures to prevent depositing mud or other construction deposits outside contract limit lines. Total responsibility of cleanup of mud or other construction deposit outside of contract limit lines will be the responsibility of the Trade Contractor receiving the delivery.

3.06 OPERATION, TERMINATION AND REMOVAL

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

B. Maintenance: Maintain facilities in good operating condition until removal. Protect from damage by freezing temperatures and similar elements.

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

2. Protection: Prevent water filled piping from freezing. Maintain markers for underground lines. Protect from damage during excavation operations.

C. Termination and Removal: Unless the Construction Manager requests that it be maintained longer, remove each temporary facility when the need has ended, or when replaced by authorized use of a permanent facility, or not later than Substantial Completion. Complete or, if necessary restore, permanent construction that may have been delayed because of interference with the temporary facility. Repair damaged work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.

1. Materials and facilities that constitute temporary facilities that constitute temporary facilities are property of the Trade Contractor. The Owner reserves the right to take possession of Project identification signs.

2. The Sitework Trade Contractor shall remove temporary paving that is not intended for or acceptable for integration into permanent paving. Where the area is intended for landscape development, remove soil and aggregate fill that does not comply with requirements for fill or subsoil in the area. Remove materials contaminated with road oil, asphalt, and other petrochemical compounds, and other substance which might impair growth of plant materials or lawns. Repair or replace street paving, curbs and sidewalks at the temporary entrances, as required by the governing authority.

END OF SECTION 015000

SECTION 016000 - PRODUCT REQUIREMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

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

B. Related Requirements:

1. Section 012100 "Allowances" for products selected under an allowance.
2. Section 012300 "Alternates" for products selected under an alternate.
3. Section 012500 "Substitution Procedures" for requests for substitutions.
4. Section 014200 "References" for applicable industry standards for products specified.

1.3 DEFINITIONS

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

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

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

1.4 ACTION SUBMITTALS

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

1. Include data to indicate compliance with the requirements specified in "Comparable Products" Article.
2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within one week of receipt of a comparable product request. Architect will notify Contractor of approval or rejection of proposed comparable product request within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.

    a. Form of Approval: As specified in Section 013300 "Submittal Procedures."
    b. Use product specified if Architect does not issue a decision on use of a comparable product request within time allocated.

B. Basis-of-Design Product Specification Submittal: Comply with requirements in Section 013300 "Submittal Procedures." Show compliance with requirements.

1.5 QUALITY ASSURANCE

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

1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING

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

B. Delivery and Handling:

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

C. Storage:

1. Store products to allow for inspection and measurement of quantity or counting of units.
2. Store materials in a manner that will not endanger Project structure.
3. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.
4. Protect foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.

5. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
6. Protect stored products from damage and liquids from freezing.

1.7 PRODUCT WARRANTIES

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

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

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

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

C. Submittal Time: Comply with requirements in Section 017700 "Closeout Procedures."

PART 2 - PRODUCTS

2.1 PRODUCT SELECTION PROCEDURES

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

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

B. Product Selection Procedures:

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

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

    a. Restricted List: Where Specifications include a list of names of both manufacturers and products, provide one of the products listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.

4. Manufacturers:

    a. Restricted List: Where Specifications include a list of manufacturers' names, provide a product by one of the manufacturers listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.

5. Basis-of-Design Product: Where Specifications name a product, or refer to a product indicated on Drawings, and include a list of manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product by one of the other named manufacturers.

C. Visual Matching Specification: Where Specifications require "match Architect's sample", provide a product that complies with requirements and matches Architect's sample. Architect's decision will be final on whether a proposed product matches.

1. If no product available within specified category matches and complies with other specified requirements, comply with requirements in Section 012500 "Substitution Procedures" for proposal of product.

D. Visual Selection Specification: Where Specifications include the phrase "as selected by Architect from manufacturer's full range" or similar phrase, select a product that complies with requirements. Architect will select color, gloss, pattern, density, or texture from manufacturer's product line that includes both standard and premium items.

2.2 COMPARABLE PRODUCTS

A. Conditions for Consideration: Architect may consider Contractor's request for comparable product when the following conditions are satisfied. The Architect is the sole determiner whether a proposed product is comparable or a substitution. If a product submitted is determined to be a substitution, Contractor shall provide documentation as required by Section 012500 “Substitution Procedures.” If the following conditions are not satisfied, Architect may return requests without action, except to record noncompliance with these requirements:

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

B. Timing: Requests for substitution for convenience shall be submitted not less than 10 days prior to bid. Request for substitution received after Bid will not be reviewed.

PART 3 - EXECUTION (Not Used)

END OF SECTION 016000

SECTION 017300 - EXECUTION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

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

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

B. Related Requirements:

1. Section 011000 "Summary" for limits on use of Project site.
2. Section 013300 "Submittal Procedures" for submitting surveys.
3. Section 017700 "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, and final cleaning.
4. Section 024119 "Selective Demolition" for demolition and removal of selected portions of the building.
5. Section 078413 "Penetration Firestopping" for patching penetrations in fire-rated construction.

1.3 DEFINITIONS

A. Cutting: Removal of in-place construction necessary to permit installation or performance of other work.

B. Patching: Fitting and repair work required to restore construction to original conditions after installation of other work.

1.4 INFORMATIONAL SUBMITTALS

1.5 QUALITY ASSURANCE

A. Land Surveyor Qualifications: A professional land surveyor who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing land-surveying services of the kind indicated.

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

1. Structural Elements: When cutting and patching structural elements, notify Architect of locations and details of cutting and await directions from Architect before proceeding. Shore, brace, and support structural elements during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection

2. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety.

    a. Primary operational systems and equipment.
    b. Fire separation assemblies.
    c. Air or smoke barriers.
    d. Fire-suppression systems.
    e. Mechanical systems piping and ducts.
    f. Control systems.
    g. Communication systems.
    h. Fire-detection and -alarm systems.
    i. Electrical wiring systems.
    j. Operating systems of special construction.

3. Other Construction Elements: Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety.

    a. Water, moisture, or vapor barriers.
    b. Membranes and flashings.
    c. Exterior curtain-wall construction.
    d. Equipment supports.
    e. Piping, ductwork, vessels, and equipment.
    f. Noise- and vibration-control elements and systems.

4. Visual Elements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

C. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of products and equipment.

PART 2 - PRODUCTS

PART 3 - EXECUTION

3.1 EXAMINATION

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

1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, and water-service piping; underground electrical services, and other utilities.
2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.

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

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

C. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:

1. Description of the Work.
2. List of detrimental conditions, including substrates.
3. List of unacceptable installation tolerances.
4. Recommended corrections.

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

3.2 PREPARATION

A. Existing Utility Information: Furnish information to local utility and Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.

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

C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.

D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of Contractor, submit a request for information to Architect according to requirements in Section 013100 "Project Management and Coordination."

3.3 CONSTRUCTION LAYOUT

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

B. General: Engage a land surveyor to lay out the Work using accepted surveying practices.

1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project.
2. Establish limits on use of Project site.
3. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.
4. Inform installers of lines and levels to which they must comply.
5. Check the location, level and plumb, of every major element as the Work progresses.
6. Notify Architect when deviations from required lines and levels exceed allowable tolerances.
7. Close site surveys with an error of closure equal to or less than the standard established by authorities having jurisdiction.

C. Site Improvements: Locate and lay out site improvements, including pavements, grading, fill and topsoil placement, utility slopes, and rim and invert elevations.

D. Building Lines and Levels: Locate and lay out control lines and levels for structures, building foundations, column grids, and floor levels, including those required for mechanical and electrical work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.

E. Record Log: Maintain a log of layout control work. Record deviations from required lines and levels. Include beginning and ending dates and times of surveys, weather conditions, name and duty of each survey party member, and types of instruments and tapes used. Make the log available for reference by Architect.

3.4 FIELD ENGINEERING

A. Reference Points: Locate existing permanent benchmarks, control points, and similar reference points before beginning the Work. Preserve and protect permanent benchmarks and control points during construction operations.

1. Do not change or relocate existing benchmarks or control points without prior written approval of Architect. Report lost or destroyed permanent benchmarks or control points promptly. Report the need to relocate permanent benchmarks or control points to Architect before proceeding.
2. Replace lost or destroyed permanent benchmarks and control points promptly. Base replacements on the original survey control points.

B. Benchmarks: Establish and maintain a minimum of two permanent benchmarks on Project site, referenced to data established by survey control points. Comply with authorities having jurisdiction for type and size of benchmark.

1. Record benchmark locations, with horizontal and vertical data, on Project Record Documents.
2. Where the actual location or elevation of layout points cannot be marked, provide temporary reference points sufficient to locate the Work.
3. Remove temporary reference points when no longer needed. Restore marked construction to its original condition.

3.5 INSTALLATION

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

1. Make vertical work plumb and make horizontal work level.
2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
3. Conceal pipes, ducts, and wiring in finished areas unless otherwise indicated.
4. Maintain minimum headroom clearance of 96 inches (2440 mm) in occupied spaces and 90 inches (2300 mm) in unoccupied spaces.

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

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

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

E. Sequence the Work and allow adequate clearances to accommodate movement of construction items on site and placement in permanent locations.

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

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

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

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

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

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

3.6 CUTTING AND PATCHING

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

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

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

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

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

E. Adjacent Occupied Areas: Where interference with use of adjoining areas or interruption of free passage to adjoining areas is unavoidable, coordinate cutting and patching according to requirements in Section 011000 "Summary."

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

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

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

1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical integrity of installation.
2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will minimize evidence of patching and refinishing.

    a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
    b. Restore damaged pipe covering to its original condition.

3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.

    a. Where patching occurs in a painted surface, prepare substrate and apply primer and intermediate paint coats appropriate for substrate over the patch, and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.

4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition and ensures thermal and moisture integrity of building enclosure.

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

3.7 OWNER-INSTALLED PRODUCTS

A. Site Access: Provide access to Project site for Owner's construction personnel.

B. Coordination: Coordinate construction and operations of the Work with work performed by Owner's construction personnel.

1. Construction Schedule: Inform Owner of Contractor's preferred construction schedule for Owner's portion of the Work. Adjust construction schedule based on a mutually agreeable timetable. Notify Owner if changes to schedule are required due to differences in actual construction progress.

3.8 PROGRESS CLEANING

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

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

    a. Use containers intended for holding waste materials of type to be stored.

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

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

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

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

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

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

G. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways. Comply with waste disposal requirements in Section 017419 "Construction Waste Management and Disposal."

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

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

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

3.9 STARTING AND ADJUSTING

A. Coordinate startup and adjusting of equipment and operating components with requirements in Section 019113 "General Commissioning Requirements."

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

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

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

E. Manufacturer's Field Service: Comply with qualification requirements in Section 014000 "Quality Requirements."

3.10 PROTECTION OF INSTALLED CONSTRUCTION

A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.

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

END OF SECTION 017300

SECTION 01 74 19
CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 GENERAL

1.01 WASTE MANAGEMENT REQUIREMENTS

A. Red Clay Consolidated School District requires that this project generate the least amount of trash and waste possible.

B. Employ processes that ensure the generation of as little waste as possible due to error, poor planning, breakage, mishandling, contamination, or other factors.

C. Minimize trash/waste disposal in landfills; reuse, salvage, or recycle as much waste as economically feasible.

D. Methods of trash/waste disposal that are not acceptable are:
   1. Burning on the project site.
   2. Burying on the project site.
   3. Dumping or burying on other property, public or private.
   4. Other illegal dumping or burying.

E. Regulatory Requirements: Contractor is responsible for knowing and complying with regulatory requirements, including but not limited to Federal, state and local requirements, pertaining to legal disposal of all construction and demolition waste materials.

1.02 DEFINITIONS

A. Clean: Untreated and unpainted; not contaminated with oils, solvents, caulk, or the like.

B. Construction and Demolition Waste: Solid wastes typically including building materials, packaging, trash, debris, and rubble resulting from construction, remodeling, repair and demolition operations.

C. Hazardous: Exhibiting the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity or reactivity.

D. Nonhazardous: Exhibiting none of the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity, or reactivity.

E. Nontoxic: Neither immediately poisonous to humans nor poisonous after a long period of exposure.

F. Recyclable: The ability of a product or material to be recovered at the end of its life cycle and remanufactured into a new product for reuse by others.

G. Recycle: To remove a waste material from the project site to another site for remanufacture into a new product for reuse by others.

H. Recycling: The process of sorting, cleansing, treating and reconstituting solid waste and other discarded materials for the purpose of using the altered form. Recycling does not include burning, incinerating, or thermally destroying waste.

I. Return: To give back reusable items or unused products to vendors for credit.

J. Reuse: To reuse a construction waste material in some manner on the project site.

K. Salvage: To remove a waste material from the project site to another site for resale or reuse by others.

L. Sediment: Soil and other debris that has been eroded and transported by storm or well production run-off water.

M. Source Separation: The act of keeping different types of waste materials separate beginning from the first time they become waste.

N. Toxic: Poisonous to humans either immediately or after a long period of exposure.

O. Trash: Any product or material unable to be reused, returned, recycled, or salvaged.

P. Waste: Extra material or material that has reached the end of its useful life in its intended use. Waste includes salvageable, returnable, recyclable, and reusable material.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 WASTE MANAGEMENT PLAN IMPLEMENTATION

A. Manager: Designate an on-site person or persons responsible for instructing workers and overseeing and documenting results of the Waste Management Plan.

B. Communication: Distribute copies of the Waste Management Plan to job site foreman, each subcontractor, Red Clay Consolidated School District, and DEDC, LLC.

C. Instruction: Provide on-site instruction of appropriate separation, handling, and recycling, salvage, reuse, and return methods to be used by all parties at the appropriate stages of the project.

D. Meetings: Discuss trash/waste management goals and issues at project meetings.
   1. Pre-bid meeting.
   2. Pre-construction meeting.
   3. Regular job-site meetings.

E. Facilities: Provide specific facilities for separation and storage of materials for recycling, salvage, reuse, return, and trash disposal, for use by all contractors and installers.
   1. Provide containers as required.
   2. Provide adequate space for pick-up and delivery and convenience to subcontractors.
   3. Keep recycling and trash/waste bin areas neat and clean and clearly marked in order to avoid contamination of materials.

F. Hazardous Wastes: Separate, store, and dispose of hazardous wastes according to applicable regulations.

G. Recycling: Separate, store, protect, and handle at the site identified recyclable waste products in order to prevent contamination of materials and to maximize recyclability of identified materials. Arrange for timely pickups from the site or deliveries to recycling facility in order to prevent contamination of recyclable materials.

H. Reuse of Materials On-Site: Set aside, sort, and protect separated products in preparation for reuse.

I. Salvage: Set aside, sort, and protect products to be salvaged for reuse off-site.

END OF SECTION

SECTION 01 78 00
CLOSEOUT SUBMITTALS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Project Record Documents.

B. Operation and Maintenance Data.

C. Warranties and bonds.

1.02 RELATED REQUIREMENTS

A. Division 00 Documents

B. Section 01 30 00 - Administrative Requirements: Submittals procedures, shop drawings, product data, and samples.

C. Section 01 70 00 - Execution and Closeout Requirements: Contract closeout procedures.

D. Individual Product Sections: Specific requirements for operation and maintenance data.

E. Individual Product Sections: Warranties required for specific products or Work.

1.03 SUBMITTALS

A. Project Record Documents: Submit documents to DEDC, LLC prior to final payment application. The following documents must be submitted:
   1. Red line drawings (As-Builts)
      a. One original paper copy
      b. Two copies of the original.

B. Electronic Documentation: Submit the electronic documentation on two long duration archival cd storage devices with gold lacquer finish. The following electronic data shall be included on each CD:
   1. Scanned copy of the As-Built in PDF format.
   2. Revised AutoCAD (release 2007 or later) drawing. Original copy of the AutoCAD file will be provided upon request.
   3. Approved project submittals (PDF Format).
   4. Operation and Maintenance Data (PDF Format)

C. Operation and Maintenance Data:
   1. Submit two copies of preliminary draft or proposed formats and outlines of contents before start of Work. DEDC, LLC will review draft and return one copy with comments.
   2. For equipment, or component parts of equipment put into service during construction and operated by Red Clay Consolidated School District, submit completed documents within ten days after acceptance.
   3. Submit one copy of completed documents 15 days prior to final inspection. This copy will be reviewed and returned after final inspection, with DEDC, LLC comments. Revise content of all document sets as required prior to final submission.
   4. Submit two sets of revised final documents in a 3-ring binder in final form within 10 days after final inspection.

D. Warranties and Bonds:
   1. For equipment or component parts of equipment put into service during construction with Red Clay Consolidated School District's permission, submit documents within 10 days after acceptance.
   2. Make other submittals within 10 days after Date of Substantial Completion, prior to final Application for Payment.
   3. For items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within 10 days after acceptance, listing the date of acceptance as the beginning of the warranty period.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 PROJECT RECORD DOCUMENTS

A. Maintain on site one set of the following record documents; record actual revisions to the Work:
   1. Drawings.
   2. Addenda.
   3. Change Orders and other modifications to the Contract.
   4. Manufacturer's instruction for assembly, installation, and adjusting.

B. Ensure entries are complete and accurate, enabling future reference by Red Clay Consolidated School District.

C. Store record documents separate from documents used for construction.

D. Record information concurrent with construction progress.

E. Record Drawings : Legibly mark each item to record actual construction including:
   1. Field changes of dimension and detail.
   2. Details not on original Contract drawings.

3.02 OPERATION AND MAINTENANCE DATA

A. Source Data: For each product or system, list names, addresses and telephone numbers of Subcontractors and suppliers, including local source of supplies and replacement parts.

B. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.

C. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawings.

D. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

3.03 OPERATION AND MAINTENANCE DATA FOR EQUIPMENT AND SYSTEMS

A. For Each Item of Equipment and Each System:
   1. Description of unit or system, and component parts.
   2. Identify function, normal operating characteristics, and limiting conditions.
   3. Include performance curves, with engineering data and tests.
   4. Complete nomenclature and model number of replaceable parts.

B. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specific products.

C. Panelboard Circuit Directories: Provide electrical service characteristics, controls, and communications; typed.

D. Operating Procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and any special operating instructions.

E. Maintenance Requirements: Include routine procedures and guide for preventative maintenance and trouble shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.

F. Provide servicing and lubrication schedule, and list of lubricants required.

G. Include manufacturer's printed operation and maintenance instructions.

H. Include sequence of operation by controls manufacturer.

I. Provide original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.

J. Provide control diagrams by controls manufacturer as installed.

K. Include test and balancing reports.

L. Additional Requirements: As specified in individual product specification sections.

3.04 ASSEMBLY OF OPERATION AND MAINTENANCE MANUALS

A. Assemble operation and maintenance data into durable manuals for Red Clay Consolidated School District's personnel use, with data arranged in the same sequence as, and identified by, the specification sections.

B. Where systems involve more than one specification section, provide separate tabbed divider for each system.

C. Binders: Commercial quality, 8-1/2 by 11 inch three D side ring binders with durable plastic covers; 2 inch maximum ring size. When multiple binders are used, correlate data into related consistent groupings.

D. Cover: Identify each binder with typed or printed title OPERATION AND MAINTENANCE INSTRUCTIONS; identify title of Project; identify subject matter of contents.

E. Project Directory: Title and address of Project; names, addresses, and telephone numbers of DEDC, LLC, Consultants, Contractor and subcontractors, with names of responsible parties.

F. Tables of Contents: List every item separated by a divider, using the same identification as on the divider tab; where multiple volumes are required, include all volumes Tables of Contents in each volume, with the current volume clearly identified.

G. Dividers: Provide tabbed dividers for each separate product and system; identify the contents on the divider tab; immediately following the divider tab include a description of product and major component parts of equipment.

H. Text: Manufacturer's printed data, or typewritten data on 24 pound paper.

I. Drawings: Provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages.

3.05 WARRANTIES AND BONDS

A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for items put into use with Red Clay Consolidated School District's permission, leave date of beginning of time of warranty until Date of Substantial completion is determined.

B. Verify that documents are in proper form, contain full information, and are notarized.

C. Co-execute submittals when required.

D. Retain warranties and bonds until time specified for submittal.

END OF SECTION

SECTION 01 91 13
GENERAL COMMISSIONING REQUIREMENTS

PART 1 GENERAL

1.01 SUMMARY

A. Commissioning is intended to achieve the following specific objectives; this section specifies the Contractor's responsibilities for commissioning:
   1. Verify that the work is installed in accordance with the Contract Documents, the manufacturer's recommendations and instructions, and that it receives adequate operational checkout prior to startup: Startup reports are utilized to achieve this.
   2. Verify and document that functional performance is in accordance with the Contract Documents: Functional Tests such as manufacturers startup reports, balancing, and site demonstrations executed by the contractor and witnessed by the Commissioning Authority are utilized to achieve this.
   3. Verify that operation and maintenance manuals submitted to Red Clay Consolidated School District are complete: Detailed operation and maintenance (O&M) data submittals by Contractor are utilized to achieve this.
   4. Verify that the Red Clay Consolidated School District's operating personnel are adequately trained: Formal training conducted by Contractor is utilized to achieve this.

B. The Commissioning Authority is the Red Clay Consolidated School District

1.02 SCOPE OF COMMISSIONING

A. The following are to be commissioned:

B. HVAC System, including:
   1. Major and minor equipment items.
   2. Piping systems and equipment.
   3. Ductwork and accessories.
   4. Control system.
   5. Variable frequency drives.

C. Other equipment and systems explicitly identified elsewhere in Contract Documents as requiring commissioning.

1.03 RELATED REQUIREMENTS

A. Section 01 70 00 - Execution and Closeout Requirements: General startup requirements.

B. Section 01 78 00 - Closeout Submittals: Scope and procedures for operation and maintenance manuals and project record documents.

C. Section 01 79 00 - Demonstration and Training: Scope and procedures for Red Clay Consolidated School District personnel training.

D. Section 23 08 00 - Commissioning of HVAC: HVAC control system testing; other requirements.

E. Section 23 09 59 - BAS System Commissioning

1.04 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures, General Requirements:

B. Make all submittals specified in this section, and elsewhere where indicated for commissioning purposes, directly to the Commissioning Authority, unless they require review by DEDC, LLC; in that case, submit to DEDC, LLC first.

C. Manufacturers' Instructions: Submit copies of all manufacturer-provided instructions that are shipped with the equipment as soon as the equipment is delivered.

D. Product Data: If submittals to DEDC, LLC do not include the following, submit copies as soon as possible:

E. Product Data: Submit to DEDC, LLC:
   1. Manufacturer's product data, cut sheets, and shop drawings.
   2. Manufacturer's installation instructions.
   3. Startup, operating, and troubleshooting procedures.
   4. Fan and pump curves.
   5. Factory test reports.
   6. Warranty information, including details of Red Clay Consolidated School District's responsibilities in regard to keeping warranties in force.

F. Startup Plans and Reports.

PART 2 PRODUCTS

2.01 TEST EQUIPMENT

A. Provide all standard testing equipment required to perform startup and initial checkout and required Functional Testing; unless otherwise noted such testing equipment will NOT become the property of Red Clay Consolidated School District.

B. Calibration Tolerances: Provide testing equipment of sufficient quality and accuracy to test and/or measure system performance with the tolerances specified. If not otherwise noted, the following minimum requirements apply:
   1. Temperature Sensors and Digital Thermometers: Certified calibration within past year to accuracy of 0.5 degree F and resolution of plus/minus 0.1 degree F.
   2. Pressure Sensors: Accuracy of plus/minus 2.0 percent of the value range being measured (not full range of meter), calibrated within the last year.
   3. Calibration: According to the manufacturer’s recommended intervals and when dropped or damaged; affix calibration tags or keep certificates readily available for inspection.

C. Equipment-Specific Tools: Where special testing equipment, tools and instruments are specific to a piece of equipment, are only available from the vendor, and are required in order to accomplish startup or Functional Testing, provide such equipment, tools, and instruments as part of the work at no extra cost to Red Clay Consolidated School District; such equipment, tools, and instruments are to become the property of Red Clay Consolidated School District.

PART 3 EXECUTION

3.01 STARTUP PLANS AND REPORTS

A. Startup Plans: For each item of equipment and system for which the manufacturer provides a startup plan, submit the plan not less than 2 weeks prior to startup.

B. Startup Reports: For each item of equipment and system for which the manufacturer provides a startup checklist (or startup plan or field checkout sheet), document compliance by submitting the completed startup checklist prior to startup, signed and dated by responsible entity.

C. Submit directly to the Commissioning Authority and DEDC,LLC.

3.02 FUNCTIONAL TESTS

A. A Functional Test is required for each item of equipment, system, or other assembly specified to be commissioned, unless sampling of multiple identical or near-identical units is allowed by the final test procedures.

B. Commissioning Authority is responsible for witnessing results of Functional Tests.

C. Contractor is responsible for correction of deficiencies and re-testing at no extra cost to Red Clay Consolidated School District; if a deficiency is not corrected and re-tested immediately, the Commissioning Authority will document the deficiency and the Contractor's stated intentions regarding correction.
   1. Deficiencies are any condition in the installation or function of a component, piece of equipment or system that is not in compliance with the Contract Documents or does not perform properly.

2. When the deficiency has been corrected, the Contractor completes the form certifying that the item is ready to be re-tested and returns the form to the Commissioning Authority; the Commissioning Authority will reschedule the test and the Contractor shall re-test.
3. Identical or Near-Identical Items: If 10 percent, or three, whichever is greater, of identical or near-identical items fail to perform due to material or manufacturing defect, all items will be considered defective; provide a proposal for correction within 2 weeks after notification of defect, including provision for testing sample installations prior to replacement of all items.
4. Contractor shall bear the cost of Red Clay Consolidated School District and Commissioning Authority personnel time witnessing re-testing.

D. Functional Test Procedures:
1. Some test procedures are included in the Contract Documents; where Functional Test procedures are not included in the Contract Documents, test procedures will be determined by the Commissioning Authority with input by and coordination with Contractor.
2. Examples of Functional Testing:
a. Test the dynamic function and operation of equipment and systems (rather than just components) using manual (direct observation) or monitoring methods under full operation (e.g., the chiller pump is tested interactively with the chiller functions to see if the pump ramps up and down to maintain the differential pressure setpoint).
b. Systems are tested under various modes, such as during low cooling or heating loads, high loads, component failures, unoccupied, varying outside air temperatures, fire alarm, power failure, etc.
c. Systems are run through all the HVAC control system’s sequences of operation and components are verified to be responding as the sequence's state.
d. Traditional air or water test and balancing (TAB) is not Functional Testing; spot checking of TAB by demonstration to the Commissioning Authority is Functional Testing.

E. Deferred Functional Tests: Some tests may need to be performed later, after substantial completion, due to partial occupancy, equipment, seasonal requirements, design or other site conditions; performance of these tests remains the Contractor's responsibility regardless of timing.

3.03 TEST PROCEDURES - GENERAL

A. Provide skilled technicians to execute starting of equipment and to execute the Functional Tests. Ensure that they are available and present during the agreed upon schedules and for sufficient duration to complete the necessary tests, adjustments and problem-solving.

B. Provide all necessary materials and system modifications required to produce the flows, pressures, temperatures, and conditions necessary to execute the test according to the specified conditions. At completion of the test, return all affected equipment and systems to their pre-test condition.

C. Simulating Signals: Disconnect the sensor and use a signal generator to send an amperage, resistance or pressure to the transducer and control system to simulate the sensor value.

3.04 OPERATION AND MAINTENANCE MANUALS

A. See Section 01 78 00 - Closeout Submittals for additional requirements.

B. Add design intent documentation furnished by DEDC, LLC to manuals prior to submission to Red Clay Consolidated School District.

END OF SECTION

SECTION 03 30 00
CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Concrete formwork.

B. Concrete reinforcement.

C. Miscellaneous concrete elements, including equipment pads.

D. Concrete curing.

1.02 REFERENCE STANDARDS

A. ACI 117 - Standard Specifications for Tolerances for Concrete Construction and Materials; American Concrete Institute International; 2010.

B. ACI 211.1 - Standard Practice for Selecting Proportions for Normal, Heavyweight, and Mass Concrete; American Concrete Institute International; 1991 (Reapproved 2009).

C. ACI 301 - Specifications for Structural Concrete; American Concrete Institute International; 2010 (Errata 2012).

D. ACI 304R - Guide for Measuring, Mixing, Transporting, and Placing Concrete; American Concrete Institute International; 2000.

E. ACI 306R - Cold Weather Concreting; American Concrete Institute International; 2010.

F. ACI 308R - Guide to Curing Concrete; American Concrete Institute International; 2001 (Reapproved 2008).

G. ACI 318 - Building Code Requirements for Structural Concrete and Commentary; American Concrete Institute International; 2011.

H. ACI 347 - Guide to Formwork for Concrete; American Concrete Institute International; 2004.

I. ASTM A615/A615M - Standard Specification for Deformed and Plain Carbon Billet-Steel Bars for Concrete Reinforcement; 2015.

J. ASTM C33/C33M - Standard Specification for Concrete Aggregates; 2013.

K. ASTM C39/C39M - Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens; 2014.

L. ASTM C143/C143M - Standard Test Method for Slump of Hydraulic-Cement Concrete; 2010a.

M. ASTM C150/C150M - Standard Specification for Portland Cement; 2012.

N. ASTM C171 - Standard Specification for Sheet Materials for Curing Concrete; 2007.

O. ASTM C618 - Standard Specification for Coal Fly Ash and Raw or Calcined Natural Pozzolan for Use in Concrete; 2012.

P. ASTM C685/C685M - Standard Specification for Concrete Made by Volumetric Batching and Continuous Mixing; 2014.

Q. ASTM C1240 - Standard Specification for Silica Fume Used in Cementitious Mixtures; 2014.

1.03 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.

B. Product Data: Submit manufacturers' data on manufactured products showing compliance with specified requirements and installation instructions.

1.04 QUALITY ASSURANCE

A. Perform work of this section in accordance with ACI 301 and ACI 318.
   1. Maintain one copy of each document on site.

B. Follow recommendations of ACI 306R when concreting during cold weather.

PART 2 PRODUCTS

2.01 FORMWORK

A. Formwork Design and Construction: Comply with guidelines of ACI 347 to provide formwork that will produce concrete complying with tolerances of ACI 117.

B. Form Materials: Contractor's choice of standard products with sufficient strength to withstand hydrostatic head without distortion in excess of permitted tolerances.
   1. Form Ties: Cone snap type that will leave no metal within 1-1/2 inches of concrete surface.

2.02 REINFORCEMENT

A. Reinforcing Steel: ASTM A615/A615M, Grade 60 (60,000 psi).

B. Reinforcement Accessories:
   1. Tie Wire: Annealed, minimum 16 gage, 0.0508 inch.

2.03 CONCRETE MATERIALS

A. Cement: ASTM C150, Type I - Normal Portland type.
   1. Acquire all cement for entire project from same source.

B. Fine and Coarse Aggregates: ASTM C 33.
   1. Acquire all aggregates for entire project from same source.

C. Fly Ash: ASTM C618, Class C or F.

D. Calcined Pozzolan: ASTM C618, Class N.

E. Silica Fume: ASTM C1240, proportioned in accordance with ACI 211.1.

2.04 ACCESSORY MATERIALS

A. Moisture-Retaining Cover: ASTM C 171; regular curing paper, white curing paper, clear polyethylene, or white polyethylene.

2.05 CONCRETE MIX DESIGN

A. Proportioning Normal Weight Concrete: Comply with ACI 211.1 recommendations.

B. Concrete Strength: Establish required average strength for each type of concrete on the basis of field experience or trial mixtures, as specified in ACI 301.
   1. For trial mixtures method, employ independent testing agency acceptable to DEDC, LLC for preparing and reporting proposed mix designs.

C. Normal Weight Concrete:
   1. Compressive Strength, when tested in accordance with ASTM C 39/C 39M at 28 days: As scheduled in part 3.09.
   2. Fly Ash Content: Maximum 15 percent of cementitious materials by weight.
   3. Calcined Pozzolan Content: Maximum 10 percent of cementitious materials by weight.
   4. Silica Fume Content: Maximum 5 percent of cementitious materials by weight.

2.06 MIXING

A. On Project Site: Mix in drum type batch mixer, complying with ASTM C685. Mix each batch not less than 1-1/2 minutes and not more than 5 minutes.

PART 3 EXECUTION

3.01 EXAMINATION

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

3.02 PREPARATION

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

3.03 INSTALLING REINFORCEMENT AND OTHER EMBEDDED ITEMS

A. Comply with requirements of ACI 301. Clean reinforcement of loose rust and mill scale, and accurately position, support, and secure in place to achieve not less than minimum concrete coverage required for protection.

3.04 PLACING CONCRETE

A. Place concrete in accordance with ACI 304R.

3.05 CONCRETE FINISHING

A. Repair surface defects, including tie holes, immediately after removing formwork.

3.06 CURING AND PROTECTION

A. Comply with requirements of ACI 308R. Immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, and mechanical injury.

B. Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete.

C. Surfaces Not in Contact with Forms:
   1. Initial Curing: Start as soon as free water has disappeared and before surface is dry. Keep continuously moist for not less than three days by water ponding, water-saturated sand, water-fog spray, or saturated burlap.
   2. Final Curing: Begin after initial curing but before surface is dry.
      a. Moisture-Retaining Cover: Seal in place with waterproof tape or adhesive.

3.07 FIELD QUALITY CONTROL

A. An independent testing agency will perform field quality control tests.

B. Provide free access to concrete operations at project site and cooperate with appointed firm.

C. Submit proposed mix design of each class of concrete to inspection and testing firm for review prior to commencement of concrete operations.

D. Tests of concrete and concrete materials may be performed at any time to ensure conformance with specified requirements.

E. Compressive Strength Tests: ASTM C39/C39M. For each test, mold and cure three concrete test cylinders. Obtain test samples for every 100 cu yd or less of each class of concrete placed.

F. Take one additional test cylinder during cold weather concreting, cured on job site under same conditions as concrete it represents.

G. Perform one slump test for each set of test cylinders taken, following procedures of ASTM C143/C143M.

3.08 DEFECTIVE CONCRETE

A. Defective Concrete: Concrete not conforming to required lines, details, dimensions, tolerances or specified requirements.

B. Repair or replacement of defective concrete will be determined by the DEDC, LLC. The cost of additional testing shall be borne by Contractor when defective concrete is identified.

3.09 SCHEDULE - CONCRETE TYPES AND FINISHES

A. Generator Foundation: 4,500 PSI 28 day concrete, form finish with honeycomb filled side surfaces, level float finish top surface.

B. Conduit Duct Bank: 3,000 PSI 28 day concrete, side surfaces cast against earth or forms, level top surface with red pigment.

C. Condensing Unit Pad: 4,500 PSI 28 day concrete, form finish with honeycomb exposed side surfaces, level broom finish top surface.

D. Interior Housekeeping Pads: 4.000 PSI 28 day concrete, form finish with honeycomb filled side surfaces, hard troweld finish top surface.

END OF SECTION

SECTION 23 05 13
COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Three phase electric motors.

1.02 RELATED REQUIREMENTS

A. Section 26 27 17 - Equipment Wiring: Electrical characteristics and wiring connections.

1.03 REFERENCE STANDARDS

A. ABMA STD 9 - Load Ratings and Fatigue Life for Ball Bearings; American Bearing Manufacturers Association, Inc.; 2015.

B. IEEE 112 - IEEE Standard Test Procedure for Polyphase Induction Motors and Generators; Institute of Electrical and Electronic Engineers; 2004.

C. NEMA MG 1 - Motors and Generators; National Electrical Manufacturers Association; 2014.

D. NFPA 70 - National Electrical Code; National Fire Protection Association; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.04 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Product Data: Provide wiring diagrams with electrical characteristics and connection requirements.

C. Test Reports: Indicate test results verifying nominal efficiency and power factor for three phase motors larger than 1/2 horsepower.

D. Manufacturer's Installation Instructions: Indicate setting, mechanical connections, lubrication, and wiring instructions.

E. Operation Data: Include instructions for safe operating procedures.

F. Maintenance Data: Include assembly drawings, bearing data including replacement sizes, and lubrication instructions.

1.05 QUALITY ASSURANCE

A. Conform to NFPA 70.

B. Products Requiring Electrical Connection: Listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Protect motors stored on site from weather and moisture by maintaining factory covers and suitable weather-proof covering. For extended outdoor storage, remove motors from equipment and store separately.

1.07 WARRANTY

A. See Section 01 78 00 - Closeout Submittals, for additional warranty requirements.

B. Provide five year manufacturer warranty for motors larger than 20 horsepower.

PART 2 PRODUCTS

2.01 GENERAL CONSTRUCTION AND REQUIREMENTS

A. Electrical Service:
   1. Motors 1/2 HP and Smaller: 115 volts, single phase, 60 Hz.
   2. Motors Larger than 1/2 Horsepower: 208 or 480 volts, three phase, 60 Hz.

B. Construction:

1. Open drip-proof type except where specifically noted otherwise.
2. Design for continuous operation in 40 degrees C environment.
3. Design for temperature rise in accordance with NEMA MG 1 limits for insulation class, service factor, and motor enclosure type.
4. Motors with frame sizes 254T and larger: Energy Efficient Type.

C. Visible Nameplate: Indicating motor horsepower, voltage, phase, cycles, RPM, full load amps, locked rotor amps, frame size, manufacturer's name and model number, service factor, power factor, efficiency.

D. Wiring Terminations:
1. Provide terminal lugs to match branch circuit conductor quantities, sizes, and materials indicated. Enclose terminal lugs in terminal box sized to NFPA 70, threaded for conduit.
2. For fractional horsepower motors where connection is made directly, provide threaded conduit connection in end frame.

2.02 APPLICATIONS

A. Motors located outdoors and in draw through cooling towers: Totally enclosed weatherproof epoxy-sealed type.

2.03 THREE PHASE POWER - SQUIRREL CAGE MOTORS

A. Starting Torque: Between 1 and 1-1/2 times full load torque.

B. Starting Current: Six times full load current.

C. Power Output, Locked Rotor Torque, Breakdown or Pull Out Torque: NEMA Design B characteristics.

D. Design, Construction, Testing, and Performance: Conform to NEMA MG 1 for Design B motors.

E. Insulation System: NEMA Class B or better.

F. Testing Procedure: In accordance with IEEE 112. Load test motors to determine free from electrical or mechanical defects in compliance with performance data.

G. Bearings: Grease lubricated anti-friction ball bearings with housings equipped with plugged provision for relubrication, rated for minimum ABMA STD 9, L-10 life of 20,000 hours. Calculate bearing load with NEMA minimum V-belt pulley with belt center line at end of NEMA standard shaft extension. Stamp bearing sizes on nameplate.

H. Sound Power Levels: To NEMA MG 1.

I. Motors to be used with AC drives shall be inverter duty rated and shall conform to the following:
1. All motors used with AC drives shall be equipped with thermostats in the stator windings.
2. The motor shall meet NEMA MG-1, Part 31 standards.
a. 1600 Volt rated magnet wire.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install securely on firm foundation. Mount ball bearing motors with shaft in any position.

C. Check line voltage and phase and ensure agreement with nameplate.

END OF SECTION

SECTION 23 05 19
METERS AND GAGES FOR HVAC PIPING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Pressure gages and pressure gage taps.

B. Thermometers and thermometer wells.

C. Static pressure gages.

1.02 RELATED REQUIREMENTS

A. Section 23 21 13 - Hydronic Piping.

1.03 REFERENCE STANDARDS

A. ASME B40.100 - Pressure Gauges and Gauge Attachments; The American Society of Mechanical Engineers; 2013.

B. ASTM E1 - Standard Specification for ASTM Liquid-in-Glass Thermometers; 2014.

C. ASTM E77 - Standard Test Method for Inspection and Verification of Thermometers; 2007.

D. UL 393 - Indicating Pressure Gauges for Fire-Protection Service; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.04 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Product Data: Provide list that indicates use, operating range, total range and location for manufactured components.

C. Project Record Documents: Record actual locations of components and instrumentation.

PART 2 PRODUCTS

2.01 PRESSURE GAGES

A. Manufacturers:
   1. Dwyer Instruments, Inc: www.dwyer-inst.com.
   2. Moeller Instrument Co., Inc: www.moellerinstrument.com.
   3. Omega Engineering, Inc: www.omega.com.
   4. Substitutions: See Section 01 60 00 - Product Requirements.

B. Pressure Gages: ASME B40.100, UL 393 drawn steel case, phosphor bronze bourdon tube, rotary brass movement, brass socket, with front recalibration adjustment, black scale on white background.
   1. Case: Steel with brass bourdon tube.
   2. Size: 4-1/2 inch diameter.
   3. Mid-Scale Accuracy: One percent.
   4. Scale: Psi.

2.02 PRESSURE GAGE TAPPINGS

A. Gage Cock: Tee or lever handle, brass for maximum 150 psi.

2.03 STEM TYPE THERMOMETERS

A. Manufacturers:
   1. Dwyer Instruments, Inc: www.dwyer-inst.com.
   2. Omega Engineering, Inc: www.omega.com.
   3. Weksler Glass Thermometer Corp: www.wekslerglass.com.
   4. Substitutions: See Section 01 60 00 - Product Requirements.

B. Thermometers - Adjustable Angle: Red- or blue-appearing non-toxic liquid in glass; ASTM E1; lens front tube, cast aluminum case with enamel finish, cast aluminum adjustable joint with

positive locking device; adjustable 360 degrees in horizontal plane, 180 degrees in vertical plane.

1. Size: 9 inch scale.
2. Window: Clear Lexan.
3. Stem: 3/4 inch NPT brass.
4. Accuracy: 2 percent, per ASTM E77.
5. Calibration: Degrees F.

2.04 THERMOMETER SUPPORTS

A. Socket: Brass separable sockets for thermometer stems with or without extensions as required, and with cap and chain.

B. Flange: 3 inch outside diameter reversible flange, designed to fasten to sheet metal air ducts, with brass perforated stem.

2.05 TEST PLUGS

A. Test Plug: 1/4 inch or 1/2 inch brass fitting and cap for receiving 1/8 inch outside diameter pressure or temperature probe with neoprene core for temperatures up to 200 degrees F.

2.06 STATIC PRESSURE GAGES

A. Manufacturers:
1. Dwyer Instruments, Inc: www.dwyer-inst.com.
2. Omega Engineering, Inc: www.omega.com.
3. Weksler Glass Thermometer Corp: www.wekslerglass.com.
4. Substitutions: See Section 01 60 00 - Product Requirements.

B. 3-1/2 inch diameter dial in metal case, diaphragm actuated, black figures on white background, front recalibration adjustment, 2 percent of full scale accuracy.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Provide one pressure gage per pump, installing taps before strainers and on suction and discharge of pump. Pipe to gage.

C. Install pressure gages with pulsation dampers. Provide gage cock to isolate each gage. Provide siphon on gages in steam systems. Extend nipples and siphons to allow clearance from insulation.

D. Install thermometers in piping systems in sockets in short couplings. Enlarge pipes smaller than 2-1/2 inch for installation of thermometer sockets. Ensure sockets allow clearance from insulation.

E. Locate duct mounted thermometers minimum 10 feet downstream of mixing dampers, coils, or other devices causing air turbulence.

F. Provide instruments with scale ranges selected according to service with largest appropriate scale.

G. Install gages and thermometers in locations where they are easily read from normal operating level. Install vertical to 45 degrees off vertical.

H. Adjust gages and thermometers to final angle, clean windows and lenses, and calibrate to zero.

END OF SECTION

SECTION 23 05 48

VIBRATION AND SEISMIC CONTROLS FOR HVAC PIPING AND EQUIPMENT

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Equipment support bases.

B. Vibration isolators.

C. Inertia bases.

D. Vibration isolators.

1.02 RELATED REQUIREMENTS

1.03 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide schedule of vibration isolator type with location and load on each.

C. Shop Drawings: Indicate inertia bases and locate vibration isolators, with static and dynamic load on each. Indicate seismic control measures.

D. Manufacturer's Instructions: Indicate installation instructions with special procedures and setting dimensions.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Isolation Technology, Inc: www.isolationtech.com.

B. Kinetics Noise Control, Inc: www.kineticsnoise.com.

C. Mason Industries: www.mason-ind.com.

D. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 PERFORMANCE REQUIREMENTS

A. General:
   1. All vibration isolators, base frames and inertia bases to conform to all uniform deflection and stability requirements under all operating loads.
   2. Steel springs to function without undue stress or overloading.

2.03 EQUIPMENT SUPPORT BASES

2.04 VIBRATION ISOLATORS

2.05 INERTIA BASES

A. Structural Bases:
   1. Construction: Welded structural steel with gusseted brackets, to support equipment and motor, with motor slide rails.
   2. Design: Sufficiently rigid to prevent misalignment or undue stress on machine, and to transmit design loads to isolators and snubbers.

B. Concrete Inertia Bases:
   1. Construction: Structural steel channel perimeter frame, with gusseted brackets and anchor bolts, reinforcing; concrete filled.
   2. Mass: Minimum of 1.5 times weight of isolated equipment.
   3. Connecting Point: Reinforced to connect isolators and snubbers to base.
   4. Concrete: Minimum 3000 psi concrete.

2.06 VIBRATION ISOLATORS

A. Restrained Open Spring Isolators:

1. Springs: Minimum horizontal stiffness equal to 75 percent vertical stiffness, with working deflection between 0.3 and 0.6 of maximum deflection. Color code springs for load carrying capacity.
2. Spring Mounts: Provide with leveling devices, minimum 0.25 inch thick neoprene sound pads, and zinc chromate plated hardware.
3. Sound Pads: Size for minimum deflection of 0.05 inch; meet requirements for neoprene pad isolators.
4. Restraint: Provide heavy mounting frame and limit stops.
5. For Exterior and Humid Areas: Hot dipped galvanized housings and neoprene coated springs.

B. Spring Hangers:
1. Springs: Minimum horizontal stiffness equal to 75 percent vertical stiffness, with working deflection between 0.3 and 0.6 of maximum deflection. Color code springs for load carrying capacity.
2. Housings: Incorporate neoprene isolation pad meeting requirements for neoprene pad isolators.
3. Misalignment: Capable of 20 degree hanger rod misalignment.
4. For Exterior and Humid Areas: Hot dipped galvanized housings and neoprene coated springs.

C. Neoprene Pad Isolators:
1. Rubber or neoprene waffle pads.
   a. Hardness: 30 durometer.
   b. Thickness: Minimum 1/2 inch.
   c. Maximum Loading: 50 psi.
   d. Rib Height: Maximum 0.7 times width.
2. Configuration: Single layer.

PART 3 EXECUTION

3.01 INSTALLATION - GENERAL

A. Install in accordance with manufacturer's instructions.

B. Bases:
1. Set steel bases for one inch clearance between housekeeping pad and base.
2. Set concrete inertia bases for 2 inches clearance between housekeeping pad and base.
3. Adjust equipment level.

C. Prior to making piping connections to equipment with operating weights substantially different from installed weights, block up equipment with temporary shims to final height. When full load is applied, adjust isolators to load to allow shim removal.

D. Provide seismic snubbers for all equipment, piping, and ductwork mounted on isolators. Each inertia base shall have minimum of four seismic snubbers located close to isolators. Snub equipment designated for post-disaster use to 0.05 inch maximum clearance. Other snubbers shall have clearance between 0.15 inch and 0.25 inch.

3.02 FIELD QUALITY CONTROL

A. Inspect isolated equipment after installation and submit report. Include static deflections.

3.03 SCHEDULE

A. Pipe Isolation Schedule.
1. 1 Inch Pipe Size: Isolate 120 diameters from equipment.
2. 2 Inch Pipe Size: Isolate 90 diameters from equipment.
3. 3 Inch Pipe Size: Isolate 80 diameters from equipment.
4. 4 Inch Pipe Size: Isolate 75 diameters from equipment.
5. 6 Inch Pipe Size: Isolate 60 diameters from equipment.
6. 8 Inch Pipe Size: Isolate 60 diameters from equipment.

7. 10 Inch Pipe Size: Isolate 54 diameters from equipment.
8. 12 Inch Pipe Size: Isolate 50 diameters from equipment.

B. Equipment Isolation Schedule.

END OF SECTION

SECTION 23 05 53
IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Nameplates.

B. Tags.

C. Pipe Markers.

D. Ceiling Tacks

1.02 REFERENCE STANDARDS

A. ASME A13.1 - Scheme for the Identification of Piping Systems; The American Society of Mechanical Engineers; 2007.

1.03 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. List: Submit list of wording, symbols, letter size, and color coding for mechanical identification.

C. Chart and Schedule: Submit valve chart and schedule, including valve tag number, location, function, and valve manufacturer's name and model number.

D. Product Data: Provide manufacturers catalog literature for each product required.

E. Manufacturer's Installation Instructions: Indicate special procedures, and installation.

F. Project Record Documents: Record actual locations of tagged valves.

PART 2 PRODUCTS

2.01 IDENTIFICATION APPLICATIONS

A. Air Handling Units: Nameplates.

B. Air Terminal Units: Tags.

C. Control Panels: Nameplates.

D. Heat Transfer Equipment: Nameplates.

E. Major Control Components: Nameplates.

F. Piping: Tags.

G. Pumps: Nameplates.

H. Tanks: Nameplates.

I. Valves: Tags and ceiling tacks where located above lay-in ceiling.

J. Water Treatment Devices: Nameplates.

2.02 MANUFACTURERS

A. Brady Corporation: www.bradycorp.com.

B. Champion America, Inc: www.Champion-America.com.

C. Seton Identification Products: www.seton.com/aec.

D. Substitutions: See Section 01 60 00 - Product Requirements.

2.03 NAMEPLATES

A. Description: Laminated three-layer plastic with engraved letters.
   1. Letter Color: White.
   2. Letter Height: 1/4 inch.
   3. Background Color: Black.

2.04 TAGS

A. Plastic Tags: Laminated three-layer plastic with engraved black letters on light contrasting background color. Tag size minimum 1-1/2 inch diameter.

B. Metal Tags: Brass with stamped letters; tag size minimum 1-1/2 inch diameter with smooth edges.

C. Valve Tag Chart: Typewritten letter size list in anodized aluminum frame.

2.05 PIPE MARKERS

A. Color: Conform to ASME A13.1.

B. Plastic Pipe Markers: Factory fabricated, flexible, semi- rigid plastic, preformed to fit around pipe or pipe covering; minimum information indicating flow direction arrow and identification of fluid being conveyed.

2.06 CEILING TACKS

A. Description: Steel with 3/4 inch diameter color coded head.

B. Color code as follows:
   1. HVAC Equipment: Yellow.
   2. Fire Dampers and Smoke Dampers: Red.
   3. Heating/Cooling Valves: Blue.

PART 3 EXECUTION

3.01 PREPARATION

A. Degrease and clean surfaces to receive adhesive for identification materials.

3.02 INSTALLATION

A. Install nameplates with corrosive-resistant mechanical fasteners, or adhesive. Apply with sufficient adhesive to ensure permanent adhesion and seal with clear lacquer.

B. Install tags with corrosion resistant chain.

C. Install plastic pipe markers in accordance with manufacturer's instructions.

D. Install underground plastic pipe markers 6 to 8 inches below finished grade, directly above buried pipe.

E. Identify air handling units, pumps, heat transfer equipment, tanks, and water treatment devices with plastic nameplates. Small devices, such as in-line pumps, may be identified with tags.

F. Identify control panels and major control components outside panels with plastic nameplates.

G. Identify thermostats relating to terminal boxes or valves with nameplates.

H. Identify valves in main and branch piping with tags.

I. Locate ceiling tacks to locate valves or dampers above lay-in panel ceilings. Locate in corner of panel closest to equipment.

END OF SECTION

SECTION 23 05 93
TESTING, ADJUSTING, AND BALANCING FOR HVAC

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Testing, adjustment, and balancing of air systems.

B. Testing, adjustment, and balancing of hydronic systems.

C. Measurement of final operating condition of HVAC systems.

D. Commissioning activities.

1.02 RELATED REQUIREMENTS

A. Section 01 40 00: Employment of testing agency and payment for services.

1.03 REFERENCE STANDARDS

A. NEBB (TAB) - Procedural Standards for Testing Adjusting Balancing of Environmental Systems; National Environmental Balancing Bureau; 2005, Seventh Edition.

B. SMACNA (TAB) - HVAC Systems Testing, Adjusting, and Balancing; Sheet Metal and Air Conditioning Contractors' National Association; 2002.

1.04 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. TAB Plan: Submit a written plan indicating the testing, adjusting, and balancing standard to be followed and the specific approach for each system and component.
   1. Submit to DEDC, LLC.
   2. Include at least the following in the plan:
      a. List of all air flow, water flow, sound level, system capacity and efficiency measurements to be performed and a description of specific test procedures, parameters, formulas to be used.
      b. Copy of field checkout sheets and logs to be used, listing each piece of equipment to be tested, adjusted and balanced with the data cells to be gathered for each.
      c. Discussion of what notations and markings will be made on the duct and piping drawings during the process.
      d. Final test report forms to be used.
      e. Detailed step-by-step procedures for TAB work for each system and issue, including:
         1) Terminal flow calibration (for each terminal type).
         2) Diffuser proportioning.
         3) Branch/submain proportioning.
         4) Total flow calculations.
         5) Rechecking.
         6) Diversity issues.
      f. Expected problems and solutions, etc.
      g. Details of how TOTAL flow will be determined; for example:
         1) Air: Sum of terminal flows via control system calibrated readings or via hood readings of all terminals, supply (SA) and return air (RA) pitot traverse, SA or RA flow stations.
         2) Water: Pump curves, circuit setter, flow station, ultrasonic, etc.
      h. Confirmation of understanding of the outside air ventilation criteria under all conditions.
      i. Method of verifying and setting minimum outside air flow rate will be verified and set and for what level (total building, zone, etc.).
      j. Procedures for formal deficiency reports, including scope, frequency and distribution.

C. Final Report: Indicate deficiencies in systems that would prevent proper testing, adjusting, and balancing of systems and equipment to achieve specified performance.

1. Revise TAB plan to reflect actual procedures and submit as part of final report.
2. Submit draft copies of report for review prior to final acceptance of Project. Provide final copies for DEDC, LLC and for inclusion in operating and maintenance manuals.
3. Include actual instrument list, with manufacturer name, serial number, and date of calibration.
4. Form of Test Reports: Where the TAB standard being followed recommends a report format use that; otherwise, follow ASHRAE Std 111.
5. Units of Measure: Report data in both I-P (inch-pound) and SI (metric) units.
6. Include the following on the title page of each report:
    a. Name of Testing, Adjusting, and Balancing Agency.
    b. Address of Testing, Adjusting, and Balancing Agency.
    c. Telephone number of Testing, Adjusting, and Balancing Agency.
    d. Project name.
    e. Project location.
    f. Project Engineer.
    g. Project Contractor.
    h. Report date.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 GENERAL REQUIREMENTS

A. TAB contractor shall review all of the drawings with special attention to the controls drawings as there is additional instruction on the drawings and sequence of operation as to how balancing shall be performed and what information the controls contractor is required to obtain.

B. TAB contractor shall perform ductwork leak tests prior to installation of ceiling. TAB contractor shall schedule this work thru the mechanical contractor.

C. Perform total system balance in accordance with one of the following:
    1. NEBB Procedural Standards for Testing Adjusting Balancing of Environmental Systems.
    2. SMACNA (TAB).

D. Begin work after completion of systems to be tested, adjusted, or balanced and complete work prior to Substantial Completion of the project.

E. Where HVAC systems and/or components interface with life safety systems, including fire and smoke detection, alarm, and control, coordinate scheduling and testing and inspection procedures with the authorities having jurisdiction.

F. TAB Agency Qualifications:
    1. Company specializing in the testing, adjusting, and balancing of systems specified in this section.
    2. Certified by one of the following:
        a. NEBB, National Environmental Balancing Bureau: www.nebb.org.
        b. TABB, The Testing, Adjusting, and Balancing Bureau of National Energy Management Institute: www.tabbcertified.org.

G. TAB Supervisor and Technician Qualifications: Certified by same organization as TAB agency.

3.02 EXAMINATION

A. Verify that systems are complete and operable before commencing work. Ensure the following conditions:
    1. Systems are started and operating in a safe and normal condition.
    2. Temperature control systems are installed complete and operable.
    3. Proper thermal overload protection is in place for electrical equipment.
    4. Final filters are clean and in place. If required, install temporary media in addition to final filters.
    5. Duct systems are clean of debris.

6. Fans are rotating correctly.
7. Fire and volume dampers are in place and open.
8. Air coil fins are cleaned and combed.
9. Access doors are closed and duct end caps are in place.
10. Air outlets are installed and connected.
11. Duct system leakage is minimized.
12. Hydronic systems are flushed, filled, and vented.
13. Pumps are rotating correctly.
14. Proper strainer baskets are clean and in place.
15. Service and balance valves are open.

B. Submit field reports. Report defects and deficiencies that will or could prevent proper system balance.

C. Beginning of work means acceptance of existing conditions.

3.03 PREPARATION

A. Hold a pre-balancing meeting at least one week prior to starting TAB work.
   1. Require attendance by all installers whose work will be tested, adjusted, or balanced.

B. Provide instruments required for testing, adjusting, and balancing operations. Make instruments available to DEDC, LLC to facilitate spot checks during testing.

3.04 ADJUSTMENT TOLERANCES

A. Air Handling Systems: Adjust to within plus or minus 5 percent of design for supply systems and plus or minus 10 percent of design for return and exhaust systems.

B. Hydronic Systems: Adjust to within plus or minus 10 percent of design.

3.05 RECORDING AND ADJUSTING

A. Ensure recorded data represents actual measured or observed conditions.

B. Permanently mark settings of valves, dampers, and other adjustment devices allowing settings to be restored. Set and lock memory stops.

C. After adjustment, take measurements to verify balance has not been disrupted or that such disruption has been rectified.

D. Leave systems in proper working order, replacing belt guards, closing access doors, closing doors to electrical switch boxes, and restoring thermostats to specified settings.

3.06 AIR SYSTEM PROCEDURE

A. Adjust air handling and distribution systems to provide required or design supply, return, and exhaust air quantities at site altitude.

B. Make air quantity measurements in ducts by Pitot tube traverse of entire cross sectional area of duct.

C. Measure air quantities at air inlets and outlets.

D. Adjust distribution system to obtain uniform space temperatures free from objectionable drafts and noise.

E. Use volume control devices to regulate air quantities only to extend that adjustments do not create objectionable air motion or sound levels. Effect volume control by duct internal devices such as dampers and splitters.

F. Vary total system air quantities by adjustment of fan speeds. Provide drive changes required. Vary branch air quantities by damper regulation.

3.07 WATER SYSTEM PROCEDURE

A. Adjust water systems to provide required or design quantities.

B. Use calibrated Venturi tubes, orifices, or other metered fittings and pressure gauges to determine flow rates for system balance. Where flow metering devices are not installed, base flow balance on temperature difference across various heat transfer elements in the system.

C. Adjust systems to provide specified pressure drops and flows through heat transfer elements prior to thermal testing. Perform balancing by measurement of temperature differential in conjunction with air balancing.

D. Effect system balance with automatic control valves fully open to heat transfer elements.

E. Effect adjustment of water distribution systems by means of balancing cocks, valves, and fittings. Do not use service or shut-off valves for balancing unless indexed for balance point.

3.08 COMMISSIONING

A. See Section 23 09 00 for additional requirements.

B. Perform prerequisites prior to starting commissioning activities.

C. Fill out Prefunctional Checklists for:
   1. Air side systems.
   2. Water side systems.

D. Furnish to the Commissioning Authority, upon request, any data gathered but not shown in the final TAB report.

E. Re-check a random sample equivalent to 10 percent of the final TAB report data as directed by Commissioning Authority.
   1. Original TAB agency shall execute the re-checks, witnessed by the Commissioning Authority.
   2. Use the same test instruments as used in the original TAB work.
   3. Failure of more than 10 percent of the re-checked items of a given system shall result in the rejection of the system TAB report; rebalance the system, provide a new system TAB report, and repeat random re-checks.
   4. For purposes of re-check, failure is defined as follows:
      a. Air Flow of Supply and Return: Deviation of more than 10 percent of instrument reading.
      b. Minimum Outside Air Flow: Deviation of more than 20 percent of instrument reading; for inlet vane or VFD OSA compensation system using linear proportional control, deviation of more than 30 percent at intermediate supply flow.
      c. Temperatures: Deviation of more than one degree F.
      d. Air and Water Pressures: Deviation of more than 10 percent of full scale of test instrument reading.
      e. Sound Pressures: Deviation of more than 3 decibels, with consideration for variations in background noise.
   5. For purposes of re-check, a whole system is defined as one in which inaccuracies will have little or no impact on connected systems; for example, the air distribution system served by one air handler or the hydronic chilled water supply system served by a chiller or the condenser water system.

F. In the presence of the Commissioning Authority, verify that:
   1. Final settings of all valves, splitters, dampers and other adjustment devices have been permanently marked.
   2. The air system is being controlled to the lowest possible static pressure while still meeting design loads, less diversity; this shall include a review of TAB methods, established control setpoints, and physical verification of at least one leg from fan to diffuser having all balancing dampers wide open and that during full cooling of all terminal units taking off downstream of the static pressure sensor, the terminal unit on the critical leg has its damper 90 percent or more open.
   3. The water system is being controlled to the lowest possible pressure while still meeting design loads, less diversity; this shall include a review of TAB methods, established control

setpoints, and physical verification of at least one leg from the pump to the coil having all balancing valves wide open and that during full cooling the cooling coil valve of that leg is 90 percent or more open.

3.09 SCOPE

A. Test, adjust, and balance the following:
   1. Plumbing Pumps
   2. HVAC Pumps
   3. Air Cooled Water Chillers
   4. Air Coils
   5. Air Handling Units
   6. Fans
   7. Air Filters
   8. Air Terminal Units
   9. Air Inlets and Outlets

3.10 MINIMUM DATA TO BE REPORTED

A. Electric Motors:
   1. Manufacturer
   2. Model/Frame
   3. HP/BHP
   4. Phase, voltage, amperage; nameplate, actual, no load
   5. RPM
   6. Service factor
   7. Sheave Make/Size/Bore

B. V-Belt Drives:
   1. Identification/location
   2. Required driven RPM
   3. Driven sheave, diameter and RPM
   4. Belt, size and quantity
   5. Motor sheave diameter and RPM
   6. Center to center distance, maximum, minimum, and actual

C. Pumps:
   1. Identification/number
   2. Manufacturer
   3. Size/model
   4. Impeller
   5. Service
   6. Design flow rate, pressure drop, BHP
   7. Actual flow rate, pressure drop, BHP
   8. Discharge pressure
   9. Suction pressure
   10. Total operating head pressure

D. Air Cooled Condensers:
   1. Identification/number
   2. Location
   3. Manufacturer
   4. Model number
   5. Serial number
   6. Entering DB air temperature, design and actual
   7. Leaving DB air temperature, design and actual
   8. Number of compressors

E. Chillers:

1. Identification/number
2. Manufacturer
3. Capacity
4. Model number
5. Serial number
6. Evaporator entering water temperature, design and actual
7. Evaporator leaving water temperature, design and actual
8. Evaporator pressure drop, design and actual
9. Evaporator water flow rate, design and actual
10. Condenser entering water temperature, design and actual
11. Condenser pressure drop, design and actual
12. Condenser water flow rate, design and actual

F. Heat Exchangers:
1. Identification/number
2. Location
3. Service
4. Manufacturer
5. Model number
6. Serial number
7. Steam pressure, design and actual
8. Primary water entering temperature, design and actual
9. Primary water leaving temperature, design and actual
10. Primary water flow, design and actual
11. Primary water pressure drop, design and actual
12. Secondary water leaving temperature, design and actual
13. Secondary water leaving temperature, design and actual
14. Secondary water flow, design and actual
15. Secondary water pressure drop, design and actual

G. Cooling Coils:
1. Identification/number
2. Location
3. Service
4. Manufacturer
5. Air flow, design and actual
6. Entering air DB temperature, design and actual
7. Entering air WB temperature, design and actual
8. Leaving air DB temperature, design and actual
9. Leaving air WB temperature, design and actual
10. Water flow, design and actual
11. Water pressure drop, design and actual
12. Entering water temperature, design and actual
13. Leaving water temperature, design and actual
14. Saturated suction temperature, design and actual
15. Air pressure drop, design and actual

H. Heating Coils:
1. Identification/number
2. Location
3. Service
4. Manufacturer
5. Air flow, design and actual
6. Water flow, design and actual
7. Water pressure drop, design and actual

8. Entering water temperature, design and actual
9. Leaving water temperature, design and actual
10. Entering air temperature, design and actual
11. Leaving air temperature, design and actual
12. Air pressure drop, design and actual

I. Air Moving Equipment:
1. Location
2. Manufacturer
3. Model number
4. Serial number
5. Arrangement/Class/Discharge
6. Air flow, specified and actual
7. Return air flow, specified and actual
8. Outside air flow, specified and actual
9. Total static pressure (total external), specified and actual
10. Inlet pressure
11. Discharge pressure
12. Sheave Make/Size/Bore
13. Number of Belts/Make/Size
14. Fan RPM

J. Return Air/Outside Air:
1. Identification/location
2. Design air flow
3. Actual air flow
4. Design return air flow
5. Actual return air flow
6. Design outside air flow
7. Actual outside air flow
8. Return air temperature
9. Outside air temperature
10. Required mixed air temperature
11. Actual mixed air temperature
12. Design outside/return air ratio
13. Actual outside/return air ratio

K. Exhaust Fans:
1. Location
2. Manufacturer
3. Model number
4. Serial number
5. Air flow, specified and actual
6. Total static pressure (total external), specified and actual
7. Inlet pressure
8. Discharge pressure
9. Sheave Make/Size/Bore
10. Number of Belts/Make/Size
11. Fan RPM

L. Duct Traverses:
1. System zone/branch
2. Duct size
3. Area
4. Design velocity
5. Design air flow

6. Test velocity
7. Test air flow
8. Duct static pressure
9. Air temperature
10. Air correction factor

M. Duct Leak Tests:
1. Description of ductwork under test
2. Duct design operating pressure
3. Duct design test static pressure
4. Duct capacity, air flow
5. Maximum allowable leakage duct capacity times leak factor
6. Test apparatus
   a. Blower
   b. Orifice, tube size
   c. Orifice size
   d. Calibrated
7. Test static pressure
8. Test orifice differential pressure
9. Leakage

N. Air Monitoring Stations:
1. Identification/location
2. System
3. Size
4. Area
5. Design velocity
6. Design air flow
7. Test velocity
8. Test air flow

O. Terminal Unit Data:
1. Manufacturer
2. Type, constant, variable, single, dual duct
3. Identification/number
4. Location
5. Model number
6. Size
7. Minimum static pressure
8. Minimum design air flow
9. Maximum design air flow
10. Maximum actual air flow
11. Inlet static pressure

END OF SECTION

SECTION 23 07 13
DUCT INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Glass Fiber, Flexible.

B. Glass Fiber, Rigid

C. Polyisocyanurate, Rigid

D. Jackets.

E. Duct insulation.

F. Insulation jackets.

1.02 RELATED REQUIREMENTS

A. Section 23 05 53 - Identification for HVAC Piping and Equipment.

B. Section 23 31 00 - HVAC Ducts and Casings

1.03 REFERENCE STANDARDS

A. ASTM B209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate; 2014.

B. ASTM B209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate [Metric]; 2014.

C. ASTM C518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus; 2010.

D. ASTM C553 - Specification for Mineral Fiber Blanket Thermal Insulation for Commercial and Industrial Applications; 2013.

E. ASTM C612 - Standard Specification for Mineral Fiber Block and Board Thermal Insulation; 2014.

F. ASTM C1071 - Standard Specification for Fibrous Glass Duct Lining Insulation (Thermal and Sound Absorbing Material); 2012.

G. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2014.

H. ASTM E96/E96M - Standard Test Methods for Water Vapor Transmission of Materials; 2014.

I. NFPA 255 - Standard Method of Test of Surface Burning Characteristics of Building Materials; National Fire Protection Association; 2006.

J. SMACNA (DCS) - HVAC Duct Construction Standards; Sheet Metal and Air Conditioning Contractors' National Association; 2005.

K. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.04 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Product Data: Provide product description, thermal characteristics, list of materials and thickness for each service, and locations.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products of the type specified in this section with not less than three years of documented experience.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Accept materials on site in original factory packaging, labelled with manufacturer's identification, including product density and thickness.

B. Protect insulation from weather and construction traffic, dirt, water, chemical, and mechanical damage, by storing in original wrapping.

1.07 FIELD CONDITIONS

A. Maintain ambient temperatures and conditions required by manufacturers of adhesives, mastics, and insulation cements.

B. Maintain temperature during and after installation for minimum period of 24 hours.

PART 2 PRODUCTS

2.01 REQUIREMENTS FOR ALL PRODUCTS OF THIS SECTION

A. Surface Burning Characteristics: Flame spread/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E84, NFPA 255, or UL 723.

2.02 GLASS FIBER, FLEXIBLE

A. Manufacturer:
   1. Knauf Insulation: www.knaufusa.com.
   2. Johns Manville: www.jm.com.
   3. Owens Corning Corporation: www.ocbuildingspec.com.
   4. CertainTeed Corporation; : www.certainteed.com.

B. Insulation: ASTM C553; flexible, noncombustible blanket.
   1. 'K' value: 0.26 at 75 degrees F, when tested in accordance with ASTM C518.
   2. Minimum Density of 1.0 PCF.

C. Vapor Barrier Jacket:
   1. 0.0032 inch vinyl.
   2. Moisture Vapor Permeability: 1.3 perm inch, when tested in accordance with ASTM E96/E96M.
   3. Secure with pressure sensitive tape.

2.03 POLYISOCYANURATE, RIGID

A. Insulation consists of a pre-manufactured panel system consisting of four (4) piece interlocking panels.

B. The interlocking panels shall be constructed of Dow Thermax polyisocyanurate insulation, ASTM D-1622, normal 2 pcf.
   1. Water vapor transmission as permeance less than 0.03, per ASTM E-96;
   2. Water absorption less than 0.3% (24 Hours), per ASTM C-209.
   3. Flexural strenght more than 40 psi, per ASTM C-203.

C. Operating temperature range of -100 deg. F to +250 deg. F.

D. Insulation shall be clad with 0.032" thick embossed aluminum and sealed with vapor barrier compound. All joints shall interlock to ensure a thermal seal with no pass through seams.

E. Panels shall be secured with #10 self-tapping stainless screws with weather seal washers.

F. Manufacturers:
   1. P.T.M. Manufacturing, LLC Model Techna-Duc.
   2. Fab-Rite Exterior Duct Cladding System
   3. Substitutions: See Section 01 60 00 - Product Requirements.

G. Insulation shall be provided with a 20-year warranty.

2.04 GLASS FIBER, RIGID

A. Manufacturer:
   1. Knauf Insulation: www.knaufusa.com.
   2. Johns Manville: www.jm.com.
   3. Owens Corning Corp: www.owenscorning.com.
   4. CertainTeed Corporation: www.certainteed.com.

B. Insulation: ASTM C612; rigid, noncombustible blanket.
   1. 'K' value: 0.24 at 75 degrees F, when tested in accordance with ASTM C518.
   2. Maximum service temperature: 450 degrees F.
   3. Maximum Water Vapor Sorption: 5.0 percent.
   4. Maximum Density: 8.0 lb/cu ft.

C. Vapor Barrier Jacket:
   1. 0.0032 inch vinyl.
   2. Moisture Vapor Permeability: 0.02 perm inch, when tested in accordance with ASTM E96/E96M.

2.05 JACKETS

A. Aluminum Jacket: ASTM B209 (ASTM B209M).
   1. Thickness: 0.016 inch sheet.
   2. Finish: Smooth.
   3. Joining: Longitudinal slip joints and 2 inch laps.
   4. Fittings: 0.016 inch thick die shaped fitting covers with factory attached protective liner.
   5. Metal Jacket Bands: 3/8 inch wide; 0.010 inch thick stainless steel.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that ducts have been tested before applying insulation materials.

B. Verify that surfaces are clean, foreign material removed, and dry.

3.02 INSTALLATION

A. Install in accordance with manufacturer's instructions.
   1. For rigid polyisocyanurate, installation shall only be completed by manufacturer licensed contractors.

B. Insulated ducts conveying air below ambient temperature:
   1. Provide insulation with vapor barrier jackets.
   2. Finish with tape and vapor barrier jacket.
   3. Continue insulation through walls, sleeves, hangers, and other duct penetrations.
   4. Insulate entire system including fittings, joints, flanges, fire dampers, flexible connections, and expansion joints.

C. Insulated ducts conveying air above ambient temperature:
   1. Provide with or without standard vapor barrier jacket.
   2. Insulate fittings and joints. Where service access is required, bevel and seal ends of insulation.

D. Ducts Exposed in Mechanical Equipment Rooms or Finished Spaces (below 10 feet above finished floor): Finish with aluminum jacket.

E. Exterior Applications: Provide insulation with vapor barrier jacket. Cover with embossed aluminum.

F. External Duct Insulation Application:
   1. Secure insulation with vapor barrier with wires and seal jacket joints with vapor barrier adhesive or tape to match jacket.
   2. Secure insulation without vapor barrier with staples, tape, or wires.
   3. Install without sag on underside of duct. Use adhesive or mechanical fasteners where necessary to prevent sagging. Lift duct off trapeze hangers and insert spacers.
   4. Seal vapor barrier penetrations by mechanical fasteners with vapor barrier adhesive.
   5. Stop and point insulation around access doors and damper operators to allow operation without disturbing wrapping.

3.03 SCHEDULES

A. Exhaust Ducts Within 10 ft of Exterior Openings: 2 inches thick, flexible glass fiber or rigid board.

B. Outside Air Intake Ducts: 2 inches thick, flexible glass fiberor rigid board.

C. Supply Ducts within insulated building envelope (R-6 min.): 2 inches thick, flexible glass fiber

D. Supply Ducts within building but outside insulated building envelope (R-8 min.): 3 inches thick, flexible glass fiber, or 2" thick rigid board.

E. Return Ducts: 1 inch thick, flexible glass fiber or rigid board.

F. Ducts exposed in mechanical room or non public spaces: shall be provided with rigid board and jacket.

G. Ducts Exposed to Outdoors (R-8 min): 2 inches thick, rigid polyisocyanurate encased in metal.

END OF SECTION

SECTION 23 07 16
HVAC EQUIPMENT INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Equipment insulation.

B. Covering.

1.02 REFERENCE STANDARDS

A. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2015.

B. ASTM B209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate; 2014.

C. ASTM B209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate [Metric]; 2014.

D. ASTM C177 - Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus; 2013.

E. ASTM C518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus; 2010.

F. ASTM C533 - Standard Specification for Calcium Silicate Block and Pipe Thermal Insulation; 2013.

G. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2014.

H. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.03 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Product Data: Provide product description, thermal characteristics, list of materials and thickness for equipment scheduled.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with not less than three years of documented experience.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Accept materials on site in original factory packaging, labeled with manufacturer's identification, including product density and thickness.

B. Protect insulation from weather and construction traffic, dirt, water, chemical, and mechanical damage, by storing in original wrapping.

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

A. Surface Burning Characteristics: Flame spread/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E84 or UL 723.

2.02 HYDROUS CALCIUM SILICATE

A. Manufacturer:
   1. Johns Manville Corporation: www.jm.com.

B. Insulation: ASTM C533; rigid molded, asbestos free, gold color.
   1. 'K' Value: 0.40 at 300 degrees F, when tested in accordance with ASTM C177 or C518.
   2. Maximum Service Temperature: 1200 degrees F.
   3. Density: 15 lb/cu ft.

C. Tie Wire: 0.048 inches stainless steel with twisted ends on maximum 12 inch centers.

2.03 JACKETS

A. Aluminum Jacket: ASTM B209 (ASTM B209M) formed aluminum sheet.
   1. Thickness: 0.016 inch sheet.
   2. Finish: Smooth.
   3. Joining: Longitudinal slip joints and 2 inch laps.
   4. Metal Jacket Bands: 3/8 inch wide; 0.015 inch thick aluminum.

B. Stainless Steel Jacket: ASTM A666, Type 304 stainless steel.
   1. Thickness: 0.010 inch.
   2. Finish: Smooth.
   3. Metal Jacket Bands: 3/8 inch wide; 0.010 inch thick stainless steel.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Exposed Equipment: Locate insulation and cover seams in least visible locations.

C. Exterior Applications:
   1. Provide vapor barrier jacket or finish with glass mesh reinforced vapor barrier cement.
   2. Cover with aluminum or stainless steel.

D. Cover glass fiber insulation with metal mesh and finish with heavy coat of insulating cement.

E. Nameplates and ASME Stamps: Bevel and seal insulation around; do not insulate over.

F. Equipment Requiring Access for Maintenance, Repair, or Cleaning: Install insulation so it can be easily removed and replaced without damage.

END OF SECTION

SECTION 23 07 19
HVAC PIPING INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Piping insulation.

B. Jackets and accessories.

1.02 RELATED REQUIREMENTS

A. Section 07 84 00 - Firestopping.

B. Section 23 21 13 - Hydronic Piping: Placement of hangers and hanger inserts.

1.03 REFERENCE STANDARDS

A. ASTM B209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate; 2014.

B. ASTM B209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate [Metric]; 2014.

C. ASTM C177 - Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded Hot Plate Apparatus; 2013.

D. ASTM C534/C534M - Standard Specification for Preformed Flexible Elastomeric Cellular Thermal Insulation in Sheet and Tubular Form; 2014.

E. ASTM C547 - Standard Specification for Mineral Fiber Pipe Insulation; 2015.

F. ASTM C795 - Standard Specification for Thermal Insulation for Use in Contact with Austenitic Stainless Steel; 2008 (Reapproved 2013).

G. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2014.

H. ASTM E96/E96M - Standard Test Methods for Water Vapor Transmission of Materials; 2014.

I. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.04 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Product Data: Provide product description, thermal characteristics, list of materials and thickness for each service, and locations.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with not less than three years of documented experience.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Accept materials on site, labeled with manufacturer's identification, product density, and thickness.

1.07 FIELD CONDITIONS

A. Maintain ambient conditions required by manufacturers of each product.

B. Maintain temperature before, during, and after installation for minimum of 24 hours.

PART 2 PRODUCTS

2.01 REQUIREMENTS FOR PRODUCTS OF THIS SECTION

A. Surface Burning Characteristics: Flame spread/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E84 or UL 723.

2.02 GLASS FIBER

A. Manufacturers:
   1. Knauf Insulation: www.knaufinsulation.com.
   2. Owens Corning Corp: www.owenscorning.com.

B. Insulation: ASTM C547 and ASTM C795; rigid molded, noncombustible.
   1. 'K' value: ASTM C177, 0.24 at 75 degrees F.
   2. Maximum service temperature: 850 degrees F.
   3. Maximum moisture absorption: 0.2 percent by volume.

C. Insulation: ASTM C547 and ASTM C795; semi-rigid, noncombustible, end grain adhered to jacket.
   1. Maximum service temperature: 650 degrees F.
   2. Maximum moisture absorption: 0.2 percent by volume.

D. Vapor Barrier Jacket: White kraft paper with glass fiber yarn, bonded to aluminized film; moisture vapor transmission when tested in accordance with ASTM E96/E96M of 0.02 perm-inches.

2.03 HYDROUS CALCIUM SILICATE

A. Manufacturers:
   1. Johns Manville Corporation: www.jm.com.

2.04 FLEXIBLE ELASTOMERIC CELLULAR INSULATION

A. Manufacturer:
   1. Armacell LLC: www.armacell.us.
   2. Substitutions: See Section 01 60 00 - Product Requirements.

B. Insulation: Preformed flexible elastomeric cellular rubber insulation complying with ASTM C534/C534M Grade 3; use molded tubular material wherever possible.
   1. Minimum Service Temperature: Minus 40 degrees F.
   2. Maximum Service Temperature: 220 degrees F.
   3. Connection: Waterproof vapor barrier adhesive.

2.05 JACKETS

A. PVC Plastic.
   1. Manufacturers:
      a. Johns Manville Corporation: www.jm.com.
      b. Substitutions: See Section 01 60 00 - Product Requirements.
   2. Jacket: One piece molded type fitting covers and sheet material, off-white color.
      a. Minimum Service Temperature: 0 degrees F.
      b. Maximum Service Temperature: 150 degrees F.
      c. Moisture Vapor Permeability: 0.002 perm inch, maximum, when tested in accordance with ASTM E96/E96M.
      d. Thickness: 10 mil.
      e. Connections: Brush on welding adhesive.

B. Canvas Jacket: UL listed 6 oz/sq yd plain weave cotton fabric treated with dilute fire retardant lagging adhesive.
   1. Lagging Adhesive: Compatible with insulation.

C. Aluminum Jacket: ASTM B209 (ASTM B209M) formed aluminum sheet.
   1. Thickness: 0.016 inch sheet.
   2. Finish: Embossed.
   3. Joining: Longitudinal slip joints and 2 inch laps.
   4. Fittings: 0.016 inch thick die shaped fitting covers with factory attached protective liner.
   5. Metal Jacket Bands: 3/8 inch wide; 0.015 inch thick aluminum.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that piping has been tested before applying insulation materials.

B. Verify that surfaces are clean and dry, with foreign material removed.

3.02 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Exposed Piping: Locate insulation and cover seams in least visible locations.

C. Insulated pipes conveying fluids below ambient temperature: Insulate entire system including fittings, valves, unions, flanges, strainers, flexible connections, pump bodies, and expansion joints.

D. Glass fiber insulated pipes conveying fluids below ambient temperature:
   1. Provide vapor barrier jackets, factory-applied or field-applied. Secure with self-sealing longitudinal laps and butt strips with pressure sensitive adhesive. Secure with outward clinch expanding staples and vapor barrier mastic.
   2. Insulate fittings, joints, and valves with molded insulation of like material and thickness as adjacent pipe. Finish with glass cloth and vapor barrier adhesive or PVC fitting covers.

E. For hot piping conveying fluids 140 degrees F or less, do not insulate flanges and unions at equipment, but bevel and seal ends of insulation.

F. For hot piping conveying fluids over 140 degrees F, insulate flanges and unions at equipment.

G. Glass fiber insulated pipes conveying fluids above ambient temperature:
   1. Provide standard jackets, with or without vapor barrier, factory-applied or field-applied. Secure with self-sealing longitudinal laps and butt strips with pressure sensitive adhesive. Secure with outward clinch expanding staples.
   2. Insulate fittings, joints, and valves with insulation of like material and thickness as adjoining pipe. Finish with glass cloth and adhesive or PVC fitting covers.

H. Inserts and Shields:
   1. Application: Piping 1-1/2 inches diameter or larger.
   2. Shields: Galvanized steel between pipe hangers or pipe hanger rolls and inserts.
   3. Insert location: Between support shield and piping and under the finish jacket.
   4. Insert configuration: Minimum 6 inches long, of same thickness and contour as adjoining insulation; may be factory fabricated.

I. Continue insulation through walls, sleeves, pipe hangers, and other pipe penetrations. Finish at supports, protrusions, and interruptions. At fire separations, refer to Section 07 84 00.

3.03 SCHEDULE

A. Heating Systems:
   1. Heating Water Supply and Return: 2" Glass Fiber

B. Cooling Systems:
   1. Chilled Water: 2" Glass Fiber
   2. Glycol Cooling Supply and Return: 2" Glass Fiber
   3. Condensate Drains from Cooling Coils: 1/2" Flexible Elastomeric Celluar Insulation

END OF SECTION

SECTION 23 08 00
COMMISSIONING OF HVAC

PART 1 GENERAL

1.01 SUMMARY

A. See Section 01 91 13 - General Commissioning Requirements for overall objectives; comply with the requirements of Section 01 91 13.

B. This section covers the Contractor's responsibilities for commissioning; each subcontractor or installer responsible for the installation of a particular system or equipment item to be commissioned is responsible for the commissioning activities relating to that system or equipment item.

C. The following HVAC equipment is to be commissioned, including commissioning activities for the following specific items:
   1. Control system.
   2. Piping systems and equipment.
   3. Boilers.
   4. Other equipment and systems explicitly identified elsewhere in Contract Documents as requiring commissioning.

1.02 RELATED REQUIREMENTS

A. Section 01 78 00 - Closeout Submittals: Scope and procedures for operation and maintenance manuals and project record documents.

B. Section 01 79 00 - Demonstration and Training: Scope and procedures for Red Clay Consolidated School District personnel training.

C. Section 01 91 13 - General Commissioning Requirements: Commissioning requirements that apply to all types of work.

D. Section 23 09 50 - Building Automation System (BAS) General

E. Section 23 09 59 - BAS System Commissioning

1.03 REFERENCE STANDARDS

A. ASHRAE Guideline 1.1 - The HVAC Commissioning Process; 2007

1.04 SUBMITTALS

A. Contractor shall draft Prefunctional Checklists and Functional Test Procedures for systems being commissioned: Detailed written plan indicating the procedures to be followed to test, checkout and adjust the control system prior to full system Functional Testing; include at least the following for each type of equipment controlled:
   1. System name.
   2. List of devices.
   3. Step-by-step procedures for testing each controller after installation, including:
      a. Process of verifying proper hardware and wiring installation.
      b. Process of downloading programs to local controllers and verifying that they are addressed correctly.
      c. Process of performing operational checks of each controlled component.
      d. Plan and process for calibrating valve and damper actuators and all sensors.
      e. Description of the expected field adjustments for transmitters, controllers and control actuators should control responses fall outside of expected values.
   4. Copy of proposed log and field checkout sheets to be used to document the process; include space for initial and final read values during calibration of each point and space to specifically indicate when a sensor or controller has “passed” and is operating within the contract parameters.
   5. Description of the instrumentation required for testing.

6. Indicate what tests on what systems should be completed prior to TAB using the control system for TAB work. Coordinate with the Commissioning Authority and TAB contractor for this determination.

B. Startup Reports, Prefunctional Checklists, and Trend Logs: Submit for approval of Commissioning Authority.

C. HVAC Control System O&M Manual Requirements. Submit as required in section 23 09 59.

D. Project Record Documents: See Section 01 78 00 for additional requirements.
1. Submit updated version of control system documentation, for inclusion with operation and maintenance data.
2. Show actual locations of all static and differential pressure sensors (air, water and building pressure) and air-flow stations on project record drawings.

E. Draft Training Plan: In addition to requirements specified in Section 01 79 00, include:
1. Follow the recommendations of ASHRAE Guideline 1.
2. Control system manufacturer's recommended training.
3. Demonstration and instruction on function and overrides of any local packaged controls not controlled by the HVAC control system.

F. Training Manuals: See Section 01 79 00 for additional requirements.
1. Provide three extra copies of the controls training manuals in a separate manual from the O&M manuals.

PART 2 PRODUCTS

2.01 TEST EQUIPMENT

A. Provide all standard testing equipment required to perform startup and initial checkout and required functional performance testing; unless otherwise noted such testing equipment will NOT become the property of Red Clay Consolidated School District.

B. Equipment-Specific Tools: Where special testing equipment, tools and instruments are specific to a piece of equipment, are only available from the vendor, and are required in order to accomplish startup or Functional Testing, provide such equipment, tools, and instruments as part of the work at no extra cost to Red Clay Consolidated School District; such equipment, tools, and instruments are to become the property of Red Clay Consolidated School District.

PART 3 EXECUTION

3.01 PREPARATION

A. Prepare a preliminary schedule for HVAC pipe and duct system testing, flushing and cleaning, equipment start-up and testing, adjusting, and balancing start and completion for use by the Commissioning Authority; update the schedule as appropriate.

B. Notify the Commissioning Authority when pipe and duct system testing, flushing, cleaning, startup of each piece of equipment and testing, adjusting, and balancing will occur; when commissioning activities not yet performed or not yet scheduled will delay construction notify ahead of time and be proactive in seeing that the Commissioning Authority has the scheduling information needed to efficiently execute the commissioning process.

C. Put all HVAC equipment and systems into operation and continue operation during each working day of testing, adjusting, and balancing and commissioning, as required.

D. Provide test holes in ducts and plenums where directed to allow air measurements and air balancing; close with an approved plug.

E. Provide temperature and pressure taps in accordance with the contract documents.
1. Provide a pressure/temperature plug at each water sensor that is an input point to the control system.

3.02 INSPECTING AND TESTING - GENERAL

A. Submit startup plans, startup reports, and Prefunctional Checklists for each item of equipment or other assembly to be commissioned.

B. Perform the Functional Tests directed by the Commissioning Authority for each item of equipment or other assembly to be commissioned.

C. Provide two-way radios for use during the testing.

D. Valve/Damper Stroke Setup and Check:
   1. For all valve/damper actuator positions checked, verify the actual position against the control system readout.
   2. Set pump/fan to normal operating mode.
   3. Command valve/damper closed; visually verify that valve/damper is closed and adjust output zero signal as required.
   4. Command valve/damper open; verify position is full open and adjust output signal as required.
   5. Command valve/damper to a few intermediate positions.
   6. If actual valve/damper position does not reasonably correspond, replace actuator or add pilot positioner (for pneumatics).

E. Closure for Heating Coil Valves - Normally Open:
   1. Set heating setpoint 20 degrees F above room temperature.
   2. Observe valve open.
   3. Remove control air or power from the valve and verify that the valve stem and actuator position do not change.
   4. Restore to normal.
   5. Set heating setpoint to 20 degrees F below room temperature.
   6. Observe the valve close.

F. Closure for Cooling Coil Valves - Normally Closed:
   1. Set cooling setpoint 20 degrees F above room temperature.
   2. Observe the valve close.
   3. Remove control air or power from the valve and verify that the valve stem and actuator position do not change.
   4. Restore to normal.
   5. Set cooling setpoint to 20 degrees F below room temperature.
   6. Observe valve open.
   7. Restore to normal.

G. Coil Valve Leak Check:
   1. Method 1 - Water Temperature With 2-Way Valve:
      a. Calibrate water temperature sensors on each side of coil to be within 0.2 degree F of each other.
      b. Turn off air handler fans, close outside air dampers. Keep pump running. Make sure appropriate coil dampers are open.
      c. Normally closed valves will close.
      d. Override normally open valves to the closed position.
      e. After 10 minutes observe water delta T across coil. If it is greater than 2 degrees F (, leakage is probably occurring.
      f. Reset valve stroke to close tighter.
      g. Repeat test until compliance is achieved.

H. Isolation Valve or System Valve Leak Check: For valves not by coils.
   1. With full pressure in the system, command valve closed.
   2. Use an ultra-sonic flow meter to detect flow or leakage.

I. Deficiencies: Correct deficiencies and re-inspect or re-test, as applicable, at no extra cost to Red Clay Consolidated School District.

3.03 TAB COORDINATION

A. TAB: Testing, adjusting, and balancing of HVAC.

B. Coordinate commissioning schedule with TAB schedule.

C. Review the TAB plan to determine the capabilities of the control system toward completing TAB.

D. Provide all necessary unique instruments and instruct the TAB technicians in their use; such as handheld control system interface for setting terminal unit boxes, etc.

E. Have all required Prefunctional Checklists, calibrations, startup and component Functional Tests of the system completed and approved by the Commissioning Authority prior to starting TAB.

F. Provide a qualified control system technician to operate the controls to assist the TAB technicians or provide sufficient training for the TAB technicians to operate the system without assistance.

3.04 CONTROL SYSTEM FUNCTIONAL TESTING

A. Coordinate with Section 23 09 59 for requirements.

3.05 OPERATION AND MAINTENANCE MANUALS

A. See Section 01 78 00 for additional requirements.

B. Add design intent documentation furnished by DEDC, LLC to manuals prior to submission to Red Clay Consolidated School District.

C. Submit manuals related to items that were commissioned to Commissioning Authority for review; make changes recommended by Commissioning Authority.

D. Commissioning Authority will add commissioning records to manuals after submission to Red Clay Consolidated School District.

3.06 DEMONSTRATION AND TRAINING

A. See Section 01 79 00 for additional requirements.

B. Coordinate with Section 23 09 59 for requirements.

C. These demonstrations are in addition to, and not a substitute for, Prefunctional Checklists and demonstrations to the Commissioning Authority during Functional Testing.

D. Provide classroom and hands-on training of Red Clay Consolidated School District's designated personnel on operation and maintenance of the HVAC system, control system, and all equipment items indicated to be commissioned. Provide the following minimum durations of training:
   1. Boilers and System: 8 hours.
   2. Piping Systems: 2 hours.
   3. Air Handling Units: 1 hours.

E. TAB Review: Instruct Red Clay Consolidated School District's personnel for minimum 2 hours, after completion of TAB, on the following:
   1. Review final TAB report, explaining the layout and meanings of each data type.
   2. Discuss any outstanding deficient items in control, ducting or design that may affect the proper delivery of air or water.
   3. Identify and discuss any terminal units, duct runs, diffusers, coils, fans and pumps that are close to or are not meeting their design capacity.
   4. Discuss any temporary settings and steps to finalize them for any areas that are not finished.
   5. Other salient information that may be useful for facility operations, relative to TAB.

F. Provide the services of manufacturer representatives to assist instructors where necessary.

G. Provide the services of the HVAC controls instructor at other training sessions, when requested, to discuss the interaction of the controls system as it relates to the equipment being discussed.

END OF SECTION

SECTION 23 09 50
BUILDING AUTOMATION SYSTEM (BAS) GENERAL

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. General Requirements
B. Description of Work
C. Quality Assurance
D. System Architecture
E. Distributed Processing Units/Quantity and Location
F. Demolition and Reuse of Existing Materials and Equipment
G. Sequence of Work

1.02 RELATED DOCUMENTS

A. Section 23 09 69 - Variable Frequency Controllers
B. Section 23 09 51 - Building Automation System (BAS) Basic Materials, Interface Devices, and Sensors
C. Section 23 09 53 - BAS Field Panels
D. Section 23 09 54 - BAS Communication Devices
E. Section 23 09 55 - BAS Software and Programming
F. Section 23 09 58 - Sequences of Operation
G. Section 23 09 59 - BAS Commissioning
H. Section 25 00 00 - BAS Integration

1.03 ENERGY SERVICES CONTRACT PARAMETERS

A. As part of an Energy Services Contract, the Red Clay School District has partnered with a BAS Systems Integrator (Seiberlich Trane Energy Services) to provide a district-wide control system. The intent of this specification is to maintain this energy service contract and control system.
B. Refer to section 25 00 00 for Builidng Automation System (BAS) Integration.

1.04 DESCRIPTION OF WORK

A. This system shall be an extension of the existing BAS currently installed in the building.
B. The systems to be controlled under work of this section basically comprise new HVAC systems. The HVAC systems being controlled are Air Handling Units, VAV Systems, Heat Pumps, Boilers, Pumps, Chillers, Cooling Towers, Closed Circuit Coolers, Fan Coil Unts, Exhaust Fans, and other devices. This Section defines the manner and method by which these controls function.
C. The BAS contractor shall provide Variable Frequency Controllers for all equipment identified as having a Variable Frequency Controler (or Variable Frequency Drives "VFD"). The Variable Frequency Controler shall be in accordance with specification section 23 09 69.

1.05 APPLICATION OF OPEN PROTOCOLS

A. Subject to the detailed requirements provided throughout the specifications, the BAS and digital control and communications components installed, as work of this contract shall be an integrated distributed processing system utilizing BACnet. System components shall communicate using true BacNET in accordance with ASHRAE Standard 135 and current addenda and annexes, including all workstations, all building controllers, and all application specific controllers. Gateways to other communication protocols are not acceptable

1.06 QUALITY ASSURANCE

A. Product Line Demonstrated History: The product line being proposed for the project must have an installed history of demonstrated satisfactory operation for a length of 2 years since date of final completion in at least 10 installations of comparative size and complexity. Submittals shall document this requirement with references.

The following requirement relates to the actual installing contractor.

B. Installer's Qualifications: Firms specializing and experienced in control system installations for not less than 5 years. Firms with experience in BAS installation projects with point counts equal to this project and systems of the same character as this project. If installer is a Value Added Reseller (VAR) of a manufacturer's product, installer must demonstrate at least three years prior experience with that manufacturer's products. Experience starts with awarded Final Completion of previous projects. Submittals must document this experience with references.

C. Installer's Experience with Proposed Product Line: Firms shall have specialized in and be experienced with the installation of the proposed product line for not less than one year from date of final completion on at least 3 projects of similar size and complexity. Submittals shall document this experience with references.

D. Installer's Field Coordinator and Sequence Programmer Qualifications: Individual(s) shall specialize in and be experienced with control system installation for not less than 5 years. Proposed field coordinator shall have experience with the installation of the proposed product line for not less than 2 projects of similar size and complexity. Installer shall submit the names of the proposed individual and at least one alternate for each duty. Submittals shall document this experience with references. The proposed individuals must show proof of the following training:
   1. Product Line Training: Individuals overseeing the installation and configuration of the proposed product line must provide evidence of the most advanced training offered by the Manufacturer on that product line for installation and configuration
   2. Programming Training: Individuals involved with programming the site-specific sequences shall provide evidence of the most advanced programming training offered by the vendor of the programming application offered by the Manufacturer.

E. Installer's Service Qualifications: The installer must be experienced in control system operation, maintenance and service. Installer must document a minimum 5 year history of servicing installations of similar size and complexity. Installer must also document at least a one year history of servicing the proposed product line.

F. Installer's Response Time and Proximity
   1. Installer must maintain a fully capable service facility within a 45 mile radius of the project site. Service facility shall manage the emergency service dispatches and maintain the inventory of spare parts.
   2. Emergency response times are listed below in this section. Installer must demonstrate the ability to meet the response times.

1.07 CODES AND STANDARDS

A. American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
   1. ASHRAE 135: BACnet - A Data Communication Protocol for Building Automation and Control Networks. American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc. current edition including all related addenda shall apply.

B. Electronics Industries Alliance
   1. EIA-709.1-A-99: Control Network Protocol Specification
   2. EIA-709.3-99: Free-Topology Twisted-Pair Channel Specification
   3. EIA-232: Interface between Data Terminal Equipment and Data Circuit-Terminating Equipment Employing Serial Binary Data Interchange.
   4. EIA-458: Standard Optical Fiber Material Classes and Preferred Sizes

5. EIA-485: Standard for Electrical Characteristics of Generator and Receivers for use in Balanced Digital Multipoint Systems.
6. EIA-472: General and Sectional Specifications for Fiber Optic Cable
7. EIA-475: Generic and Sectional Specifications for Fiber Optic Connectors and all Sectional Specifications
8. EIA-573: Generic and Sectional Specifications for Field Portable Polishing Device for Preparation Optical Fiber and all Sectional Specifications
9. EIA-590: Standard for Physical Location and Protection of Below-Ground Fiber Optic Cable Plant and all Sectional Specifications

C. Underwriters Laboratories
1. UL 916: Energy Management Systems.
The following rating is required only for devices used for smoke control purposes. If these are not intended, delete.
2. UUKL 864: UL Supervised Smoke Control

D. NEMA Compliance
1. NEMA 250: Enclosure for Electrical Equipment
2. NEMA ICS 1: General Standards for Industrial Controls.

E. NFPA Compliance
1. NFPA 90A "Standard for the Installation of Air Conditioning and Ventilating Systems" where applicable to controls and control sequences.
2. NFPA 70 National Electrical Code (NEC)

F. Institute of Electrical and Electronics Engineers (IEEE)
1. IEEE 142: Recommended Practice for Grounding of Industrial and Commercial Power Systems
2. IEEE 802.3: CSMA/CD (Ethernet - Based) LAN
3. IEEE 802.4: Token Bus Working Group (ARCNET - Based) LAN

1.08 DEFINITIONS

A. Advanced Application Controller (AAC): A device with limited resources relative to the Building Controller (BC). It may support a level of programming and may also be intended for application specific applications.

B. Application Protocol Data Unit (APDU): A unit of data specified in an application protocol and consisting of application protocol control information and possible application user data (ISO 9545).

C. Application Specific Controller (ASC): A device with limited resources relative to the Advanced Application Controller (AAC). It may support a level of programming and may also be intended for application-specific applications. .

D. BACnet/BACnet Standard: BACnet communication requirements as defined by ASHRAE/ANSI 135 (Current edition and addendum).

E. BACnet Interoperability Building Blocks (BIBB): A BIBB defines a small portion of BACnet functionality that is needed to perform a particular task. BIBBS are combined to build the BACnet functional requirements for a device in a specification.

F. Binding: In the general sense, binding refers to the associations or mappings of the sources network variable and their intended opr required destinations.

G. Building Automation System (BAS): The entire integrated management and control system

H. Building Controller (BC): A fully programmable device capable of carrying out a number of tasks including control and monitoring via direct digital control (DDC) of specific systems, acting as a communications router between the controlled devices / equipment and the CSS, and temporary data storage for trend information, time schedules, and alarm data.

I. Change of Value (COV): An event that occurs when a measured or calculated analog value changes by a predefined amount (ASHRAE/ANSI 135 (current version and addendum)).

J. Client: A device that is the requestor of services from a server. A client device makes requests of and receives responses from a server device.

K. Continuous Monitoring: A sampling and recording of a variable based on time or change of state (e.g. trending an analog value, monitoring a binary change of state).

L. Controller or Control Unit (CU): Intelligent stand-alone control device. Controller is a generic reference and shall include BCs, AACs, and ASCs as appropriate.

M. Control Systems Server (CSS): A server class computer(s) that maintains the systems configuration and programming database. This server is located at the State of Delaware's data center in a virtual environment and serves as an access point to BAS.

N. Controlling LAN: High speed, peer-to-peer controller LAN connecting BCs, AACs and ASCs. Refer to System Architecture below.

O. Direct Digital Control (DDC): Microprocessor-based control including Analog/Digital conversion and program logic

P. Functional Profile: A collection of variables required to define a the key parameters for a standard application. As this applies to the HVAC industry, this would include applications like VAV terminal, fan coil units, and the like.

Q. Gateway (GTWY): A device, which contains two or more dissimilar networks/protocols, permitting information exchange between them.

R. Hand Held Device (HHD): Manufacturer's microprocessor based device for direct connection to a Controller.

S. LAN Interface Device (LANID): Device or function used to facilitate communication and sharing of data throughout the BAS

T. Local Area Network (LAN): General term for a network segment within the architecture. Various types and functions of LANs are defined herein.

U. Local Supervisory LAN: Also known as The District's Network: Ethernet-based network connecting Primary Controlling LANs with each other and OWSs and CSSs. See System Architecture below.

V. Master-Slave/Token Passing (MS/TP): Data link protocol as defined by the BACnet standard.

W. Open Database Connectivity (ODBC): An open standard application-programming interface (API) for accessing a database developed. ODBC compliant systems make it possible to access any data from any application, regardless of which database management system (DBMS) is handling the data.

X. Operator Interface (OI): A device used by the operator to manage the BAS including OWSs, POTs, and HHDs.

Y. Operator Workstation (OWS): The user's interface with the BAS system. As the BAS network devices are stand-alone, dedicated OWS is not required for communications to occur. The OWS can be any computer on The District's Network that has a compatible Web browser.

Z. Point-to-Point (PTP): Serial communication as defined in the BACnet standard.

AA. Portable Operators Terminal (POT): Mobile computer used both for direct connection to a controller as well as network connection.

AB. Protocol Implementation Conformance Statement (PICS): A written document, created by the manufacturer of a device, which identifies the particular options specified by BACnet that are implemented in the device (ASHRAE/ANSI 135 (current version and addendum)).

AC. Router: A device that connects two or more networks at the network layer.

AD. Secondary Controlling LAN: LAN connecting AACs and ASCs, generally lower speed and less reliable than the Controlling LAN. Refer to System Architecture below.

AE. Server : A device that is a provider of services to a client. A client device makes requests of and receives responses from a server device.

AF. Standardized Query Language (SQL): A database computer language designed for managing data in relational database management system (RDBMS). Its scope includes data insert, query, update and delete, schema creation and modification, and data access control.

AG. Smart Device: A control I/O device such as a sensor or actuator that can directly communicate with a controller through the network. This differs from an ASC in that it typically deals only with one variable.

AH. Extensible Markup Language (XML): A specification developed by the World Wide Web Consortium. XML is a pared-down version of SGML, designed especially for Web documents. It is a set of rules for encoding documents in machine-readable form that allows designers to create their own customized tags, enabling the definition, transmission, validation, and interpretation of data between applications and between organizations.

1.09 FUNCTIONAL INTENT

A. Throughout Sections 23 09 50 through 23 09 55, the Sequences of Operation, and Section 23 09 59 detailed requirements are specified, some of which indicate a means, method or configuration acceptable to meet that requirement. Contractor may submit products that utilize alternate means, methods, and configurations that meet the functional intent. However these will only be allowed with prior approval.

1.10 SUBMITTALS

A. Submit under provisions of Section 01 33 00.

B. Electronic Submittals: While all requirements for hard copy submittal apply, control submittals and O&M information shall also be provided in electronic format as follows.
   1. Drawings and Diagrams: Shop drawings shall be provided on electronic media as an AutoCAD (current version) and/or Adobe Portable Document Format file. All 'X reference' and font files must be provided with AutoCAD files.
   2. Other Submittals: All other submittals shall be provided in Adobe Portable Document Format (PDF).

C. Qualifications: Manufacturer, Installer, and Key personnel qualifications as indicated for the appropriate item above.

D. Product Data: Submit manufacturer's technical product data for each control device, panel, and accessory furnished, indicating dimensions, capacities, performance and electrical characteristics, and material finishes. Also include installation and start-up instructions.

E. Shop Drawings: Submit shop drawings for each control system, including a complete drawing for each air handling unit, system, pump, device, etc. with all point descriptors, addresses and point names indicated. Each shop drawing shall contain the following information:
   1. System Architecture and System Layout:
      a. One-line diagram indicating schematic locations of all control units, workstations, LAN interface devices, gateways, etc. Indicate network number, device ID, , instance number, MAC address, drawing reference number, and controller type for each control unit. Indicate media, protocol, baud rate, and type of each LAN. Indicate media, protocol, baud rate, and type of each LAN. All optical isolators, repeaters, end-of-line resistors, junctions, ground locations etc. shall be located on the diagram.
      b. Provide electronic floor plans locating all control units, workstations, LAN interface devices, gateways, etc. Include all network communication wiring routing, power wiring, power originating sources, and low voltage power wiring. Indicate network number, device ID, instance number, MAC address, drawing reference number, and controller type for each control unit. Indicate media, protocol, baud rate, and type of each LAN. All optical isolators, repeaters, end-of-line resistors, junctions, ground locations etc. shall be located on the floor plans. Wiring routing as-built conditions shall be maintained accurately throughout the construction period and the drawing shall be updated to accurately reflect accurate, actual installed conditions.

2. Schematic flow diagram of each air and water system showing fans, coils, dampers, valves, pumps, heat exchange equipment and control devices. Include verbal description of sequence of operation.
3. All physical points on the schematic flow diagram shall be indicated with names, descriptors, and point addresses identified as listed in the point summary table.
4. With each schematic, provide a point summary table listing building number and abbreviation, system type, equipment type, full point name, point description, Ethernet backbone network number, network number, device ID, object ID (object type, instance number). See Section 23 09 55 - Part III for additional requirements.
5. Label each control device with setting or adjustable range of control.
6. Label each input and output with the appropriate range.
7. Provide a Bill of Materials with each schematic. Indicate device identification to match schematic and actual field labeling, quantity, actual product ordering number, manufacturer, description, size, voltage range, pressure range, temperature range, etc. as applicable.
8. With each schematic, provide valve and actuator information including size, Cv, design flow, design pressure drop, manufacturer, model number, close off rating, etc. Indicate normal positions of spring return valves and dampers.
9. Indicate all required electrical wiring. Electrical wiring diagrams shall include both ladder logic type diagram for motor starter, control, and safety circuits and detailed digital interface panel point termination diagrams with all wire numbers and terminal block numbers identified. Provide panel termination drawings on separate drawings. Ladder diagrams shall appear on system schematic. Clearly differentiate between portions of wiring, which are existing, factory-installed and portions to be field-installed.
10. Details of control panels, including controls, instruments, and labeling shown in plan or elevation indicating the installed locations.
11. Sheets shall be consecutively numbered.
12. Each sheet shall have a title indicating the type of information included and the HVAC system controlled.
13. Table of Contents listing sheet titles and sheet numbers.
14. Legend and list of abbreviations.
15. Memory allocation projections.
16. Submit along with shop drawings but under separate cover calculated and guaranteed system response times of the most heavily loaded LAN in the system.

F. Open Protocol Information
   1. BACnet Systems:
      a. BACnet object description, object ID, and device ID, for each I/O point.
      b. Documentation for any non-standard BACnet objects, properties, or enumerations used detailing their structure, data types, and any associated lists of enumerated values.
      c. Submit PICS indicating the BACnet functionality and configuration of each controller.

G. Framed Control Drawings: Laminated control drawings including system control schematics, sequences of operation and panel termination drawings, shall be provided in panels for major pieces of equipment. Terminal unit drawings shall be located in the central plant equipment panel or mechanical room panel.

H. Control Logic Documentation
   1. Submit control logic program listings (for graphical programming) and logic flow charts (for line type programs) to document the control software of all control units.
   2. Control logic shall be annotated to describe how it accomplishes the sequence of operation. Annotations shall be sufficient to allow an operator to relate each program component (block or line) to corresponding portions of the specified Sequence of Operation.
   3. Include written description of each control sequence.

4. Include control response, settings, setpoints, throttling ranges, gains, reset schedules, adjustable parameters and limits.
5. Sheets shall be consecutively numbered.
6. Each sheet shall have a title indicating the controller designations and the HVAC system controlled.
7. Include Table of Contents listing sheet titles and sheet numbers
8. Submit one complete set of programming and operating manuals for all digital controllers concurrently with control logic documentation. This set will count toward the required number of Operation and Maintenance materials specified below and in Section 01 30 00.

I. Operation and Maintenance Materials:
1. Submit documents under provisions of Section 01 33 00. One copy of the materials shall be delivered directly to The District facilities operation staff, in addition to the copies required by other Sections.
2. Submit maintenance instructions and spare parts lists for each type of control device, control unit, and accessory.
3. Submit BAS User's Guides (Operating Manuals) for each controller type .
4. Submit BAS advanced Programming Manuals for each controller type.
5. Include all submittals (product data, shop drawings, control logic documentation, hardware manuals, software manuals, installation guides or manuals, maintenance instructions and spare parts lists) in maintenance manual; in accordance with requirements of Division 1.

J. Controls contractor shall provide The District with all product line technical manuals and technical bulletins, to include new and upgraded products, by the same distribution channel as to dealers or branches. This service will be provided for 5 years as part of the contract price, and will be offered to The District thereafter for the same price as to a dealer or branch.

K. Manufacturers Certificates: For all listed and/or labeled products, provide certificate of conformance.

L. Product Warranty Certificates: submit manufacturers product warranty certificates covering the hardware provided.

1.11 PROJECT RECORD DOCUMENTS

A. Submit documents under provisions of Secion 01 33 00.

B. Record copies of product data and control shop drawings updated to reflect the final installed condition.

C. Record copies of approved control logic programming and database on paper and on CD's. Accurately record actual setpoints and settings of controls, final sequence of operation, including changes to programs made after submission and approval of shop drawings and including changes to programs made during specified testing.

D. Record copies of approved project specific graphic software on CDs.

E. Record copies shall include individual floor plans with controller locations with all interconnecting wiring routing including space sensors, LAN wiring, power wiring, low voltage power wiring. Indicate device instance, MAC address and drawing reference number.

F. Provide record riser diagram showing the location of all controllers.

G. Maintain project record documents throughout the warranty period and submit final documents at the end of the warranty period

1.12 SYSTEM ARCHITECTURE

A. The system provided shall incorporate hardware resources sufficient to meet the functional requirements of these Specifications. The Contractor shall include all items not specifically itemized in these Specifications that are necessary to implement, maintain, and operate the system in compliance with the functional intent of these Specifications.

B. The system shall be configured as a distributed processing network(s) capable of expansion as specified below.

C. The system architecture shall consist of the Ethernet-based State Network, and Controlling LANs that support BCs, AACs, ASCs, Operator Workstations (OWS), Smart Devices (SD), and Remote Communication Devices (RCDs) as applicable. The following indicates a functional description of the BAS structure.
   1. State Network: Internet-based network connecting multiple facilities with a central data and application server, accessible via standard web-browser. This is an existing infrastructure and contractor is not required to configure any components of this network. Refer to Section 23 09 54 for requirements. This contractor shall integrate the controlling devices and the CCS together.
   2. Local Supervisory LAN: The Local Supervisory LAN shall be an Ethernet-based, 100 Mbps LAN connecting Primary Control LANs and OWSs. The LAN serves as the inter-BC gateway and OWS-to-BC gateway and communications path. Contractor shall provide this as a dedicated LAN for the control system. LAN shall be IEEE 802.3 Ethernet over Fiber or Category 5 cable with switches and routers that support 100 Mbps throughput. Power-line carrier communication shall not be acceptable for communications. The physical media will be that installed for the IT infrastructure of the facility and as such network drops will be provided under that scope of work to facilitate work of this scope. This network will be 100 Mbps and therefore all network interface cards shall support that speed. The higher level layers of this network shall be BACnet as described below:
      a. BACnet Supervisory LAN: Shall be BACnet/IP as defined in the BACnet standard, and shall share a common network number for the Ethernet backbone, as defined in the BACnet standard. Point/Object naming conventions are specified in 23 09 55 - Part III.
   3. Controlling LAN: High-speed, peer-to-peer communicating LAN used to connect AACs, ASCs and Building Controllers (BCs) and communicate exclusively control information. Acceptable technologies include:
      a. Ethernet (IEEE802.3)
      b. ARCNET (IEEE802.4)
      c. Communication to/from building controller (BC) and the control system server (CSS) shall utilize standard TCP/IP, BACnet/IP ports (80and/or 47808)
   4. Secondary Controlling LAN : Network used to connect AACs, ASCs or SDs. These can be Master Slave/ Token Passing or polling, in addition to those allowed for Primary Controller LANs. Network speed vs. the number of controllers on the LAN shall be dictated by the response time and trending requirements.

D. Dynamic Data Access: Any data throughout any level of the network shall be available to and accessible by all other devices, Controllers and OWS, whether directly connected or connected remotely.

E. Remote Data Access: The system shall support the following methods of remote access to the building data.
   1. Browser-based access: A remote user using a standard browser shall be able to access all control system facilities and graphics with proper authentication. The District shall maintain continuous network connection. The following paradigms are acceptable for browser-based access:
      a. Native Internet-based user interface (HTML, Java, XML, etc.) via a standard freely distributed web browser that does not require a Windows client software installation.

F. The communication speed between the controllers, LAN interface devices, and operator interface devices shall be sufficient to ensure fast system response time under any loading condition. Contractor shall submit guaranteed response times with shop drawings including calculations to support the guarantee. In no case shall delay times between an event, request, or command initiation and its completion be greater than those listed herein. Contractor shall recommend reconfiguring the LAN as necessary to accomplish these performance requirements.:

1. 5 seconds between a Level 1 (critical) alarm occurrence and enunciation at operator workstation.
2. 10 seconds between a Level 2 alarm occurrence and enunciation at operator workstation.
3. 20 seconds between and a Level 3-5 alarm occurrence and enunciation at operator workstation.
4. 10 seconds between an operator command via the operator interface to change a setpoint and the subsequent change in the controller.
5. 5 seconds between an operator command via the operator interface to start/stop a device and the subsequent command to be received at the controller.
6. 10 seconds between a change of value or state of an input and it being updated on the operator interface.
7. 10 seconds between an operator selection of a graphic and it completely painting the screen and updating at least 10 points.

G. Control Systems Server (CSS): A server class computer(s) that maintains the systems configuration and programming database. This server is located at The District of Delaware's data center in a virtual environment and serves as an access point to BAS. It shall hold the backup files of the information downloaded into the individual controllers and as such support uploading and downloading that information directly to/from the controllers. It shall also act as a control information server to non-control system based programs. It shall allow secure multiple-access to the control information. Refer to Section 23 09 52 - BAS Operator Interfaces for its requirements.

H. The Operator Interface shall provide for overall system supervision, graphical user interface, management report generation, alarm annunciation, and remote monitoring. Refer to Section 23 09 52 - BAS Operator Interfaces.

I. The BCs, AACs, ASCs, [and SDs] shall monitor, control, and provide the field interface for all points specified. Each BC, AAC, or ASC shall be capable of performing all specified energy management functions, and all DDC functions, independent of other BCs, AACs, or ASCs and operator interface devices as more fully specified in Section 23 09 53 - BAS Field Panels.

J. Systems Configuration Database: The system architecture shall support maintaining the systems configuration database on the CSS. User tools provided to The District shall allow configuring, updating, maintaining, etc. current configurations and settings whether they are initiated at the server or the end device.
   1. Database Schema shall be published and provided to The District to facilitate easy access to the data.
   2. Database shall be ODBC compliant.

K. Interruptions or fault at any point on any Primary Controller LAN shall not interrupt communications between other nodes on the network. If a LAN is severed, two separate networks shall be formed and communications within each network shall continue uninterrupted.

L. All line drivers, signal boosters, and signal conditioners etc. shall be provided as necessary for proper data communication.

M. Anytime any controller's database or program is changed in the field, the controller shall be capable of automatically uploading the new data to the CSS.

1.13 WARRANTY MAINTENANCE

A. Contractor shall warrant all products and labor for a period of (2) two years after Substantial Completion.

B. The District reserves the right to make changes to the BAS during the warranty period. Such changes do not constitute a waiver of warranty. The Contractor shall warrant parts and installation work regardless of any such changes made by The District, unless the Contractor provides clear and convincing evidence that a specific problem is the result of such changes to the BAS.

C. At no cost to The District, during the warranty period, the Contractor shall provide maintenance services for software and hardware components as specified below:
   1. Maintenance services shall be provided for all devices and hardware specified in sections 23 09 51 through 23 09 59 . Service all equipment per the manufacturer's recommendations. All devices shall be calibrated within the last month of the warranty period.
   2. Emergency Service: Any malfunction, failure, or defect in any hardware component or failure of any control programming that would result in property damage or loss of comfort control shall be corrected and repaired following notification by The District to the Contractor.
      a. Response by telephone to any request for service shall be provided within two (2) hours of The District's initial telephone request for service.
      b. In the event that the malfunction, failure, or defect is not corrected through the telephonic communication, at least one (1) hardware and software technician, trained in the system to be serviced, shall be dispatched to The District's site within eight (8) hours of The District's initial telephone request for such services, as specified.
   3. Normal Service: Any malfunction, failure, or defect in any hardware component or failure of any control programming that would not result in property damage or loss of comfort control shall be corrected and repaired following telephonic notification by The District to the Contractor.
      a. Response by telephone to any request for service shall be provided within eight (8) working hours (contractor specified 40 hr per week normal working period) of The District's initial telephone request for service.
      b. In the event that the malfunction, failure, or defect is not corrected through the telephonic communication, at least one (1) hardware and software technician, trained in the system to be serviced, shall be dispatched to The District's site within three (3) working days of The District's initial telephone request for such services, as specified.
   4. Telephonic Request for Service: Contractor shall specify a maximum of three telephone numbers for The District to call in the event of a need for service. At least one of the lines shall be attended at any given time at all times. Alternatively, pagers can be used for technicians trained in system to be serviced. One of the three paged technicians shall respond to every call within 15 minutes.
   5. Technical Support: Contractor shall provide technical support by telephone throughout the warranty period.
   6. Preventive maintenance shall be provided throughout the warranty period in accordance with the hardware component manufacturer's requirements.

1.14 DELIVERY, STORAGE, AND HANDLING

A. Provide factory-shipping cartons for each piece of equipment and control device. Maintain cartons during shipping, storage and handling as required to prevent equipment damage, and to eliminate dirt and moisture from equipment. Store equipment and materials inside and protect from weather.

1.15 LISTING AND LABELING

A. The BAS and components shall be listed by Underwriters Laboratories (UL 916) as an Energy Management System.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT

A. Materials shall be new, the best of their respective kinds without imperfections or blemishes and shall not be damaged in any way. Used equipment shall not used in any way for the permanent installation except where drawings or specs specifically allow existing materials to remain in place.

2.02 UNIFORMITY

A. To the extent practical, all equipment of the same type serving the same function shall be identical and from the same manufacturer.

B. All new controllers installed on the control system network shall be furnished and installed by the BAS contractor.

PART 3 - EXECUTION

3.01 INSPECTION

A. Examine areas and conditions under which control systems are to be installed. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to Installer.

3.02 INSTALLATION OF CONTROL SYSTEMS

A. General: Install systems and materials in accordance with manufacturer's instructions, roughing-in drawings and details shown on drawings.

B. Network Connectivity: The BAS contractor shall provide two network connections with Cat-6 cables from the Building Controller to The District's IT network.
   1. The BAS contractor shall terminate one end of the two Cat-6 cables at or around The District's patch panel and make connections to The District's switch with green patch cables, following the instruction of the DFM's IT personnel.
   2. The BAS contractor shall terminate the other end of the two Cat-6 cables near or within the building controller cabinet with dual RJ-45 terminal box and make connection of one cable to the building controller. Note: the second connection is for on-site operator interface through a mobile computer. Exposed cable shall be protected by conduit or wire mold.
   3. The BAS contractor shall label the two network connections BAC-1 and BAC-2 on both ends.

C. Refer to additional requirements in other sections of this specification.

3.03 SURGE PROTECTION

A. The Contractor shall furnish and install any power supply surge protection, filters, etc. as necessary for proper operation and protection of all BCs, AAC/ASCS operator interfaces, printers, routers, gateways and other hardware and interface devices. All equipment shall be capable of handling voltage variations 10% above or below measured nominal value, with no effect on hardware, software, communications, and data storage.

3.04 DEMOLITION AND REUSE OF EXISTING MATERIALS AND EQUIPMENT

A. Contractor shall assume that existing equipment that specifically is indicated to be reused is in good condition and is operable. Contractor, during the course of work, shall inspect these devices and determine if any devices are in need of replacement or repair. Contractor shall prepare an itemized list of suggested repairs/replacement. This repair/replacement will be at the discretion of The District and will be accomplished by expanding this contract.

B. Existing wire, conduit, and control panel cabinets may be reused at The District Project Engineer's discretion, but only if such materials or equipment comply with the applicable specification for new materials and equipment. Such materials shall not be reused if visibly damaged or otherwise unsuitable for the intended service.

C. Where such materials are reused, the contractor's shop drawings shall reflect the existing wiring designation. If existing labeling is illegible or otherwise does not comply with the applicable specification for labeling, wiring runs shall be relabeled in accordance with the requirements specified elsewhere.

D. Existing valves and dampers and their operators may be reused only when preapproved by The District. Contractor shall lubricate all damper linkages of dampers being controlled under this project.

E. Other materials and equipment not specifically mentioned herein may be reused only if specifically allowed by indications on the drawings.

F. For HVAC systems which are indicated to receive a new BAS, all existing materials and equipment associated with the existing pneumatic controls and EMCS shall be removed unless otherwise specified or indicated to remain, or unless reused in accordance with the above requirements, except for the following: 1) conduit and electrical boxes (but not wiring within conduit) may remain in place if not reused (leave a pull line); 2) inaccessible pneumatic tubing may remain in place if not reused. Existing materials and equipment to be removed shall be removed subject to the requirements in paragraph “Sequence of Work”. For HVAC systems, which are not to receive a new DDC BAS, the existing pneumatic control system shall remain fully functional.

3.05 CONTROL POWER SOURCE AND SUPPLY

A. Section 23 09 50 Contractor shall extend all power source wiring required for operation of all equipment and devices provided under Sections 23 09 50 through 23 09 55 and Sequences of Operation.

B. General requirements for obtaining power include the following:
   1. Obtain power from a source that feeds the equipment being controlled such that both the control component and the equipment are powered from the same panel. Where equipment is powered from a 460V source, obtain power from the electrically most proximate 120v source fed from a common origin.
   2. Where control equipment is located inside a new equipment enclosure, coordinate with the equipment manufacturer and feed the control with the same source as the equipment. If the equipment's control transformer is large enough and of the correct voltage to supply the controls it may be used. If the equipment's control transformer is not large enough or of the correct voltage to supply the controls provide separate transformer
   3. Where a controller controls multiple systems on varying levels of power reliability (normal, emergency, and/or interruptible), the controller shall be powered by the highest level of reliability served. Furthermore, the controller in that condition shall monitor each power type served to determine so logic can assess whether a failure is due to a power loss and respond appropriately. A three-phase monitor into a digital input shall suffice as power monitoring.
   4. Standalone Functionality: Refer to Section 23 09 53.

3.06 BAS STARTUP, COMMISSIONING AND TRAINNING

A. Refer to Section 23 09 59

3.07 SEQUENCE OF OPERATION

A. Refer to Section 23 09 58 - Sequences of Operation

END OF SECTION

SECTION 23 09 51
BAS BASIC MATERIALS, INTERFACE DEVICES, AND SENSORS

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Pneumatic Tubing
B. Wiring
C. Control Valves and Actuators
D. Control Dampers and Actuators
E. Control Panels
F. Sensors
G. Flow Meter
H. Pneumatic Control Components (Gauges, switches, relays, etc.)
I. Electric Control Components (Switches, EP Valves, Thermostats, Relays, Smoke Detectors, etc.)
J. Transducers
K. Air Flow Measuring Stations
L. Current Switches
M. Nameplates
N. Testing Equipment

1.02 RELATED DOCUMENTS

A. Section 23 09 50 - Building Automation System (BAS) General
B. Section 23 09 53 - BAS Field Panels
C. Section 23 09 54 - BAS Communications Devices
D. Section 23 09 55 - BAS Software
E. Section 23 09 58 - Sequences of Operation
F. Section 23 09 59 - BAS Commissioning

1.03 DESCRIPTION OF WORK

A. Refer to Section 23 09 50 for general requirements.
B. Refer to other Division 23 sections for installation of instrument wells, valve bodies, and dampers in mechanical systems; not work of this section.
C. Provide the following electrical work of this section, complying with requirements of Division 26 sections:
    1. Control wiring between field-installed controls, indicating devices, and unit control panels.
    2. Interlock wiring between electrically interlocked devices, sensors, and between a hand or auto position of motor starters as indicated for all mechanical and controls.
    3. Wiring associated with indicating and alarm panels (remote alarm panels) and connections to their associated field devices.
    4. All other necessary wiring for fully complete and functional control system as specified.

1.04 WORK BY OTHERS

A. Control Valves furnished under this section shall be installed under the applicable piping section under the direction of Section 23 09 51 Contractor who will be fully responsible for the proper operation of the valve.

B. Control Dampers furnished under this section shall be installed under the applicable air distribution or air handling equipment section under the direction of Section 23 09 51 Contractor who will be fully responsible for the proper operation of the damper

C. Water Pressure Taps, Thermal Wells, Flow Switches, Flow Meters, etc. that will have wet surfaces, shall be installed under the applicable piping Section under the direction of Section 23 09 51 Contractor who will be fully responsible for the proper installation and application.

D. Controlled Equipment Power Wiring shall be furnished and installed under Division 26. Where control involves 120V control devices controlling 120V equipment, Division 26 Contractor shall extend power wiring to the equipment. Section 23 09 51 Contractor shall extend it from the equipment to the control device.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT

A. General: Provide electronic control products in sizes and capacities indicated, consisting of valves, dampers, thermostats, clocks, controllers, sensors, and other components as required for complete installation and reviewed and approved by the State. Except as otherwise indicated, provide manufacturer's standard materials and components as published in their product information; designed and constructed as recommended by manufacturer, and as required for application indicated.

B. Communication Wiring: All wiring shall be in accordance with National Electrical Codes and Division 26 of this specification.
   1. Contractor shall supply all communication wiring between Building Controllers, Routers, Gateways, AAC's, ASC's and local and remote peripherals (e.g., operator workstations, printers, and modems).
   2. Local Supervisory LAN: For any portions of this network required under this section of the specification, contractor shall use Fiber or Category 6 of standard TIA/EIA (100/1000BaseT). Network shall be run with no splices and separate from any wiring over thirty (30) volts.
   3. Primary and Secondary roller LANs: Communication wiring shall be individually 100% shielded pairs per manufacturers recommendations for distances installed, with overall PVC cover, Class 2, plenum-rated run with no splices and separate from any wiring over thirty (30) volts. Shield shall be terminated and wiring shall be grounded as recommended by BC manufacturer.

C. Signal Wiring: Contractor shall run all signal wiring in accordance with National Electric Codes and Division 26 of this Specification.
   1. Signal wiring to all field devices, including, but not limited to, all sensors, transducers, transmitters, switches, etc. shall be twisted, 100% shielded pair, minimum 18-gauge wire, with PVC cover. Signal wiring shall be run with no splices and separate from any wiring above thirty (30) volts.
   2. Signal wiring shield shall be grounded at controller end only unless otherwise recommended by the controller manufacturer.

D. Low Voltage Analog Output Wiring: Contractor shall run all low voltage control wiring in accordance with National Electric Codes and Division 16 of this Specification.
   1. Low voltage control wiring shall be minimum 16-gauge, twisted pair, 100% shielded, with PVC cover, Class 2 plenum-rated. Low voltage control wiring shall be run with no splices separate from any wiring above thirty (30) volts.

E. Control Panels: Provide control panels with suitable brackets for wall mounting for each control system. Locate panel adjacent to systems served.
   1. Fabricate panels of 16-gage furniture-grade steel, or 6063-T5 extruded aluminum alloy, totally enclosed on four sides, with hinged door and keyed lock, with manufacturer's standard shop- painted finish and color.
   2. Provide UL-listed cabinets for use with line voltage devices.

3. Control panel shall be completely factory wired and piped, and all electrical connections made to a terminal strip. Control panel shall have standard manufacturer's color.
4. All gauges and control components shall be identified by means of nameplates.
5. All control tubing and wiring shall be run neatly and orderly in open slot wiring duct with cover.
6. Complete wiring and tubing termination drawings shall be mounted in or adjacent to panel.

2.02 CONTROL VALVES (WITH AUTO-FLOW BALANCING)

A. General: Provide factory fabricated pressure independent characterized control valves with built in flow regulator of type, body material and pressure class indicated. Where type or body material is not indicated, provide selection as determined by manufacturer for installation requirements and pressure class, based on maximum pressure and temperature in piping system. Provide valve size in accordance with scheduled or specified maximum pressure drop across control valve. Control valves shall be equipped with heavy-duty actuators, and with proper close-off rating for each individual application. Minimum close-off rating shall be as scheduled and adequate for each application, and shall generally be considered at dead head rating of the pump.

B. Ball Type
1. Body: Forged Brass, nickel plated; threaded ends.
2. Seat: Reinforced Teflon PTFE
3. Ball: Chrome plated brass
4. Port: Standard or 'V' style.
5. Stem: Chrome plated brass
6. Cold Service Pressure: 400 psi WOG
7. Regulator components: Stainless steel/brass/Delrin 500AF
8. Spring: Stainless Steel

C. Acceptable Manufacturers: Subject to compliance with requirements approved manufacturers are as follows:
1. Belimo
2. Substitutions: See Section 01 60 00 - Product Requirements.

2.03 CONTROL VALVES

A. General: Provide factory fabricated control valves of type, body material and pressure class indicated. Where type or body material is not indicated, provide selection as determined by manufacturer for installation requirements and pressure class, based on maximum pressure and temperature in piping system. Provide valve size in accordance with scheduled or specified maximum pressure drop across control valve. Control valves shall be equipped with heavy-duty actuators, and with proper close-off rating for each individual application. Minimum close-off rating shall be as scheduled and adequate for each application, and shall generally be considered at dead head rating of the pump.

B. Plug-Type Globe Pattern for Water Service:
1. Valve Sizing: Where not specifically indicated on the control drawings, modulating valves shall be sized for maximum full flow pressure drop between 50% and 100% of the branch circuit it is controlling unless scheduled otherwise. Two-position valves shall be same size as connecting piping.
2. Single Seated (Two-way) Valves: Valves shall have equal-percentage characteristic for typical heat exchanger service and linear characteristic for building loop connections to campus systems unless otherwise scheduled on the drawings. Valves shall have cage-type trim, providing seating and guiding surfaces for plug on 'top-and-bottom' guided plugs.
3. Double Seated (Three-way) Valves: Valves shall have linear characteristic. Valves shall be balanced-plug type, with cage-type trim providing seating and guiding surfaces on 'top-and-bottom' guided plugs.
4. Temperature Rating: 25°F minimum, 250°F maximum

5. Body: Bronze, screwed, 250 psi maximum working pressure for 1/2” to 2”; Cast Iron, flanged, 125 psi maximum working pressure for 2-1/2” and larger.
6. Valve Trim: Bronze; Stem: Polished stainless steel.
7. Packing: Spring Loaded Teflon or Synthetic Elastomer U-cups, self-adjusting.
8. Plug: Brass, bronze or stainless steel, Seat: Brass
9. Disc: Replaceable Composition or Stainless Steel Filled PTFE.
10. Ambient Operating Temperature Limits: -10 to 150°F (-12.2 to 66 °C)
11. Acceptable Manufacturers: Subject to compliance with requirements approved manufacturers are as follows:
    a. Johnson Controls
    b. Invensys
    c. Warren
    d. Delta
    e. Belimo
    f. Substitutions: See Section 01 60 00 - Product Requirements.

C. Plug-Type Globe Pattern for Steam Service:
1. Valve Sizing: Where valve size is not specifically indicated on the drawings, size modulating valves for applications of 15 psig or less for 80% of inlet gage pressure unless scheduled otherwise. Modulating valves for applications of greater than 15 psig shall be sized for 42% of inlet absolute pressure unless scheduled otherwise. Two-position valves shall be same size as connecting piping.
2. Characteristics: Modified equal-percentage characteristics. Cage-type trim, providing seating and guiding surfaces for plug on "top and bottom" guided plugs.
    a. Working Temperature: 250°F minimum for saturated steam applications of 15 psig or less; 366°F minimum for saturated steam applications of greater than 15 psig up to 150 psig.
    b. Body: Bronze, screwed, 250 psig steam working pressure for 1/2” to 2”; Cast Iron, flanged, 100 psig steam working pressure for 2-1/2” and larger for applications of 50 psig or less.
    c. Valve Trim, Plug, Seat and Stem: Polished stainless steel.
    d. Packing: Spring Loaded Teflon.
    e. Disc: Replaceable Composition or Stainless Steel Filled PTFE.
    f. Acceptable Manufacturers: Subject to compliance with requirements approved manufacturers are as follows:
        1) Johnson Controls
        2) Invensys
        3) Warren
        4) Delta
        5) Substitutions: See Section 01 60 00 - Product Requirements.

D. Butterfly Type:
1. Body: Extended neck epoxy coated cast or ductile iron with full lug pattern, ANSI Class 125 or 250 bolt pattern to match specified flanges.
2. Seat: EPDM, except in loop bypass applications where seat shall be metal to metal
3. Disc: Bronze or stainless steel, pinned or mechanically locked to shaft
4. Bearings: Bronze or stainless steel
5. Shaft: 416 stainless steel
6. Cold Service Pressure: 175 psi
7. Close Off: Bubble-tight shutoff to 150 psi
8. Operation: Valve and actuator operation shall be smooth both seating and unseating. Should more that 2 psi deadband be required to seat/unseat the valve, valve shall be replaced at no cost to the State.
9. Acceptable Manufacturers: Subject to compliance with requirements approved manufacturers are as follows:

a. Jamesbury WS815
b. Bray Series 31
c. Keystone AR2
d. Dezurik BGS
e. Belimo
f. Substitutions: See Section 01 60 00 - Product Requirements.

E. Ball Type
1. Body: Brass or bronze; one-, two-, or three-piece design; threaded ends.
2. Seat: Reinforced Teflon
3. Ball: Stainless steel.
4. Port: Standard or 'V' style.
5. Stem: Stainless steel, blow-out proof design, extended to match thickness of insulation.
6. Cold Service Pressure: 600 psi WOG
7. Steam working Pressure: 150 psi
8. Acceptable Manufacturers: Subject to compliance with requirements approved manufacturers are as follows:
a. Conbraco
b. Worcester
c. Nibco
d. Jamesbury
e. PBM
f. Delta
g. Belimo
h. Substitutions: See Section 01 60 00 - Product Requirements

F. Segmented or Characterized Ball Type
1. Body: Carbon Steel (ASTM 216), one-piece design with wafer style ends.
2. Seat: Reinforced Teflon (PTFE).
3. Ball: Stainless steel ASTM A351
4. Port: Segmented design with equal-percentage characteristic.
5. Stem: Stainless steel.
6. Cold Service Pressure: 200 psi WOG
7. Cavitation Trim: Provide cavitation trim where indicated and/or required, designed to eliminate cavitation and noise while maintaining an equal percentage characteristic. Trim shall be a series of plates with orifices to break the pressure drop into multi-stages.
8. Acceptable Manufacturers: Subject to compliance with requirements approved manufacturers are as follows:
a. Jamesbury R-Series
b. Fisher
c. Belimo
d. Substitutions: See Section 01 60 00 - Product Requirements

2.04 CONTROL DAMPERS

A. General: Provide factory fabricated automatic control dampers of sizes, velocity and pressure classes as required for smooth, stable, and controllable air flow. Provide parallel or opposed blade dampers as recommended by manufacturers sizing techniques. For dampers located near fan outlets, provide dampers rated for fan outlet velocity and close-off pressure, and recommended by damper manufacturer for fan discharge damper service. Control dampers used for smoke dampers shall comply with UL 555S. Control Dampers used for fire dampers shall comply with UL 555.

B. For general isolation and modulating control service in rectangular ducts at velocities not greater than 1500 fpm (7.62 m/s), differential pressure not greater than 2.5” w.c. (622 Pa):
1. Performance: Test in accordance with AMCA 500.

2. Frames: Galvanized steel, 16-gauge minimum thickness, welded or riveted with corner reinforcement.
3. Blades: Stainless steel in lab exhausts and galvanized steel elsewhere, maximum blade size 8 inches (200 mm) wide by 48 inches (1219 mm) long, attached to minimum 1/2 inch (12.7 mm) shafts with set screws, 16 gauge minimum thickness.
4. Blade Seals: Synthetic elastomer, mechanically attached, field replaceable.
5. Jamb Seals: Stainless steel.
6. Shaft Bearings: Oil impregnated sintered bronze, graphite impregnated nylon sleeve or other molded synthetic sleeve, with thrust washers at bearings.
7. Linkage: Concealed in frame.
8. Linkage Bearings: Oil impregnated sintered bronze or graphite impregnated nylon.
9. Leakage: Less than one percent based on approach velocity of 1500 ft./min. (7.62 m/s) and 1 inches wg. (249Pa).
10. Maximum Pressure Differential: 2.5 inches wg. (622 Pa)
11. Temperature Limits: -40 to 200 °F (-40 to 93 °C).
12. Where opening size is larger than 48 inches (1219 mm) wide, or 72 inches (1829 mm) high, provide dampers in multiple sections, with intermediate frames and jackshafts appropriate for installation.

C. For general isolation and modulating control service in rectangular ducts at velocities not greater than 4000 fpm (20.3 m/s), differential pressure not greater than 6” w.c. (1493 Pa):
1. Performance: Test in accordance with AMCA 500.
2. Frames: Galvanized steel, 16-gauge minimum thickness, welded or riveted with corner reinforcement.
3. Blades: extruded aluminum hollow airfoil shape, maximum blade size 8 inches (200 mm) wide by 48 inches (1219 mm) long, attached to minimum 1/2 inch (12.7 mm) shafts, 14 gauge minimum extrusion thickness.
4. Blade Seals: Synthetic elastomeric, mechanically attached, field replaceable.
5. Jamb Seals: Stainless steel.
6. Shaft Bearings: Oil impregnated sintered bronze sleeve, graphite impregnated nylon sleeve, molded synthetic sleeve, or stainless steel sleeve, with thrust washers at bearings.
7. Linkage: Concealed in frame.
8. Linkage Bearings: Oil impregnated sintered bronze or graphite impregnated nylon.
9. Leakage: Less than 0.1 percent based on approach velocity of 4000 ft./min. (20.3 m/s) and 1 inches wg. (249Pa).
10. Maximum Pressure Differential: 6 inches wg. (622 Pa)
11. Temperature Limits: -40 to 200 °F (-40 to 93 °C).
12. Where opening size is larger than 48 inches (1219 mm) wide, or 72 inches (1829 mm) high, provide dampers in multiple sections, with appropriately intermediate frames, and jackshafts.

D. For general isolation and modulating control service in rectangular ducts at velocities not greater than 4000 fpm, differential pressure not greater than 12” w.c.:
1. Performance: Test in accordance with AMCA 500.
2. Frames: Galvanized steel, 12-gauge minimum thickness, welded or riveted with corner reinforcement.
3. Blades: Extruded aluminum hollow airfoil shape, maximum blade size 8 inches (200 mm) wide by 48 inches (1219 mm) long, attached to minimum 3/4 inch (19 mm) shafts with set screws
4. Shaft Bearings: Oil impregnated sintered bronze or stainless steel, pressed into frame, with thrust washers at bearings.
5. Linkage: 10-gauge minimum thickness galvanized steel clevis type crank arms, 3/16” x3/4” (4.76 mm x 19 mm) minimum thickness tie rods.
6. Linkage Bearings: Oil impregnated sintered bronze or graphite impregnated nylon.

7. Leakage: Less than 0.2 percent based on approach velocity of 4000 ft./min. (20.3 m/s) and 1 inches wg. (249Pa) differential pressure.
8. Maximum Pressure Differential: 12 inches wg. (2984 Pa)
9. Temperature Limits: -40 to 300 °F (-40 to 149 °C).
10. Where opening size is larger than 48 inches (1219 mm) wide, or 72 inches (1829 mm) high, provide dampers in multiple sections, with appropriately intermediate frames, and jackshafts.

E. For general isolation and modulating control service in round ducts up to 40 inches in size at velocities not greater than 2500 fpm (12.7 m/s), differential pressure not greater than 4" w.c. (994 Pa):
1. Performance: Test in accordance with AMCA 500.
2. Frames: rolled 12 gauge steel strip for sizes 6 inch and smaller, rolled 14 gauge steel channel for larger sizes, galvanized or aluminum finish.
3. Blades: Steel construction, 12 gauge minimum thickness for dampers less than 18 inches (457 mm) in size, 10 gauge minimum thickness for larger dampers.
4. Blade Seals: Full circumference neoprene.
5. Shaft: ½ inch (12.7 mm) diameter zinc or cadmium plated steel.
6. Shaft Bearings: Oil impregnated sintered bronze or stainless steel, pressed into frame, with thrust washers at bearings.
7. Leakage: Less than 0.2 percent based on approach velocity of 4000 ft./min. (20.3 m/s) and 1 inches wg. (249Pa) differential pressure.
8. Maximum Pressure Differential: 4 inches wg. (994 Pa)
9. Temperature Limits: -40 to 300 °F (-40 to 149 °C).

F. For general isolation and modulating control service in round ducts up to 60 inches in size at velocities not greater than 4000 fpm (20.3 m/s), differential pressure not greater than 6" w.c. (1492 Pa):
1. Performance: Test in accordance with AMCA 500.
2. Frames: rolled 10-gauge steel channel for sizes 48 inch and smaller, rolled 3/16 inch (4.76 mm) thick steel channel for larger sizes, galvanized or aluminum finish.
3. Blades: Steel construction, 10-gauge minimum thickness for dampers not greater than 48 inches in size, ¼ inch (6.35 mm) minimum thickness for larger dampers.
4. Blade stops: ½ inch x ¼ inch (12.7 mm x 6.35 mm) full circumference steel bar.
5. Blade Seals: Full circumference neoprene.
6. Shaft: zinc or cadmium plated steel, angle reinforcing as necessary.
7. Shaft Bearings: Oil impregnated sintered bronze or stainless steel, pressed into frame, with thrust washers at bearings.
8. Leakage: Less than 0.4 percent based on approach velocity of 4000 ft./min. (20.3 m/s) and 1 inches wg. (249Pa) differential pressure.
9. Maximum Pressure Differential: 6 inches wg. (1492 Pa)
10. Temperature Limits: -40 to 250 °F (-40 to 121 °C).

2.05 ACTUATORS

A. General: Size actuators and linkages to operate their appropriate dampers or valves with sufficient reserve torque or force to provide smooth modulating action or 2-position action as specified. Select spring-return actuators with manual override to provide positive shut-off of devices as they are applied.

B. Damper Actuators
1. Ambient Operating Temperature Limits: -10 to 150°F (-12.2 to 66 °C)
2. Two Position Electric Actuators: Line voltage with spring return
3. Electronic Actuators: Provide actuators with spring return for two-position (24v), 0-5 Vdc, 0-10 Vdc, 2-10Vdc, 4-20 mA, or PWM input (subject to restrictions) as required. Actuators shall travel full stroke in less than [90] seconds. Actuators shall be designed for a minimum of 60,000 full cycles at full torque and be UL 873 listed. Provide stroke indicator.

Actuators shall have positive positioning circuit. Where two actuators are required in parallel or in sequence provide an auxiliary actuator driver. Actuators shall have current limiting motor protection. Actuators shall have manual override where indicated. Modulating actuators for valves shall have minimum rangeability of 40 to 1.

a. Close-Off Pressure: Provide the minimum torque required, and spring return for fail positioning (unless otherwise specifically indicated) sized for required close-off pressure. Required close-off pressure for two-way water valve applications shall be the shutoff head of associated pump. Required close-off rating of steam valve applications shall be design inlet steam pressure plus 50 percent for low pressure steam, and 10 percent for high pressure steam. Required close-off rating of air damper applications shall be shutoff pressure of associated fan, plus 10 percent.
b. Acceptable Manufacturers: Subject to compliance with requirements approved manufacturers are as follows:
    1) Belimo
    2) Johnson Controls
    3) Delta
    4) Invensys
    5) Substitutions: See Section 01 60 00 - Product Requirements

C. Quarter-Turn Actuators (for ball and butterfly valves):
1. Electric
    a. Motor: Suitable for 120 or 240 Volt single-phase power supply. Insulation shall be NEMA Class F or better. Motor shall be rated for 100 percent duty cycle. Motors shall have inherent overload protection.
    b. Gear Train. Motor output shall be directed to a self locking gear drive mechanism. Gears shall be rated for torque input exceeding motor locked rotor torque.
    c. Wiring: Power and control wiring shall be wired to a terminal strip in the actuator enclosure
    d. Failsafe Positioning: Actuators shall be spring return type for failsafe positioning.
    e. Enclosure: Actuator enclosure shall be NEMA-4 rated, and shall have a minimum of two threaded conduit entries. Provide an enclosure heater for actuators located outside of buildings.
    f. Limit Switches: Travel limit switches shall be UL and CSA approved. Switches shall limit actuator in both open and closed positions.
    g. Mechanical Travel Stops: The actuator shall include mechanical travel stops of stainless steel construction to limit actuator to specific degrees of rotation.
    h. Manual Override: Actuators shall have manual actuator override to allow operation of the valve when power is off. For valves 4 inches and smaller the override may be a removable wrench or lever or geared handwheel type. For larger valves, the override shall be a fixed geared handwheel type. An automatic power cut-off switch shall be provided to disconnect power from the motor when the handwheel is engaged for manual operation.
    i. Valve Position Indicator: A valve position indicator with arrow and open and closed position marks shall be provided to indicate valve position.
    j. Torque Limit Switches: Provide torque limit switches to interrupt motor power when torque limit is exceeded in either direction of rotation.
    k. Position Controller: For valves used for modulating control, provide an electronic positioner capable of accepting 4-20 mA, 0-10 Vdc, 2-10 Vdc, and 135 Ohm potentiometer.
    l. Ambient Conditions: Actuator shall be designed for operation from -140 to 150 °F ambient temperature with 0 to 100 percent relative humidity.

2.06 GENERAL FIELD DEVICES

A. Provide field devices for input and output of digital (binary) and analog signals into controllers (BCs, AACs, ASCs). Provide signal conditioning for all field devices as recommended by field device manufacturers, and as required for proper operation in the system.

B. It shall be the Contractor's responsibility to assure that all field devices are compatible with controller hardware and software.

C. Field devices specified herein are generally 'two-wire' type transmitters, with power for the device to be supplied from the respective controller. If the controller provided is not equipped to provide this power, or is not designed to work with 'two-wire' type transmitters, or if field device is to serve as input to more than one controller, or where the length of wire to the controller will unacceptably affect the accuracy, the Contractor shall provide 'four-wire' type equal transmitter and necessary regulated DC power supply or 120 VAC power supply, as required.

D. For field devices specified hereinafter that require signal conditioners, signal boosters, signal repeaters, or other devices for proper interface to controllers, Contractor shall furnish and install proper device, including 120V power as required. Such devices shall have accuracy equal to, or better than, the accuracy listed for respective field devices.

E. Accuracy: As stated in this Section, accuracy shall include combined effects of nonlinearity, nonrepeatability and hysteresis.

2.07 TEMPERATURE SENSORS (TS)

A. Sensor range: When matched with A/D converter of BC, AAC/ASC, or SD, sensor range shall provide a resolution of no worse than 0.3°F (0.16 °C) (unless noted otherwise). Where thermistors are used, the stability shall be better than 0.25°F over 5 years.

B. Matched Sensors: The following applications shall require matched sensors:
   1. Building Loop Connections: Provide matched loop and building supply sensors where control sequence requires controlling to a temperature rise (differential).
   2. Hydronic Temperature Difference Calculations: Provide matched supply and return temperature sensors where the pair is used for calculating temperature difference for use in load calculations or sequencing such as across chillers and plants.
   3. Air Handling Unit Sequencing: Provide matched pair for the cooling and heating coil leaving sensors where the sequence includes calculating an offset from the supply air setpoint to maintain a leaving heating coil temperature.

C. Room Temperature Sensor: Shall be an element contained within a ventilated cover, suitable for wall mounting. Provide insulated base. Following sensing elements are acceptable:
   1. Sensing element shall be platinum RTD, thermistor, or integrated circuit, +/- 0.4°F accuracy at calibration point.
   2. Provide setpoint adjustment where indicated. The setpoint adjustment shall be a warmer/cooler indication that shall be scalable via the BAS.
   3. Provide an occupancy override button on the room sensor enclosure where indicated. This shall be a momentary contact closure
   4. Provide current temperature indication via an LCD or LED readout where indicated.

D. Single-Point Duct Temperature Sensor: Shall consist of sensing element, junction box for wiring connections and gasket to prevent air leakage or vibration noise. Temperature range as required for resolution indicated in paragraph A. Sensor probe shall be 304 stainless steel.
   1. Sensing element shall be platinum RTD, thermistor, or integrated circuit, +/- 0.2°F accuracy at calibration point

E. Averaging Duct Temperature Sensor: Shall consist of an averaging element, junction box for wiring connections and gasket to prevent air leakage. Provide sensor lengths and quantities to result in one lineal foot of sensing element for each three square feet of cooling coil/duct face area. Temperature range as required for resolution indicated in paragraph A.
   1. Sensing element shall be platinum RTD, or thermistor, +/- 0.2°F accuracy at calibration point.

F. Liquid immersion temperature sensor shall include [Stainless Steel] thermowell, sensor and connection head for wiring connections. Temperature range shall be as required for resolution of 0.15°F.
   1. Sensing element (chilled water/glycol systems) shall be platinum RTD +/- 0.2°F accuracy at calibration point. Temperature range shall be as required for resolution of 0.15°F.
   2. Sensing element (other systems) shall be platinum RTD, thermistor, or integrated circuit, +/- 0.4°F accuracy at calibration point. Temperature range shall be as required for resolution of 0.3°F.

G. Pipe Surface-Mount Temperature Sensor: Shall include metal junction box and clamps and shall be suitable for sensing pipe surface temperature and installation under insulation. Provide thermally conductive paste at pipe contact point. Temperature range shall be as require for resolution indicated in paragraph A.
   1. Sensing element shall be platinum RTD, thermistor, or integrated circuit, +/- 0.4°F accuracy at calibration point.

H. Outside air sensors shall consist of a sensor, sun shield, utility box, and watertight gasket to prevent water seepage. Temperature range shall be as require for resolution indicated in Paragraph A
   1. Sensing element shall be platinum RTD, thermistor, or integrated circuit, +/- 0.4°F accuracy at calibration point.

2.08 TEMPERATURE TRANSMITTERS

A. Where required by Controller, or where wiring runs are over 50 feet, sensors as specified above may be matched with transmitters outputting 4-20 mA linearly across the specified temperature range. Transmitters shall have zero and span adjustments, an accuracy of 0.1°F when applied to the sensor range.

2.09 HUMIDITY TRANSMITTERS

A. Units shall be suitable for duct, wall (room) or outdoor mounting. Unit shall be two-wire transmitter utilizing bulk polymer resistance change or thin film capacitance change humidity sensor. Unit shall produce linear continuous output of 4-20 mA for percent relative humidity (% RH). A combination temperature and humidity sensor may be used for zone level monitoring. Sensors shall have the following minimum performance and application criteria:
   1. Input Range: 0 to 100% RH.
   2. Accuracy(% RH): +/- 2% (when used for enthalpy calculation, dewpoint calculation or humidifier control) or +/- 3% (monitoring only) between 20-90% RH at 77°F, including hysteresis, linearity, and repeatability.
   3. Sensor Operating Range: As required by application
   4. Long Term Stability: Less than 1% drift per year.

B. Acceptable Manufacturers: Units shall be Vaisala HM Series, General Eastern, Microline, or Hy-Cal HT Series. Substitutions shall be allowed per Division 1.

2.10 DIFFERENTIAL PRESSURE TRANSMITTERS (DP)

A. General Purpose - Water: Two-wire transmitter, 4-20 mA output with zero and span adjustments. Plus or minus 0.5% overall accuracy, 450 psig (3103 KPa) maximum static pressure rating, 200 psid maximum overpressure rating for 6 through 60 psid range, 450 psid for 100 through 300 psid range. Acceptable units shall be Kele & Associates Model 360 C. Substitutions shall be allowed per Division 1.

B. Industrial Application, Liquid, Steam and Gas:
   1. General: Two-wire smart DP cell type transmitter, 4-20 mA or 1-5 Vdc user-selectable linear or square root output, adjustable span and zero, stainless steel wetted parts.
   2. Environmental limits: -40 to 250 °F (-40 to 121°C), 0 to 100% RH..
   3. Accuracy: less than 0.1 percent of span.
   4. Output Damping: Time constant user selectable from 0 to 36 seconds.

5. Vibration Effect: Less than ±0.1% of upper range limit from 15 to 2000 Hz in any axis relative to pipe mounted process conditions.
6. Electrical Enclosure: NEMA-4, -4X, -7, -9.
7. Approvals: FM, CSA.
8. Acceptable Manufacturers: Rosemount Inc. 3051 Series, Foxboro, Johnson-Yokagawa, Setra, or Mamac. Substitutions shall be allowed per Division 1.

C. General Purpose Low Pressure Air: Generally for use in static measurement of duct pressure or constant volume air velocity pressure measurement where the range is applicable.
1. General: Loop powered two-wire differential capacitance cell-type transmitter.
2. Output: two wire 4-20 mA output with zero adjustment.
3. Overall Accuracy: Plus or minus 1%.
4. Minimum Range: 0.1 in. w.c.
5. Maximum Range: 10 inches w.c.
6. Housing: Polymer housing suitable for surface mounting.
7. Acceptable Manufacturers: Modus T30. Substitutions shall be allowed per Division 1.
8. Static Sensing Element: Pitot-type static pressure sensing tips similar to Dwyer model A-301 and connecting tubing.
9. Range: Select for specified setpoint to be between 25% and 75% full-scale.

D. General Purpose Low Pressure/Low Differential Air: Generally for use in static measurement of space pressure or constant volume air velocity pressure measurement where the range is applicable.
1. General: Loop powered, two-wire differential capacitance cell type transmitter.
2. Output: Two-wire 4-20 mA output with zero adjustment.
3. Overall Accuracy: Plus or minus 1%.
4. Minimum Range: 0 in. w.c.
5. Maximum Range: 0.1, 0.25, or 0.5 inches w.c.
6. Housing: Polymer housing suitable for surface mounting.
7. Acceptable Manufacturers: Modus T30. Substitutions shall be allowed per Division 1.
8. Static Sensing Element: Pitot-type static pressure sensing tips similar to Dwyer model A-301 and connecting tubing.
9. Range: Select for specified setpoint to be between 25% and 75% full-scale.

E. VAV Velocity Pressure: Generally for use in variable volume air velocity pressure measurement where the range is applicable.
1. General: Loop powered two-wire differential capacitance cell type transmitter.
2. Output: Two-wire, 4-20 mA output with zero adjustment.
3. Overall Accuracy: Plus or minus 0.25%
4. Minimum Range: 0 in. w.c.
5. Maximum Range: 1 inch w.c.
6. Housing: Polymer housing suitable for surface mounting.
7. Acceptable Manufacturers: Setra. Substitutions shall be allowed per Division 1.
8. Range: Select for minimum range that will accept the maximum velocity pressure expected.

2.11 VALVE BYPASS FOR DIFFERENTIAL PRESSURE SENSORS

A. Provide a five valve bypass kit for protection of DP sensors where the static on the pipe can cause on over pressure when connected to one port with the other at atmospheric pressure. Kit shall include high and low pressure isolation valves, high and low pressure vent valves, and a bypass valve contained in a NEMA-1 enclosure.

2.12 DIFFERENTIAL PRESSURE SWITCHES (DPS)

A. General Service - Air: Diaphragm with adjustable setpoint and differential and snap acting form C contacts rated for the application. Provide manufacturer's recommended static pressure sensing tips and connecting tubing

B. General Service - Water: Diaphragm with adjustable setpoint, 2 psig or adjustable differential, and snap-acting Form C contacts rated for the application. 60 psid minimum pressure differential range. 0°F to 160°F operating temperature range.

2.13 PRESSURE SWITCHES (PS)

A. Diaphragm or bourdon tube with adjustable setpoint and differential and snap-acting Form C contacts rated for the application. Pressure switches shall be capable of withstanding 150% of rated pressure.

B. Acceptable Manufacturers: Square D, ITT Neo-Dyn, ASCO, Penn, Honeywell, and Johnson Controls. Substitutions shall be allowed per Division 1.

2.14 TRANSDUCERS

A. Standard Capacity Electronic-to-Pneumatic (E-P) Transducers: E-P transducers shall be Voltage-to-Pneumatic (V-P) type, Current-to-Pneumatic (I-P) type, [and Pulse Width Modulated-to-Pneumatic (PWM-P) type]:
   1. Electrical Power Supply: 24 Vac or 24 Vdc.
   2. Pneumatic Air Supply: 30 psig (2.07 bar) maximum.
   3. Air Capacity: 1100 scim @ 20 psig (300 cm3/sec @ 1.4 bar).
   4. Air Consumption: Zero at steady state.
   5. Output Span: 0-20 psig (0-1.4 bar).
   6. Input: 4-20 mA, 0-5 Vdc, 1-5 Vdc, 0-10 Vdc, 2-10 Vdc, 0-15 Vdc, or 3-15 Vdc input. [Pulse width modulated or tri-state input shall be allowed].
   7. Pulse Width Modulated and Tri-state Input Time Base: Dip switch selectable
   8. Enclosure: Polymer designed for surface or panel mount.
   9. Air Connections: ¼" (6.35 mm) barbed.
   10. Failure Mode on Power Loss: Non-failsafe transducers shall have no output air loss. Failsafe transducers shall exhaust output upon power loss.
   11. Acceptable Manufacturers: RE Technologies Model UCP-522. Substitutions shall be allowed per Division 1.

B. Binary to Analog Transducers ([Pulse Width Modulating] or Tri-State-to-Voltage or -Current):
   1. Adjustable zero and span.
   2. Failure Mode on Power Loss: Shall be provided with memory feature to allow the transducer to return to last value on power failure.
   3. Accuracy: ± 1% of span
   4. Output Span: 4-20 mA, 0-5 Vdc, 1-5 Vdc, 0-10Vdc, 2-10Vdc, 0-15Vdc, 3-15Vdc
   5. Input: 4-20 mA, pulse width modulated or tri-state input.
   6. Pulse Width Modulated] and Tri-state Input Time Base: Dip switch selectable.
   7. Enclosure: Polymer designed for surface or panel mount.
   8. Failure Mode on Power Loss: Non-failsafe transducers shall have no output air loss. Failsafe transducers shall exhaust output upon power loss.
   9. Acceptable Manufacturers: RE Technologies Model PWA Series. Substitutions shall be allowed per Division 1.

C. Electronic-to Electronic (Voltage or Current to Current or Voltage):
   1. Adjustable zero and span.
   2. Failure Mode on Power Loss: Memory feature to allow the transducer to return to last value on power failure.
   3. Accuracy: ± 1% of span.
   4. Output Span: 4-20 mA, 0-5 Vdc, 1-5 Vdc, 0-10 Vdc, 2-10 Vdc, 0-15 Vdc, 3-15 Vdc.
   5. Input: 0-20 Vdc, 0-20 ma, 0-10 kOhm.
   6. Pulse Width Modulated] and Tri-state Input Time Base: Dip switch selectable
   7. Enclosure: Polymer enclosure designed for surface or panel mount.
   8. Acceptable Manufacturers: RE Technologies Model PWA Series. Substitutions shall be allowed per Division 1.

2.15 CURRENT SWITCHES (CS)

A. Clamp-On or Solid-Core Design Current Operated Switch (for Constant Speed Motor Status Indication)
   1. Range: 1.5 to 150 amps.
   2. Trip Point: Adjustable.
   3. Switch: Solid state, normally open, 1 to 135 Vac or Vdc, 0.3 Amps. Zero off state leakage.
   4. Lower Frequency Limit: 6 Hz.
   5. Trip Indication: LED
   6. Approvals: UL, CSA
   7. Max. Cable Size: 350 MCM
   8. Acceptable Manufacturers: Veris Industries H-708/908; Inc., RE Technologies SCS1150A-LED. Substitutions shall be allowed per Division 1.

B. Clamp-on or Solid-Core Wire Through Current Switch (CS/CR) (for Constant Speed Motors): Same as CS with 24v command relay rated at 5A @ 240 Vac resistive, 3A @ 240 Vac inductive, load control contact power shall be induced from monitored conductor (minimum conductor current required to energize relay 5A, max. rating of 135A). Acceptable Manufacturers shall be Veris Industries, Inc., Model # H938/735; or RE Technologies RCS 1150. Substitutions shall be allowed per Division 1.
   1. Where used for single-phase devices, provide the CS/CR in a self-contained unit in a housing similar with override switch to Kele RIBX. Substitutions shall be allowed per Division 1.

C. Clamp-On Design Current Operated Switch for Variable Speed Motor Status Indication
   1. Range: 1.5 to 135 Amps.
   2. Trip Point: Self-calibrating based on VA memory associated with frequency to detect loss of belt with subsequent increase of control output to 60 Hz.
   3. Switch: Solid state, normally open, 1 to 135 Vac or Vdc, 0.3 Amps. Zero off state leakage.
   4. Frequency Range: 5-75 Hz
   5. Trip Indication: LED
   6. Approvals: UL, CSA
   7. Max. Cable Size: 350 MCM
   8. Acceptable Manufacturers: Veris Industries, Inc. H-904. Substitutions shall be allowed per Division 1.

D. Clamp-On Wire Through Current Switch (CS/CR) (for Variable Speed Motors): Same as CS with 24v command relay rated at 5A @ 240 Vac resistive, 3A @ 240 Vac inductive, load control contact power shall be induced from monitored conductor (minimum conductor current required to energize relay 5A, max. rating of 135A). Acceptable manufacturer shall be Veris Industries, Inc., Model # H934. Substitutions shall be allowed per Division 1.

E. Variable Speed Status: Where current switches are used to sense the status for variable speed devices, the CT shall include on-board VA/Hz memory to allow distinction between a belt break and subsequent ramp up to 60 Hz, versus operation at low speed. The belt break scenario shall be indicated as a loss of status and the operation at low speed shall indicate normal status.

2.16 CURRENT TRANSFORMERS (CT)

A. Clamp-On Design Current Transformer (for Motor Current Sensing)
   1. Range: 1-10 amps minimum, 20-200 amps maximum
   2. Trip Point: Adjustable
   3. Output: 0-5 VDC.
   4. Accuracy: ±0.2% from 20 to 100 Hz.
   5. Acceptable Manufacturers: KELE SA100. Substitutions shall be allowed per Division 1.

2.17 ELECTRIC METER

A. Sub-meter shall be designed for Multifunction Electrical Measurement on 3 phase power systems.
   1. Sub-meter shall support 3 element wye, 2.5 element wye, 2 element delta, 4 wire delta systems.
   2. The sub-meter shall accept universal voltage input suitable for 120, 220, and 277 power systems.
   3. Surge withstand shall conform to IEEE C37.90.1
   4. The sub-meter shall be user programmable for voltage range to any PT ratio.
   5. The sub-meter shall accept a voltage input range of up to 416 Volts Line to Neutral, and a range of up to 721 Volts Line to Line.
   6. Sub-meter shall accept a current reading of up to 11 amps continuous.

B. The sub-meter shall have an accuracy of +/- 0.1% or better for volts and amps, and 0.2% for power and energy functions. The sub-meter shall meet the accuracy requirements of IEC687 (class 0.2%) and ANSI C12.20 (Class 0.2%).
   1. The sub-meter shall provide true RMS measurements of voltage, phase to neutral and phase to phase, current, per phase and neutral.
   2. The sub-meter shall provide sampling at 400+ samples per cycle on all channel measured readings simultaneously.
   3. The sub-meter shall utilize 24 bit Analog to Digital conversion.

C. The sub-meter shall include a three lines, bright red, .56” LED display.
   1. The sub-meter shall fit in both DIN 92mm and ANSI C39.1 Round cut-outs.
   2. The sub-meter must display a % of Load Bar on the front panel to provide an analog feel. The % Load bar shall have no less than 10 segments.
   3. The sub-meter must have a programmable display, which allows for the following programming functions including automatic scroll, screen selection programming, and energy scaling.

D. Sub-meter shall include virtual measurement upgrade packs, which shall allow user to upgrade in field without removing installed sub-meter.
   1. Two upgrade packs shall be:
      a. Volts, Amps, kW, kVAR, PF, kVA, Freq., kWh, kVAh, kVARh.
      b. Volts, Amps, kW, kVAR, PF, kVA, Freq., kWh, kVAh, kVARh, %THD Monitoring and Limit Exceeded Alarms.
         1) These virtual upgrade packs must be able to be updated without physically removing the installed sub-meter.
         2) Sub-meter shall be a traceable revenue sub-meter, which shall contain a utility grade test pulse, allowing power providers to verify and confirm that the sub-meter is performing to its rated accuracy.

E. The sub-meter shall include two independent communication ports with advanced features.
   1. Port 1 shall provide an optical IrDA port (through the faceplate) which shall allow the unit to be set up and programmed using a PDA or remote laptop without need for a communication cable.
   2. Port 2 shall be selectable for RS485 communication, for 10 base-T Ethernet or for 802.11 Wireless Ethernet.
   3. When in serial mode, the meter shall speak Modbus ASCII, Modbus RTU, or DNP 3.0 protocol up to 57.6K baud.
   4. When in Ethernet mode, the meter shall provide an 802.11 WIFI or an RJ45 Ethernet connection which shall allow the unit to be assigned an IP address and communicate Modbus protocol over Ethernet TCP/IP.
   5. The sub-meter shall have Pocket PC based software available for remote programming and integration.

F. The sub-meter shall provide user configured fixed window or rolling window demand. This shall allow user to set up the particular utility demand profile.
   1. Readings for kW, kVAR, kVA and PF shall be calculated using utility demand features.
   2. All other parameters shall offer max and min capability over the user selectable averaging period.
   3. Voltage shall provide an instantaneous max and min reading, displaying the highest surge and lowest sag seen by the sub-meter.
   4. The meter shall additionally measure accumulated energy in both generating and consuming quadrants with a programmable scaling that allow up to 8 digits of energy resolution.
   5. The meter shall also accumulate positive and negative VAR-hours and VA-hours. All readings shall be stamped with a positive and negative average demand.

G. The sub-meter shall support power supply and support direct wiring from 100 to 400 Volts AC or 100 to 370 Volts DC.
   1. Sub-meter power supply shall accept burden of 10VA max.
   2. The sub-meter shall have a standard 4-year warranty.

H. Sub-meter shall be able to be stored in (-40 to +85) degrees C.
   1. Operating temperature shall be (-30 to +70) degrees C.
   2. NEMA 12 faceplate rating shall be available for the Sub-meter.

I. The following devices are required for each meter assembly:
   1. Meter: Shark 100-S-60-10-V3-WIFI (or pre-approved equal)
   2. Split CT's (3 per Meter): EI-5SP-1200-00 (or pre-approved equal)
      a. Field verified amp rating on service prior to ordering CT.
      b. CT Short Block: SB-6TC (or pre-approved equal)

2.18 DUAL TECHNOLOGY OCCUPANCY SENSOR

A. Occupancy Sensors shall be dual-technology WattStopper model DT-300 or approved equal.

B. Occupancy Sensors shall be capable of detecting presence in the control area by detecting Doppler shifts in transmitted ultrasound and passive infrared heat changes.

C. Occupancy Sensors shall use patent pending ultrasonic diffusion technology that spreads coverage to a wider area.

D. Occupancy Sensors shall utilize Dual Sensing Verification Principle for coordination between ultrasonic and PIR technologies. Detection verification of both technologies must occur in order to activate lighting systems. Upon verification, detection by either shall hold lighting on.

E. Occupancy Sensors shall have a retrigger feature in which detection by either technology shall retrigger the lighting system on within 5 seconds of being switched off.

F. Occupancy Sensors shall be ceiling mounted with a flat, unobtrusive appearance and provide 360° coverage.

G. Ultrasonic sensing shall be volumetric in coverage with a frequency of 40 KHz. It shall utilize Advanced Signal Processing that automatically adjusts the detection threshold dynamically to compensate for changing levels of activity and airflow throughout controlled space.

H. To avoid false ON activations and to provide immunity to RFI and EMI, Detection Signature Analysis shall be used to examine the frequency, duration, and amplitude of a signal, to respond only to those signals caused by human motion.

I. The PIR technology shall utilize a temperature compensated, dual element sensor and a multi-element Fresnel lens. The lens shall be Poly IR4 material to offer superior performance in the infrared wavelengths and filter short wavelength IR, such as those emitted by the sun and other visible light sources. The lens shall have grooves facing in to avoid dust and residue build up which affects IR reception.

J. Occupancy Sensors shall operate at 24 VDC/VAC (halfwave-rectified) and utilize power relay packs as specified.

K. Occupancy Sensors shall utilize adaptive technology to optimize time delay and sensitivity settings to fit occupant usage patterns. The use of adaptive technology shall be selectable with a DIP switch.

L. Occupancy Sensors shall feature a walk-through mode, where lights turn off 3 minutes after the area is initially occupied if no motion is detected after the first 30 seconds.

M. Occupancy sensors shall have a built-in light level sensor that works from 10 to 300 footcandles.

N. Occupancy sensors shall have a manual-on function that is facilitated by installing a momentary switch.

O. Occupancy Sensors shall have eight occupancy logic options that give the ability to customize control to meet application needs.

P. DT-300 sensor shall have an additional single-pole, double throw isolated relay with normally open, normally closed and common outputs. The isolated relay shall be for use with HVAC control, data logging, and other control options.

Q. Each sensing technology shall have an LED indicator that remains active at all times in order to verify detection within the area to be controlled. The LED can be disabled for applications that require less sensor visibility.

R. To ensure quality and reliability, sensor shall be manufactured by an ISO 9002 certified manufacturing facility and shall have a defect rate of less than 1/3 of 1%.

S. Sensors shall have standard 5 year warranty and shall be UL and CUL listed.

T. Power Relay Pack for Occupancy Sensor:
   1. Power Relay Packs shall be WattStopper model BZ-150 or approved equal.
   2. Power Relay Packs shall be self-contained transformer and relay modules measuring 1.75" x 2.75" x 1.5".
   3. Power Relay Packs shall have dry contacts capable of switching 20 amp ballast and incandescent loads @ 120 VAC, 60 Hz; 20 amp ballast @ 277 VAC, 60 Hz; 1 hp @ 120-250 VAC, 60Hz.
   4. Power Relay Packs shall have primary dual-voltage inputs of 120/277 VAC.
   5. Power Relay Packs shall provide 24 VDC, 225 mA output with relay connected.
   6. Power Relay Packs shall be capable of parallel wiring without regard to AC phases on primary.
   7. Power Relay Packs can be used as a stand-alone, low voltage switches or can be wired to sensors for automatic control.
   8. Power Relay Packs shall have hold-ON and hold-OFF inputs for integration with lighting control panels, BMS and other building systems.
   9. Power Relay Packs shall have overcurrent protection if the low voltage current drawn exceeds 225 mA. In the event of an overcurrent condition, the low voltage output current shuts down and the LED will blink to indicate a fault condition.
   10. Power Relay Packs shall have integral LED to indicate status of relay.
   11. Power Relay Packs shall be UL 2043 plenum-rated and shall have low voltage Teflon coated leads, rated for 300 volts.
   12. Power Relay Packs shall utilize Zero Crossing Circuitry to protect from the effects of inrush current and increase product longevity.
   13. To ensure quality and reliability, Power Relay Packs shall be manufactured by an ISO 9002 certified manufacturing facility and shall have a defect rate of less than 1/3 of 1%.
   14. Power Relay Packs shall have a 5 year warranty.
   15. Power Relay Packs shall be UL and CUL listed.

2.19 OUTDOOR AIR STATIC PRESSURE SENSING TIP

A. Pressure sensor: Pressure sensing tip shall be designed to minimize the effects of wind and resulting velocity pressure up to 80 mph. Acceptable manufacturers shall be Dwyer A-306. Substitutions shall be allowed per Division 1.

B. Low Air Pressure Surge Dampener: 30-second time constant. Acceptable manufacturer shall be Modus SD030. Substitutions shall be allowed per Division 1.

2.20 CONTINUOUS LEVEL TRANSMITTERS

A. Capacitance Type
   1. Provide a loop powered, continuous capacitance type level transmitter with adjustable span and zero.
   2. Output: 4-20 mA.
   3. Probe: Fluoropolymer coated stainless steel rod or cable. Provide cable probe with end attachment hardware or weight.
   4. Electrical Enclosure: NEMA-4, -7.
   5. Approvals: UL or CSA.
   6. Accuracy: ±1% of calibrated span.
   7. Process Connection: MPT or ANSI Flange as required.
   8. Acceptable Manufacturers: Drexelbrook, Endress & Hauser. Substitutions shall be allowed per Division 1.

B. Hydrostatic Pressure
   1. Two wire smart d/p cell type transmitter
   2. 4-20 mA or 1 to 5 volt user selectable linear or square root output
   3. Adjustable span and zero
   4. Stainless steel wetted parts
   5. Environmental limits: -40 to 250 °F (-40 to 121°C), 0 to 100% RH
   6. Accuracy: less than 0.1 percent of span
   7. Output Damping: time constant user selectable from 0 to 36 seconds
   8. Vibration Effect: Less than ±0.1% of upper range limit from 15 to 2000 Hz in any axis relative to pipe mounted process conditions.
   9. Electrical Enclosure: NEMA 4, 4X, 7, 9
   10. Approvals: FM, CSA
   11. Acceptable Manufacturers: Rosemount Inc. 3051 Series, Foxboro, and Johnson-Yokagawa. Substitutions shall be allowed per Division 1.

2.21 INSERTION TYPE TURBINE METER FOR WATER SERVICE

A. Turbine Insertion Flow Meter sensing method shall be impedance sensing (iron magnetic and non-photoelectric), with volumetric accuracy of +/- 2% of reading over middle 80% of operating range, and +/- 4% of reading over the entire operating range. Turbine Insertion Flow Meter shall have maximum operating pressure of 400 psi and maximum operating temperature of 200°F continuous (220°F peak). All wetted metal parts shall be constructed of 316 stainless steel. Flow meter shall meet or exceed all of the accuracy, head loss, flow limits, pressure and material requirements of the AWWA standard C704-70 for the respective pipe or tube size. Analog outputs shall consist of non-interactive zero and span adjustments, a DC linearly of 0.1% of span, voltage output of 0-10 V, and current output of 4-20 mA.
   1. Install in water systems with a minimum of 10 pipe diameters unobstructed flow. [Double turbine insertion required at between 10 and 4 diameters unobstructed flow.]
   2. Acceptable Manufacturers: Onicon Corp. and Hersey. Substitutions shall be allowed per Division 1.

2.22 VORTEX SHEDDING FLOW METER FOR LIQUID, STEAM AND GAS SERVICE:

A. Output: 4-20 mA, 0-10 Vdc, 0-5 Vdc

B. Maximum Fluid Temperature: 800 °F (427 °C)

C. Wetted Parts: Stainless Steel

D. Housing: NEMA 4X

E. Turndown: 10:1 minimum.

F. Accuracy: 0.5% of calibrated span for liquids, 1% of calibrated span for steam and gases.

G. Body: Wafer style or ANSI flanged to match piping specification.

H. Acceptable Manufacturers: Foxboro 83 series, Johnson-Yokagawa, and Rosemount. Substitutions shall be allowed per Division 1.

2.23 MAGNETIC FLOW METERS FOR WATER SERVICE

A. Acceptable Manufacturers:
   1. Engineering Measurements Co. (EMCO MAG 3100 with a model MAG 2500 electronic transmitter and display)
   2. Rosemont
   3. Toshiba
   4. Hersey Measurement
   5. Yokogawa Industrial Automation
   6. Endress & Hauser

B. General Requirements:
   1. Sensor shall be a magnetic flow meter, which utilizes Faraday's Law to measure volumetric fluid flow through a pipe.
   2. The flow meter shall consist of 2 elements, the sensor and the electronics. The sensor shall generate a measuring signal proportional to the flow velocity in the pipe. The electronics shall convert this EMF into a standard current output.
   3. Electronic replacement shall not affect meter accuracy (electronic units are not matched with specific sensors).
      a. Provide a four-wire, externally powered, magnetic type flow transmitter with adjustable span and zero, integrally mounted to flow tube.
      b. Output: 4-20 mA
      c. Flow Tube: Stainless steel
      d. Electrical Enclosure: NEMA 4, 7.
      e. Approvals: UL or CSA.
      f. Stability: 0.1% of rate over six months.
      g. Process Connection: Carbon steel, ANSI 150 LB, size as required.

C. Meter Accuracy:
   1. Under the reference conditions of a 68 °F media temperature, a 68 °F ambient temperature, a +/- 1% nominal power supply voltage, 10 diameters up stream and 5 down of straight piping and a fully developed flow profile; the meter must meet the following requirements:
   2. +/- 0.8% of reading accuracy in the flow range of 1.65 - 33 ft/sec +/- (0.66/Velocity actual ft/s +0.4)% of reading accuracy in the flow range of 0-1.65 ft/sec.
   3. Meter repeatability shall be +/- 0.1% of rate at velocities > 1.65 ft/sec.

D. Calibration: The sensor must be calibrated on an internationally accredited (i.e. NAMAS) flow rig with accuracy better than 0.1%. Calibration shall be traceable to National Institute of Standard and Technology.

E. Construction:
   1. The meter piping material shall be AISI 304 stainless steel.
   2. The meter flange and enclosure material shall be carbon steel.
   3. The external surface of the sensor is to be treated with at least .006 in. (150 µm) of Corrosion resistant two-component paint.
   4. The inner meter piping shall be protected with a neoprene liner or similar liner.
   5. The electrode material shall be AISI 316 Ti or better.

6. The sensor be ANSI class 150#.

F. Electronics:
   1. The sensor shall contain a SENSOR-PROM, storing calibration and factory default settings, i.e. the identification of the sensor and size.
   2. An ISO 9001 approved company shall manufacture the sensor and electronics.
   3. As standard, the electronics must be installable directly on the sensor or installable (remote) up to 1500 ft from the sensor as a maximum.
   4. With local electronics installation, the electronics shall be able to withstand 3 feet water submersion for up to 30 minutes.
   5. The electronics shall be compatible with the following power specifications:
      a. 15/230 Vac +10% to 15% 50-60 Hz.
      b. The power consumption must be 10 Watts or less independent of meter size.
      c. The meter electronics shall be able to produce simultaneous scaleable current and frequency/pulse output. The frequency output shall be linearly proportional to flow rate and scaleable from 0-10 kHz. The pulse output shall be scaleable from 50 to 5000 milliseconds duration, suitable for an electromechanical totalizer in engineering units.
      d. The electronics must have an internal totalizer for summation of flow.
      e. The output of the electronics must be individually, galvanically isolated with an isolation voltage of more than 500 V.

G. Output:
   1. The current signal must be either 0-20 mA or 4-20 mA proportional to the flow velocity.
   2. The output current signal must accommodate 20% over range without loss in linearity.
   3. The electronics shall have an alphanumeric LCD display showing actual flow and totalized flow in engineering units.
   4. The display and keyboard must be rotatable so that the display can be viewed regardless of sensor orientation.

H. Error Detection:
   1. The electronics must be able to detect the flowing error conditions:
      a. Signal connection between electronics and sensor interrupted.
      b. Loss of current to the coil circuit.
      c. Load on the current output.
      d. Defective electronics.
      e. Defective sensor.
      f. Empty pipe.
      g. The electronics must have an Error Log where all error conditions occurring within a period of 180 days are stored.

I. Electronic Replacement Programming:
   1. The electronics must be immediately replaceable without the need of cable disconnection or renewed configuration programming.
   2. When the supply voltage is applied, the electronics must self configure and display flow without keyboard contact (no programming required).
   3. The electronics must be provided with an automatic zero flow setting.
   4. The electronics shall be programmable with respect to:
      a. User display options and menu
      b. Setting data
      c. Configuration of outputs
      d. Zero 'cut-off' from 0% to 9.9% of maximum flow.
      e. For ease of programming, the electronics shall be programmable away from the meter using the meter Sensor-Prom and a 9 V battery.
      f. The electronics shall be suitable for operation in an ambient temperature range of -4 °F to 120 °F.

2.24 VENTURI FLOW METER FOR WATER SERVICE

A. Flow Sensing Element: Differential-pressure Venturi-type designed for installation in piping.

B. Construction: Bronze or cadmium plated steel with brass quick connect fittings and attached tag with flow conversion data and rated flow. Ends shall be threaded for 2" and smaller and flanged or welded for larger than 2".

C. Differential transmitter shall be dual range industrial grade as specified above.

D. Connect differential pressure to venturi and repipe quick connect fittings for measurement. Provide ball valves to isolate quick connects and differential pressure transmitter.

E. Apply Venturi-type flow meters where minimum flow range is no less than 40% of maximum flow.

2.25 AIRFLOW MEASURING STATIONS (AFMS)

A. Pitot Tube Grids: Provide an array of velocity pressure sensing elements with averaging manifolds and air straightening vanes packaged in a sheet metal casing. Distribute sensing elements in accordance with ASHRAE for traversing ducts. Provide taps to connect tubing from instrumentation. Label AFM with drawing number designation, design flow, velocity pressure, and pressure drop. Application of pitot grids shall be allowed only where minimum expected flow is greater than 30% or maximum flow

B. Hot Wire Grid: Provide an array of hot wire anemometer with air straightening package in a sheet metal casing. Provide averaging circuitry and transmitter to transmit a linear signal proportional to airflow.

C. Vortex Shedding Grid: Provide an array of vortex shedding elements designed to produce stable 'Karmen Vortices' that are linear with air velocity. Provide the electronics to totalize the pulses and output average velocity proportional to an output signal of 4-20ma.
   1. Sensor Accuracy: ±1.5%
   2. Electronics Accuracy: ±0.5%
   3. Range: Select minimum range to accommodate the expected flow range of the project
   4. Temperature Limits: 20-140°F
   5. Acceptable Manufacturer: Tek-Air Systems Inc. 'Vortek' Model. Ebtron 'Gold Series' Model. Substitutions shall be allowed per Division 1.

2.26 AIR VELOCITY PRESSURE SENSORS (INSERTION TYPE)

A. Single or Multi-Point Averaging (as indicated): Sensing tip shall be for insertion into duct with mounting flange and push on tube connections. Material shall be suitable to the application.

2.27 CO2 SENSORS/TRANSMITTERS (CO2)

A. CO2 sensors shall use silicon based, diffusion aspirated, infrared single beam, dual-wavelength sensor.

B. Accuracy: ±36ppm at 800 ppm and 68°F.

C. Stability: 5% over 5 years.

D. Output: 4-20 mA, 0-10 Vdc or relay.

E. Mounting: Duct or Wall as indicated.

F. Acceptable Manufacturer: Vaisala, Inc. GMD20 (duct) or GMW20 (wall).

2.28 PNEUMATIC CONTROL COMPONENTS

A. Analog Pressure Gauges: Gauges shall be pneumatic type, minimum 1-1/2" in (38 mm) diameter, with white face and black numerals. Surface-mounted gauges shall have chrome plated trim and be a minimum of 2-1/2" in (64 mm) diameter.

B. Pneumatic Actuated Pressure Switches (PE) (for 30 psig max pressure control systems): Pressure ranges and sensitivity of PEs shall match control system sequence of operation. Switch operation shall be externally adjustable over the operating pressure range (nominal 0-20

psig, 0 to 138 KPa). PE switches shall be SPDT type, rated for the particular application, and shall be UL listed. PE shall be as manufactured by Penn. Substitutions shall be allowed as per Division 1

C. Pilot Positioners: Operating span adjustment range is from 3 to 13 psi (21 to 91 kPa). Positioner shall be furnished with a mounting bracket for attachment directly to the actuator.

2.29 ELECTRIC CONTROL COMPONENTS

A. Limit Switches (LS): Limit switches shall be UL listed, SPDT or DPDT type, with adjustable trim arm. Limit switches shall be as manufactured by Square D, Allen Bradley. Substitutions shall be allowed per Division 1.

B. Electric Solenoid-Operated Pneumatic Valves (EP): EP valves shall be rated for a minimum of 1.5 times their maximum operating static and differential pressure.. Valves shall be ported 2-way, 3-way, or 4-way and shall be normally closed or open as required by the application. EPs shall be sized for minimum pressure drop, and shall be UL and CSA listed. Furnish and install gauges on all inputs of EPs. Furnish an adjustable air pressure regulator on input side of solenoid valves serving actuators operating at greater than 30 psig.
   1. Coil Enclosure: Indoors shall be NEMA-1, Outdoors and NEMA-3, 4, 7, 9.
   2. Fluid Temperature Rating: Valves for compressed air and cold water service shall have 150 °F (66 °C) minimum rating. Valves for hot water or steam service shall have fluid temperature rating higher than the maximum expected fluid temperature.
   3. Acceptable Manufacturers: EP valves shall be as manufactured by ASCO or Parker. Substitutions shall be allowed per Division 1.
   4. Coil Rating: EP valves shall have appropriate voltage coil rated for the application (i.e., 24 VAC, 120 VAC, 24 VDC, etc.).

C. Low Temperature Detector ('Freezestat') (FZ): Low temperature detector shall consist of a 'cold spot' element which responds only to the lowest temperature along any one foot of entire element, minimum bulb size of 1/8" x 20' (3.2mm x 6.1m), junction box for wiring connections and gasket to prevent air leakage or vibration noise, DPST (4 wire, 2 circuit) with manual reset. Temperature range 15 to 55°F (-9.4 to 12.8°C), factory set at 38°F.

D. High Temperature Detectors ('Firestat') (FS): High temperature detector shall consist of 3-pole contacts, a single point sensor, junction box for wiring connections and gasket to prevent air leakage of vibration noise, triple-pole, with manual reset. Temperature range 25 to 215°F (-4 to 102°C).

E. Surface-Mounted Thermostat: Surface-mounted thermostat shall consist of SPDT contacts, operating temperature range of 50 to 150° F (10 to 65°C) , and a minimum 10°F fixed setpoint differential.

F. Low Voltage Wall Thermostat: Wall-mounted thermostat shall consist of SPDT sealed mercury contacts, operating temperature range of 50 to 90°F (10 to 32°C), switch rating of 24 Vac (30 Vac max.), and both manual and automatic fan operation in both the heat and cool modes.

G. Control Relays: All control relays shall be UL listed, with contacts rated for the application, and mounted in minimum NEMA-1 enclosure for indoor locations, NEMA-4 for outdoor locations.
   1. Control relays for use on electrical systems of 120 volts or less shall have, as a minimum, the following:
      a. AC coil pull-in voltage range of +10%, -15% or nominal voltage.
      b. Coil sealed volt-amperes (VA) not greater than four (4) VA.
      c. Silver cadmium Form C (SPDT) contacts in a dustproof enclosure, with 8 or 11 pin type plug.
      d. Pilot light indication of power-to-coil and coil retainer clips.
      e. Coil rated for 50 and 60 Hz service.
      f. Acceptable Manufacturers: Relays shall be Potter Brumfield, Model KRPA. Substitutions shall be allowed per Division 1.

g. Relays used for across-the-line control (start/stop) of 120V motors, 1/4 HP, and 1/3 HP, shall be rated to break minimum 10 Amps inductive load. Relays shall be IDEC. Substitutions shall be allowed per Division 1.
h. Relays used for stop/start control shall have low voltage coils (30 VAC or less), and shall be provided with transient and surge suppression devices at the controller interface.

H. General Purpose Power Contactors: NEMA ICS 2, AC general-purpose magnetic contactor. ANSI/NEMA ICS 6, NEMA type 1enclosure. Manufacturer shall be Square 'D', Cutler-Hammer or Westinghouse.

I. Control Transformers: Furnish and install control transformers as required. Control transformers shall be machine tool type, and shall be US and CSA listed. Primary and secondary sides shall be fused in accordance with the NEC. Transformer shall be proper size for application, and mounted in minimum NEMA-1 enclosure.
1. Transformers shall be manufactured by Westinghouse, Square 'D', or Jefferson. Substitutions shall be allowed per Division 1.

J. Time Delay Relays (TDR): TDRs shall be capable of on or off delayed functions, with adjustable timing periods, and cycle timing light. Contacts shall be rated for the application with a minimum of two (2) sets of Form C contacts, enclosed in a dustproof enclosure.
1. TDRs shall have silver cadmium contacts with a minimum life span rating of one million operations. TDRs shall have solid state, plug-in type coils with transient suppression devices.
2. TDRs shall be UL and CSA listed, Crouzet type. Substitutions shall be allowed per Division 1.

K. Electric Push Button Switch: Switch shall be momentary contact, oil tight, push button, with number of N.O. and/or N.C. contacts as required. Contacts shall be snap-action type, and rated for minimum 120 Vac operation. Switch shall be 800T type, as manufactured by Allen Bradley. Substitutions shall be allowed per Division 1.

L. Pilot Light: Panel-mounted pilot light shall be NEMA ICS 2 oil tight, transformer type, with screw terminals, push-to-test unit, LED type, rated for 120 VAC. Unit shall be 800T type, as manufactured by Allen-Bradley. Substitutions shall be allowed per Division 1.

M. Alarm Horn: Panel-mounted audible alarm horn shall be continuous tone, 120 Vac Sonalert solid-state electronic signal, as manufactured by Mallory. Substitutions shall be allowed per Division 1.

N. Electric Selector Switch (SS): Switch shall be maintained contact, NEMA ICS 2, oil-tight selector switch with contact arrangement, as required. Contacts shall be rated for minimum 120 Vac operation. Switch shall be 800T type, as manufactured by Allen-Bradley. Substitutions shall be allowed per Division 1.

2.30 REFRIGERANT MONITOR

A. General: Contractor shall provide a refrigerant sensitive infrared-based stationary refrigerant gas leak monitor system designed to continuously measure refrigerants. Refrigerant monitor shall be coordinated to detect refrigerant type on project. The alarm system shall comply with ANSI/ASHRAE 15-2007 and local code requirements.

B. The refrigerant monitor shall be capable of monitoring multiple refrigerant gas compounds at multiple locations in concentrations of 0 PPM to a minimum of 1000 PPM. The Monitor shall have a low range resolution of 1 PPM in the range of 1 PPM through 100 PPM. Readings above 100 PPM must be accurate to within ±5% of reading. Accuracy shall be maintained within ambient environmental ranges of 0ºC. through 50ºC., (32ºF. through 122ºF.) and 5% through 90% relative humidity, non-condensing.

C. The refrigerant monitor shall automatically and continuously monitor the areas through a sample draw type tubular pick up system with an internal pump and filter. The installation of the monitoring control and the tubing shall be in strict accordance with the manufactures

instructions. The location, routing, and final position of the sample tubes shall be submitted to the engineer with all necessary shop drawings and monitor specifications and installation instructions. Tubing size, tubing material, and tube length limitations shall be within the specifications of the monitor manufacture. The location and method of tube support and hangers must be identified on the shop drawings. Each of the sampling tubes shall have end of line filters.

D. The analyzer will be based on infrared detection technology, and will be factory tested and calibrated for the specified refrigerant or refrigerants. Factory certification of the calibrations shall be provided with the O&M manuals. . The analyzer shall provide a menu driven or automatic method of checking both zero, span calibration for each sensor, and allow for adjustment.

E. The monitor shall be equipped with 4 outputs. Three relays shall energize at an adjustable user defined set point based on refrigerant concentration levels. The relay threshold adjustment shall be protected by keyed or password access controls. Adjustments and observations shall be made at the front panel operator interface. The relay threshold values can be viewed without a password. The digital display will continuously display the refrigerant concentration level and alarm status. The fourth output shall indicate a monitor malfunction alarm. The monitor shall also have an analog output that will provide a liner scaled reference to the refrigerant concentration in parts per million. The analog output signal shall be an industry standard DC voltage, or mA current signal.

F. The monitor shall have a NEMA-4 moisture resistant enclosure with a gasketed, hinged front cover. Conduits and tube connections shall be located on the bottom of the enclosure. The enclosure shall have a rust and corrosion resistant finish.

G. The following alarm modes will be provided by the refrigerant monitor:
   1. ALARM LEVEL ONE - Low level of refrigerant concentration at one of the sampling points has detected the presence of a possible refrigerant leak. The initial alarm threshold shall be set to 5 PPM (adj.) and increased if there are nuisance alarms. This alarm level shall be displayed on the refrigerant monitor interface panel, indicating which sensor has triggered the alarm, and the associated concentration of refrigerant in PPM. This event will also send an Alarm Level One signal to the BAS through a digital output from the monitor relay. This alarm will remain active until the refrigerant concentration is reduced below set point.
   2. ALARM LEVEL TWO - This alarm shall indicate that one of the sensors has detected a refrigerant concentration that is approaching dangerous levels in the area being monitored. This alarm shall be set to 25% below the maximum calculated refrigerant level specified in ANSI/ASHRAE 15-1994 and ASHRAE 34-1992. This alarm will be displayed on the monitor interface, and will indicate which of the sensors has caused the alarm, and the highest concentration in PPM. This event will also activate the beacon and audible alarm mounted on the refrigerant monitoring enclosure. This alarm will also be sent to the BAS through the digital output of the relay. In this mode the audible alarm can be silenced, but the beacon shall remain active until the fault is cleared
   3. ALARM LEVEL THREE - This alarm shall be set at the maximum calculated refrigerant level specified in ANSI/ASHRAE 15-1994 and ASHRAE 34-1992 whichever is the lowest concentration. The refrigerant monitor interface will display which sensor has caused the alarm, and the associated concentration in PPM. This event will also activate the beacon and audible alarm mounted on the refrigerant monitoring enclosure. If the audible alarm had been silenced by an earlier alarm, the activation of this level three alarm will cause the audible alarm to be activated again. The relay in the refrigerant monitoring panel shall activate the space ventilation system, and will disable all combustion or flame-producing equipment via hardwired control interlocks. In addition, this event and will de-energize the energy source for any hot surface (850°F or 454°C) located in the space. Interlocks must also be provided to close any normally open doors or openings to the space for proper ventilation and isolation during this alarm condition. This alarm level will also signal the

BAS through the digital output through the same relay. In this mode, the audible alarm can be silenced, but the beacon shall remain active until the fault is cleared.

H. All alarm conditions shall be report to the BAS system as follows:
   1. ALARM LEVEL ONE - The lowest refrigerant alarm level shall detect the presence of refrigerant in low concentrations and energize a relay to signal a low level alarm to the BAS operator terminal(s). The alarm shall display an alarm message stating that there is a potential refrigerant leak in the designated area.
   2. ALARM LEVEL TWO - The second refrigerant level alarm shall be a high refrigerant alarm alert. This alarm shall energize a relay to signal the BAS system indicating a high level alarm on the BAS operator terminal(s). This BAS alarm shall state that high levels of refrigerant have been detected in the designated area.
   3. FAULT ALARM - Reports a high level alarm to the BAS operator terminal(s) that there is a fault in the refrigerant monitoring alarm system.

2.31 SMOKE CONTROL/FIREMAN'S OVERRIDE PANEL

A. Integral enunciator/control panel part of complete engineered and UUKL 864 listed system.

B. Provide clear, laminated graphic schematically representing the building air systems. Status LEDs shall be associated with graphic representations of fans. Override switches shall be provided as required by NFPA 110 to allow override of the fans and dampers applicable to the code requirements.

C. Interface with Fire Alarm System as required to implement the requirements specified in the Sequence of Operations.

2.32 NAMEPLATES

A. Provide engraved phenolic or micarta nameplates for all equipment, components, and field devices furnished. Nameplates shall be 1/8 thick, black, with white center core, and shall be minimum 1" x 3", with minimum 1/4" high block lettering. Nameplates for devices smaller than 1" x 3" shall be attached to adjacent surface.

B. Each nameplate shall identify the function for each device.

2.33 TESTING EQUIPMENT

A. Contractor shall test and calibrate all signaling circuits of all field devices to ascertain that required digital and accurate analog signals are transmitted, received, and displayed at system operator terminals, and make all repairs and recalibrations required to complete test. Contractor shall be responsible for test equipment required to perform these tests and calibrations. Test equipment used for testing and calibration of field devices shall be at least twice as accurate as respective field device (e.g., if field device is +/-0.5% accurate, test equipment shall be +/-0.25% accurate over same range).

PART 3 - EXECUTION

3.01 INSPECTION

A. Examine areas and conditions under which control systems are to be installed. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to Installer.

3.02 INSTALLATION OF CONTROL SYSTEMS

A. General: Install systems and materials in accordance with manufacturer's instructions, roughing-in drawings and details shown on drawings. Install electrical components and use electrical products complying with requirements of National Electric Code and all local codes.

B. Control Wiring: The term "control wiring" is defined to include providing of wire, conduit and miscellaneous materials as required for mounting and connection of electric control devices.
   1. Wiring System: Install complete wiring system for electric control systems. Conceal wiring except in mechanical rooms and areas where other conduit and piping are exposed. Installation of wiring shall generally follow building lines. Install in accordance with National Electrical Code and Division 16 of this Specification. Fasten flexible conductors bridging

cabinets and doors, neatly along hinge side, and protect against abrasion. Tie and support conductors neatly.

2. Control Wiring Conductors: Install control wiring conductors, without splices between terminal points, color-coded. Install in neat workmanlike manner, securely fastened. Install in accordance with National Electrical Code and Division 16 of this Specification.
3. Communication wiring, signal wiring and low voltage control wiring shall be installed separate from any wiring over thirty (30) volts. Signal wiring shield shall be grounded at controller end only, unless otherwise recommended by the controller manufacturer.
4. All WAN and LAN Communication wiring shield shall be terminated as recommended by controller manufacturer. All WAN and LAN Communication wiring shall be labeled with a network number, device ID at each termination and shall correspond with the WAN and LAN system architecture and floor plan submittals.
5. Install all control wiring external to panels in electric metallic tubing or raceway. However, communication wiring, signal wiring and low voltage control wiring may be run without conduit in concealed, accessible locations if noise immunity is ensured. Contractor will be fully responsible for noise immunity and rewire in conduit if electrical or RF noise affects performance. Accessible locations are defined as areas inside mechanical equipment enclosures, such as heating and cooling units, instrument panels etc.; in accessible pipe chases with easy access, or suspended ceilings with easy access. Installation of wiring shall generally follow building lines. Run in a neat and orderly fashion, bundled where applicable, and completely suspended (strapped to rigid elements or routed through wiring rings) away from areas of normal access. Tie and support conductors neatly with suitable nylon ties. Conductors shall not be supported by the ceiling system or ceiling support system. Conductors shall be pulled tight and be installed as high as practically possible in ceiling cavities. Wiring shall not be laid on the ceiling or duct. Conductors shall not be installed between the top cord of a joist or beam and the bottom of roof decking. Contractor shall be fully responsible for noise immunity and rewire in conduit if electrical or RF noise affects performance.
6. Number-code or color-code conductors appropriately for future identification and servicing of control system. Code shall be as indicated on approved installation drawings.

C. Control Valves: Install so that actuators, wiring, and tubing connections are accessible for maintenance. Where possible, install with valve stem axis vertical, with operator side up. Where vertical stem position is not possible, or would result in poor access, valves may be installed with stem horizontal. Do not install valves with stem below horizontal, or down.

D. Freezestats: Install freezestats in a serpentine fashion where shown on drawing. Provide one foot of element for each square foot of coil face area. Where coil face area exceeds required length of element, provide multiple devices, wired in parallel for normally open close on trip application, wired in series for normally closed, open on trip application. Adequately support with coil clips.

E. Averaging Temperature Sensors: Cover no more than two square feet per linear foot of sensor length except where indicated. Generally where flow is sufficiently homogeneous/adequately mixed at sensing location, consult AE for requirements.

F. Airflow Measuring Stations: Install per manufacturer's recommendations in an unobstructed straight length of duct (except those installations specifically designed for installation in fan inlet). For installations in fan inlets, provide on both inlets of double inlet fans and provide inlet cone adapter as recommended by AFM station manufacturer.

G. Fluid Flow Sensors: Install per manufacturer's recommendations in an unobstructed straight length of pipe.

H. Relative Humidity Sensors: Provide element guard as recommended by manufacturer for high velocity installations. For high limit sensors, position remote enough to allow full moisture absorption into the air stream before reaching the sensor.

I. Differential Pressure Transmitters: Provide valve bypass arrangement to protect against over pressure damaging the transmitter.

J. Flow Switches: Where possible, install in a straight run of pipe at least 15 diameters in length to minimize false indications.

K. Current Switches for Motor Status Monitoring: Adjust so that setpoint is below minimum operating current and above motor no load current.

L. Supply Duct Pressure Transmitters:
   1. General: Install pressure tips with at least 4 'round equivalent' duct diameters of straight duct with no takeoffs upstream. Install pressure tips securely fastened with tip facing upstream in accordance with manufacturer's installation instructions. Locate the transmitter at an accessible location to facilitate calibration.
   2. VAV System 'Down-Duct' Transmitters: Locate pressure tips approximately 2/3 of the hydraulic distance to the most remote terminal in the air system.

M. Cutting and Patching Insulation: Repair insulation to maintain integrity of insulation and vapor barrier jacket. Use hydraulic insulating cement to fill voids and finish with material matching or compatible with adjacent jacket material.

3.03 REFRIGERANT MONITOR

A. Install in accordance with the manufacturer's instructions. Place sensing tips in locations to maximize effectiveness.

B. Hard wire interlocks to the emergency ventilation and shutdown of combustion devices.

END OF SECTION

SECTION 23 09 52
BAS OPERATOR INTERFACES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Operator Workstations
B. Control System Servers
C. Portable Operator Terminal
D. Hand Held Operator Interface Devices
E. Permanently Mounted Operator Interface Devices
F. Printers

1.02 RELATED DOCUMENTS

A. 23 0950 - Building Automation System (BAS) General (Refer to this Section also for Definitions and Abbreviations)
B. 23 0951 - BAS Basic Materials, and Devices
C. 23 0953 - BAS Field Panel
D. 23 0954 - BAS Communications Devices
E. 23 0955 - BAS Software and Programming
F. 23 0958 – BAS Sequence of Operation
G. 23 0959 – BAS Commissioning

1.03 DESCRIPTION OF WORK

A. Furnish and install all Operator Interfaces and Control System Servers as required for the BAS functions specified. All computers shall be warranted by the manufacturer for a period of one year after Substantial Completion.
B. Refer to Section 23 0950 for general requirements.

PART 2 PRODUCTS

2.01 OPERATOR WORKSTATION (OWS)

A. Provide personal computer (PC) with current generation multi-core Intel processor operating at 2.0 GHz minimum speed. Include 1 GB RAM and minimum of two (2) 160GB/7200 RPM hard disk drives. Provide a x16 PCIe graphics card, Four USB 2.0 ports, 100/1000 Base-T network card and 16X DVD+/-RW Drive. Provide 19 in (1280 x 1024 min resolution, 6ms max refresh) LCD.
B. Provide detachable keyboard with standard typewriter layout, function keys, and separate numeric keypad. Provide a USB mouse and mouse pad with the system. Provide one open serial port after configuration of the workstation to meet the requirements of the rest of these specifications.
C. Workstation PC shall have the capability of changing serial port interrupt vectors and IOBASE addresses through software.
D. Operating system for operator workstation must be preapproved by the State (Currently approved: Microsoft ‘Windows XP Professional’). Provide Microsoft Office 2007 Professional or Office 2003 Professional Software. All software shall be at least the latest version available as of the date of contract completion.
E. Provide software, graphics and programming as specified in Section 23 0955.
F. Provide network card approved by BAS manufacturer to support Supervisory LAN communications (100/1000 Mbps Ethernet TCP/IP) for OWSs connected to the Local Supervisory LAN and network card or LANID where connected to the Primary Controller LAN.

G. Provide additional hardware, video drivers, etc., to facilitate all control functions and software requirements specified for the BAS.

H. It is important that the CSS and OWSs be positioned on the drawings and or their location clearly defined. Edit the following as applicable.

I. Operator Workstations shall be placed as follows and as indicated on the drawings or as directed by the State.

2.02 CONTROL SYSTEM SERVER (CSS)

A. Provide personal computer (PC) or server computer with current generation multi-core Intel processor operating at 2.4 GHz minimum speed. Include 2 GB RAM and minimum of two (2) 180GB/7200 RPM hard disk drives. Provide a x16 PCIe graphics card, Four USB 2.0 ports, 100/1000 Base-T network card, 16X DVD+/-RW Drive, 56k modem and backup system with capacity to store all aspects of the system configuration database including control device configuration parameters, graphics, trends, and programming, etc to a single removable portable device which can be moved off site.. Provide 19 in (1280 x 1024 min resolution, 6ms max refresh) LCD if the CSS also serves as a OWS. Otherwise, a 17-inch LCD is acceptable.

B. Provide detachable keyboard with standard typewriter layout, function keys, and separate numeric keypad. Provide a USB mouse and mouse pad with the system. Provide one open serial port after configuration of the workstation to meet the requirements of the rest of these specifications.

C. Workstation PC shall have the capability of changing serial port interrupt vectors and IOBASE addresses through software.

D. Operating system for operator workstation must be preapproved by the State (Currently approved: Microsoft Windows XP Professional). Provide Microsoft Office 2007 Professional or Office 2003 Professional Software. All software shall be at least the latest version available as of the date of contract completion.

E. Provide network configuration tool, all programming applications, graphic creation tools and all other software required to configure and operate the system.

F. For CSSs that provide web services for presentation of data across the Internet, all Web components and services shall be installed with required licensing. CSS shall be configured to secure it to the extent practical inside the Local Supervisory LAN. CSS shall always function from behind a firewall provided either by the State network administrators in the case where they provide the LAN infrastructure, or by this contractor where the LAN is provided under this Division of the specifications.

G. Provide network card approved by BAS manufacturer to support Supervisory LAN communications (100/1000 Mbps Ethernet TCP/IP)

H. Provide additional hardware, video drivers, etc., to facilitate all control functions and software requirements specified for the BAS.

I. It is important that the CSS and OWSs be positioned on the drawings and or their location clearly defined. Edit the following as applicable

J. Control System Server shall be placed as follows and as indicated on the drawings or as directed by the State.

2.03 PORTABLE OPERATORS TERMINAL (POT) / REMOTE WORKSTATION

A. Portable Operators Terminal shall support system management by connection to the controllers, by connection via the Internet, and by dial-up communications while serving as the remote workstation.

B. Provide [one] notebook personal computer (PC) with a current generation multi-core Intel processor operating at 1.6 GHz minimum speed. Include 1 GB RAM and minimum 80GB/7200 RPM hard disk drive, 16x DVD+/-RW Drive. Provide an internal 56k modem, internal wireless

802.11 g/b, internal 10/100 Mbps Ethernet, Four USB 2.0 ports, a serial port, Type II and Type III PCMCIA slots, touch pad, rechargeable battery, and 110V power supply/charger.

C. Provide minimum 15.4" WXGA LCD.

D. Provide carrying case and extra battery.

E. Operating system for operator workstation must be preapproved by the State (Currently approved: Microsoft Windows XP Professional). Provide Microsoft Office 2007 Professional or Office 2003 Professional Software.

F. Provide software, graphics and programming as specified in Section 23 0955.

G. Provide additional hardware, video drivers, etc., to facilitate all control functions and software requirements specified for the building automation system.

H. Provide all controller configuration and interface software and/or plug ins for all devices applicable. All shall be loaded and functional. Provide all required interface cables required to connect to all networks, routers, controllers, SDs etc.

I. Wherever a POT connection point is not provided accessible in the same room as the device controlled, contractor shall provide a wireless system to permit configuration, testing and operation from within the room. Wireless system shall have the range to reliably communicate with the most remote room

2.04 HAND-HELD OPERATOR INTERFACE DEVICES (HHD)

A. Provide a quantity of one (1) manufacturers standard hand held operating devices for connecting to controllers and thermostats. Capabilities of the HHD shall include the following as a minimum:
   1. Display of physical and virtual point values.
   2. Adjustment of setpoints and adjustable parameters.
   3. Temporary override of commands and point values.
   4. Temporary override of time schedules.
   5. Display of alarm conditions and CU diagnostics.

B. HHD shall be fully portable, battery operated and shall not require external power connection. Display shall be LCD 40 character minimum.

C. If product line relies on third party IBM compatible computers or ANSI terminals for the HHD, provide palmtop types as approved by the manufacturer, with all necessary software fully configured, in the quantity required.

D. Provide all necessary cables for required connection to BCs, AAC/ASCs, gateways, enhanced zone sensors, etc.

E. Provide manufacturers standard battery charging device (as applicable) in same quantity as required for hand held device.

F. If hand held device is not provided with manufacturers standard product line, provide additional notebook computer to perform the same functions

2.05 PRINTER

A. Provide minimum 600x600 dpi, min 4 sheets per minute laser printer with 8-1/2” x 11” and 11” x 17” paper trays.

B. Provide this printer at the Control System Server

PART 3 EXECUTION

3.01 INSTALLATION

A. No license, software component, key, etc or any piece of information required to install, configure, operate, diagnose and maintain the system shall be withheld from the State.

B. Install systems and materials in accordance with manufacturer’s instructions.

END OF SECTION

SECTION 23 09 53
BAS FIELD PANELS

PART 1 - GENERAL

1.01 SECTION INCLUDES:

A. Building Controller (BC)

B. Advance Application Specific Controller (AAC)

C. Application Specific Controller (ASC)

1.02 RELATED DOCUMENTS:

A. Section 23 09 50 - Building Automation System (BAS) General - Refer to this section for definitions of terminology

B. Section 23 09 51 - BAS Basic Materials, Interface Devices, and Sensors

C. Section 23 09 54 - BAS Communications Devices

D. Section 23 09 55 - BAS Software

E. Section 23 09 58 - Sequence of Operation

F. Section 23 09 59 - BAS Commissioning

1.03 DESCRIPTION OF WORK:

A. Furnish and install DDC Control units and/or Smart Devices required to support specified building automation system functions.

B. Refer to Section 23 09 50 for general requirements.

PART 2 - PRODUCTS

2.01 STAND-ALONE FUNCTIONALITY

A. General: These requirements clarify the requirement for stand-alone functionality relative to packaging I/O devices with a controller. Stand-alone functionality is specified with the controller and for each Application Category specified in Part 3. This item refers to acceptable paradigms for associating the points with the processor.

B. Functional Boundary: Provide controllers so that all points associated with and common to one unit or other complete system/equipment shall reside within a single control unit. The boundaries of a standalone system shall be as dictated in the contract documents. Generally systems specified for the Application Category will dictate the boundary of the standalone control functionality. See related restrictions below. When referring to the controller as pertains to the standalone functionality, reference is specifically made to the processor. One processor shall execute all the related I/O control logic via one operating system that uses a common programming and configuration tool.

C. The following configurations are considered acceptable with reference to a controller's standalone functionality:

1. Points packaged as integral to the controller such that the point configuration is listed as an essential piece of information for ordering the controller (having a unique ordering number).
2. Controllers with processors and modular back planes that allow plug in point modules as an integral part of the controller.
3. I/O point expander boards, plugged directly into the main controller board to expand the point capacity of the controller.
4. I/O point expansion devices connected to the main controller board via wiring and as such may be remote from the controller and that communicate via a sub LAN protocol. These arrangements to be considered standalone shall have a sub LAN that is dedicated to that controller and include no other controller devices (AACs or ASCs). All wiring to interconnect the I/O expander board shall be:

a. Contained in the control panel enclosure;
b. Or run in conduit. Wiring shall only be accessible at the terminations.

D. The following configurations are considered unacceptable with reference to a controller's standalone functionality:
1. Multiple controllers enclosed in the same control panel to accomplish the point requirement.

2.02 BUILDING CONTROLLER (BC)

A. General Requirements:
1. The BC(s) shall provide fully distributed control independent of the operational status of the OWSs and CSS. All necessary calculations required to achieve control shall be executed within the BC independent of any other device. All control strategies performed by the BC(s) shall be both operator definable and modifiable through the Operator Interfaces.
2. BCs shall perform overall system coordination, accept control programs, perform automated HVAC functions, control peripheral devices and perform all necessary mathematical and logical functions. BCs shall share information with the entire network of BCs and AACs/ASCs for full global control. Each controller shall be accessed through the CSS in normal operations. In the event that the CSS is not available, the controller shall permit multi-user operation from multiple OWS and mobile computers connected either locally or over the network. Each unit shall have its own internal RAM, non-volatile memory, microprocessor, battery backup, regulated power supply, power conditioning equipment, ports for connection of operating interface devices, and control enclosure. BCs shall be programmable from the CSS, OWS, mobile computer, or hand held device. BC shall contain sufficient memory for all specified global control strategies, user defined reports and trending, communication programs, and central alarming.
3. BCs shall be connected to a controller network that qualifies as a controlling LAN.
4. All BCs shall be provided with a UPS to protect against memory loss and allow for continuous communication with the CSS in the event of a loss of power.
a. The UPS shall be a 500 VA UPS equal to APC Back-UPS CS, 300 Watts / 500 VA, Input 120V / Output 120V, Interface Port DB-9 RS-232, USB
5. In addition BCs may provide intelligent, standalone control of BAS functions. Each BC may be capable of standalone direct digital operation utilizing its own processor, non-volatile memory, input/output, wiring terminal strips, A/D converters, real-time clock/calendar and voltage transient and lightning protection devices. Refer to standalone functionality specified above.
6. The BC may provide for point mix flexibility and expandability. This requirement may be met via either a family of expander boards, modular input/output configuration, or a combination thereof. Refer to stand alone functionality specified above.
7. All BC point data, algorithms and application software shall be modifiable from the CSS and OWS.
8. Each BC shall execute application programs, calculations, and commands via a microprocessor resident in the BC. The database and all application programs for each BC shall be stored in non-volatile or battery backed volatile memory within the BC and will be able to upload/download to/from the CSS.
9. BC shall provide buffer for holding alarms, messages, trends etc.
10. Each BC shall include self-test diagnostics, which allow the BC to automatically alarm any malfunctions, or alarm conditions that exceed desired parameters as determined by programming input.
11. Each BC shall contain software to perform full DDC/PID control loops.
12. For systems requiring end-of-line resistors those resistors shall be located in the BC.
13. Input-Output Processing
a. Digital Outputs (DO): Outputs shall be rated for a minimum 24 Vac or Vdc, 1 amp maximum current. Each shall be configurable as normally open or normally closed. Each output shall have an LED to indicate the operating mode of the output and a

manual hand off or auto switch to allow for override. Each DO shall be discrete outputs from the BC's board (multiplexing to a separate manufacturer's board is unacceptable). Provide suppression to limit transients to acceptable levels.

b. Analog Inputs (AI): AI shall be 0-5 Vdc, 0-10 Vdc, 0-20 Vdc, and 0-20 mA. Provide signal conditioning, and zero and span calibration for each input. Each input shall be a discrete input to the BC's board (multiplexing to a separate manufacturers board is unacceptable unless specifically indicated otherwise). A/D converters shall have a minimum resolution of 12 bits.
c. Digital Inputs (DI): Monitor dry contact closures. Accept pulsed inputs of at least one per second. Source voltage for sensing shall be supplied by the BC and shall be isolated from the main board. Software multiplexing of an AI and resistors may only be done in non-critical applications and only with prior approval of Architect/Engineer.
d. Universal Inputs (UI-AI or DI): To serve as either AI or DI as specified above.
e. Electronic Analog Outputs (AO): Voltage mode: 0-5 Vdc and 0-10 Vdc; Current mode: 4-20 mA. Provide zero and span calibration and circuit protection. Pulse Width Modulated (PWM) analog via a DO [and transducer] is acceptable only with State approval (Generally these will not be allowed on loops with a short time constant such as discharge temperature loops, economizer loops, pressure control loops and the like. They are generally acceptable for standard room temperature control loops.). Where these are allowed, transducer/actuator shall be programmable for normally open, normally closed, or hold last position and shall allow adjustable timing. Each DO shall be discrete outputs from the BC's board (multiplexing to a separate manufacturers board is unacceptable). D/A converters shall have a minimum resolution of 10 bits.
f. Pulsed Inputs: Capable of counting up to 8 pulses per second with buffer to accumulate pulse count. Pulses shall be counted at all times.

14. A communication port for operator interface through a mobile computer shall be provided in each BC. It shall be possible to perform all program and database back-up, system monitoring, control functions, and BC diagnostics through this port. Standalone BC panels shall allow temporary use of portable devices without interrupting its normal operation.
15. Each BC shall be equipped with loop tuning algorithm for precise proportional, integral, derivative (PID) control. Loop tuning tools provided with the CSS software is acceptable. In any case, tools to support loop tuning must be provided such that P, I, and D gains are automatically calculated.
16. All analog output points shall have a selectable failure setpoint. The BC shall be capable of maintaining this failure setpoint in the event of a system malfunction, which causes loss of BC control, or loss of output signal, as long as power is available at the BC. The failure setpoint shall be selectable on a per point basis.
17. Slope intercepts and gain adjustments shall be available on a per-point basis.
18. BC Power Loss:
    a. Upon a loss of power to any BC, the other units on the controlling LAN shall not in any way be affected.
    b. Upon a loss of power to any BC, the battery backup shall ensure that the energy management control software, the Direct Digital Control software, the database parameters, and all other programs and data stored in the RAM are retained for a minimum of fifty (50) hours. An alarm diagnostic message shall indicate that the BC is under battery power.
    c. Upon restoration of power within the specified battery backup period, the BC shall resume full operation without operator intervention. The BC shall automatically reset its clock such that proper operation of any time dependent function is possible without manual reset of the clock. All monitored functions shall be updated.
    d. Should the duration of a loss of power exceed the specified battery back-up period or BC panel memory be lost for any reason, the panel shall automatically report the condition (upon resumption of power) and be capable of receiving a download via the network from the CSS or a mobile computer. In addition, the State shall be able to

upload the most current versions of all energy management control programs, Direct Digital Control programs, database parameters, and all other data and programs in the memory of each BC to the CSS or a mobile computer via the network or the local USB or RS-232C port.

19. BC Failure:
    a. Building Controller LAN Data Transmission Failure: BC shall continue to operate in stand-alone mode. BC shall store loss of communication alarm along with the time of the event. All control functions shall continue with the global values programmable to either the last value or a specified value. Peer BCs shall recognize the loss and report alarm.
    b. BC Hardware Failure: BC shall cease operation and terminate communication with other devices. All outputs shall go to their specified fail position.
20. Each BC shall be equipped with firmware resident self-diagnostics for sensors and be capable of assessing an open or shorted sensor circuit and taking an appropriate control action (close valve, damper, etc.).
21. BCs may include network communications interface functions for controlling secondary controlling LANs Refer to Section 23 09 54 - BAS System Communications Devices for requirements if this function is packaged with the BC.
22. A minimum of four levels of privileges shall be provided at each BC.
23. All local user accounts shall be password protected. Strong password shall be used and complies with the State security standard.
24. BCs shall be mounted on equipment, in packaged equipment enclosures, or locking wall mounted in a NEMA 1 enclosure, as specified elsewhere.

B. BACnet Building Controller Requirements:
    1. The BC(s) shall support all BIBBs defined in the BACnet-IP (B-BC) device profile as defined in the BACnet standard.
    2. BCs shall communicate over the BACnet-IP LAN.
    3. Each BC shall be connected to the BACnet-IP LAN communicating to/from other BCs.

2.03 ADVANCED APPLICATION SPECIFIC CONTROLLER (AAC) AND APPLICATION SPECIFIC CONTROLLER (ASC)

A. General Requirements:
    1. AACs and ASCs shall provide intelligent, standalone control of HVAC equipment. Each unit shall have its own internal RAM, non-volatile memory and will continue to operate all local control functions in the event of a loss of communications on the ASC LAN or sub-LAN. Refer to standalone requirements by application specified in Part 3 of this section. In addition, it shall be able to share information with every other BC and AAC /ASC on the entire network.
    2. Each AAC and ASC shall include self-test diagnostics that allow the AAC /ASC to automatically relay to the BC, or LAN Interface Device, any malfunctions or abnormal conditions within the AAC /ASC or alarm conditions of inputs that exceed desired parameters as determined by programming input.
    3. AACs and ASCs shall include sufficient memory to perform the specific control functions required for its application and to communicate with other devices.
    4. Each AAC and ASC must be capable of stand-alone direct digital operation utilizing its own processor, non-volatile memory, input/output, minimum 8 bit A to D conversion, voltage transient and lightning protection devices. All volatile memory shall have a battery backup of at least fifty- (50) hrs with a battery life of (5) five years.
    5. All point data; algorithms and application software within an AAC /ASC shall be modifiable from the OWS.
    6. AAC and ASC Input-Output Processing
        a. Digital Outputs (DO): Outputs shall be rated for a minimum 24 VAC or VDC, 1 amp maximum current. Each shall be configurable as normally open or normally closed. Each output shall have an LED to indicate the operating mode of the output and a

manual hand off or auto switch to allow for override (Only AAC requires HOA). Each DO shall be discrete outputs from the AAC/ASC's board (multiplexing to a separate manufacturer's board is unacceptable). Provide suppression to limit transients to acceptable levels.

b. Analog Inputs (AI): AI shall be O-5 Vdc, 0-10Vdc, 0-20Vdc, and 0-20 mA. Provide signal conditioning, and zero and span calibration for each input. Each input shall be a discrete input to the BC's board (multiplexing to a separate manufacturers board is unacceptable unless specifically indicated otherwise). A/D converters shall have a minimum resolution of 8-10 bits depending on application.
c. Digital Inputs (DI): Monitor dry contact closures. Accept pulsed inputs of at least one per second. Source voltage for sensing shall be supplied by the BC and shall be isolated from the main board. Software multiplexing of an AI and resistors may only be done in non-critical applications and only with prior approval of Architect/Engineer
d. Universal Inputs (UI-AI or DI): To serve as either AI or DI as specified above.
e. Electronic Analog Outputs (AO) as required by application: voltage mode, 0-5VDC and 0-10VDC; current mode (4-20 mA). Provide zero and span calibration and circuit protection. Pulse Width Modulated (PWM) analog via a DO [and transducer] is acceptable only with State approval (Generally, PWM will not be allowed on loops with a short time constant such as discharge temperature loops, economizer loops, pressure control loops and the like. They are generally acceptable for standard room temperature control loops.). Where PWM is allowed, transducer/actuator shall be programmable for normally open, normally closed, or hold last position and shall allow adjustable timing. Each DO shall be discrete outputs from the BC's board (multiplexing to a separate manufacturers board is unacceptable). D/A converters shall have a minimum resolution of 8 bits.

B. BACnet AAC(s) and ASC(s) Requirements:
1. The AAC(s) and ASC(s) shall support all BIBBs defined in the BACnet Building Controller (B-AAC and B-ASC) device profile as defined in the BACnet standard.
2. AAC(s) and ASC(s) shall communicate over the BACnet Building Controller LAN or the ASC LAN or sub-LAN.
3. Each BC shall be connected to the BACnet Building Controller LAN communicating to/from other BCs.

C. Terminal Box Controllers:
1. Terminal box controllers controlling damper positions to maintain a quantity of supply or exhaust air serving a space shall have an automatically initiated function that resets the volume regulator damper to the fully closed position on a scheduled basis. The controllers shall initially be set up to perform this function once every 24 hours. The purpose of this required function is to reset and synchronize the actual damper position with the calculated damper position and to assure the damper will completely close when commanded. The software shall select scheduled boxes randomly and shall not allow more than 5% of the total quantity of controllers in a building to perform this function at the same time. This reset shall be performed while the AHU is operating. The BAS shall send an alarm for any terminal box that has been reset and does not indicate 0 cfm flow with the damper commanded closed.

PART 3 - EXECUTION

3.01 INSPECTION:

A. Examine areas and conditions under which control systems are to be installed. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to Installer.

3.02 INSTALLATION OF CONTROL SYSTEMS:

A. General: Install systems and materials in accordance with manufacturer's instructions, specifications roughing-in drawings and details shown on drawings. Contractor shall install all controllers in accordance with manufacturer's installation procedures and practices.

3.03 HARDWARE APPLICATION REQUIREMENTS

A. General: The functional intent of this specification is to allow cost effective application of manufacturers standard products while maintain the integrity and reliability of the control functions. A BC as specified above is generally fully featured and customizable whereas the AAC/ASC refers to a more cost-effective unit designed for lower-end applications. Specific requirements indicated below are required for the respective application. Manufacturer may apply the most cost-effective unit that meets the requirement of that application.

B. Standalone Capability: Each Control Unit shall be capable of performing the required sequence of operation for the associated equipment. All physical point data and calculated values required to accomplish the sequence of operation shall originate within the associated CU with only the exceptions enumerated below. Refer to Item 2.01 above for physical limitations of standalone functionality. Listed below are functional point data and calculated values that shall be allowed to be obtained from or stored by other CUs or SDs via LAN.

C. Where associated control functions involve functions from different categories identified below, the requirements for the most restrictive category shall be met.

D. Application Category 0 (Distributed monitoring)
   1. Applications in this category include the following:
      a. Monitoring of variables that are not used in a control loop, sequence logic, or safety.
   2. Points on BCs, AACs, and ASCs may be used in these applications as well as SDs and/or general-purpose I/O modules.
   3. Where these points are trended, contractor shall verify and document that the network bandwidth is acceptable for such trends and is still capable of acceptable and timely control function.

E. Application Category 1 (Application Specific Controller):
   1. Applications in this category include the following:
      a. Fan Coil Units
      b. Airflow Control Boxes (VAV and Constant Volume Terminal Units)
      c. Misc. Heaters
      d. Unitary equipment <15 tons (Package Terminal AC Units, Package Terminal Heat Pumps, Split-System AC Units, Split-System Heat Pumps, Water-Source Heat Pumps)
      e. Induction Units
      f. Variable Speed Drive (VSD) controllers not requiring safety shutdowns of the controlled device.
   2. ASCs may be used in these applications.
   3. Standalone Capability: Provide capability to execute control functions for the application for a given setpoint or mode, which shall generally be occupied mode control. Only the following data (as applicable) may be acquired from other controllers via LANs. In the event of a loss of communications with any other controller, or any fault in any system hardware that interrupts the acquisition of any of these values, the ASC shall use the last value obtained before the fault occurred. If such fault has not been corrected after the specified default delay time, specified default value(s) shall then be substituted until such fault has been corrected.

      Physical/Virtual PointDefault Value
      Scheduling PeriodNormal
      Morning Warm-UpOff (cold discharge air)
      Load ShedOff (no shedding)
      Summer/WinterWinter
      [Trend DataN/A]
      [Smoke Pressurization ModeNormal Mode]
   4. Mounting:

a. ASCs that control equipment located above accessible ceilings shall be mounted on the equipment in an accessible enclosure that does not hinder maintenance of mechanical equipment and shall be rated for plenum use.
b. ASCs that control equipment mounted in a mechanical room may either be mounted in, on the equipment, or on the wall of the mechanical room at an adjacent, accessible location.
c. ASCs that control equipment located in occupied spaces or outside shall either be mounted within the equipment enclosure (responsibility for physical fit remains with the contractor) or in a nearby mechanical/utility room in which case it shall be enclosed in a NEMA 1, locking enclosure.
d. Section 23 09 53 contractor may furnish ASCs to the terminal unit manufacturer for factory mounting.

5. Programmability: Operator shall be able to modify all setpoints (temperature and airflow), scheduling parameters associated with the unit, tuning and set up parameters, interstage timing parameters, and mode settings. Application-specific block control algorithms may be used to meet the sequence of operations. The ability to customize the control algorithm is not required unless specifically indicated otherwise.
6. LAN Restrictions: Limit the number of nodes on the network to the maximum recommended by the manufacturer.

F. Application Category 2 (General Purpose Terminal Controller)
1. Applications in this category include the following:
a. Unitary Equipment >= 15 tons (Air Conditioners, Heat Pumps, Packaged Heating/Cooling Units, and the like)
b. Small, Constant Volume Single Zone Air Handling Units
c. Constant Volume Pump Start/Stop
d. Misc. Equipment (Exhaust Fan) Start/Stop
e. Misc. Monitoring (not directly associated with a control sequence and where trending is not critical)
f. Steam Converter Control
2. BCs may be used in these applications.
3. ASC's may be used in these applications provided the ASC meets all requirements specified below. This category requires a general-purpose ASC to which application-specific control algorithms can be attached.
4. Standalone Capability: Only the following data (as applicable) may be acquired from other ASCs via LANs. In the event of a loss of communications with any other ASCs, or any fault in any system hardware that interrupts the acquisition of any of these values, the AAC/ASC shall use the last value obtained before the fault occurred. If such fault has not been corrected after the specified default delay time, specified default value(s) shall then be substituted until such fault has been corrected.

Physical/Virtual Point	Default Delay Time	Default Value
Outside Air Temperature	3 minutes	80°F
Outside Air Humidity	3 minutes	60%RH
Outside Air Enthalpy	3 minutes	30 Btu/lb
Trend Data	N/A	
Cooling/Heating Requests	3 minutes	None
Smoke Pressurization Mode	3 minutes	Normal Mode
Smoke Exhaust Command	3 minutes	Normal Mode

5. Mounting:
a. ASCs that control equipment located above accessible ceilings shall be mounted on the equipment so as not to hinder mechanical maintenance and shall be rated for plenum use.
b. ASCs that control equipment located in occupied spaces or outside shall either be mounted within the equipment enclosure (responsibility for physical fit remains with

the contractor) or in a nearby mechanical/utility room in which case it shall be enclosed in a NEMA 1, locking enclosure.

6. Programmability: Operator shall be able to modify all setpoints (temperature and airflow), scheduling parameters associated with the unit, tuning and set up parameters, interstage timing parameters, and mode settings. Operator shall be able to address and configure spare inputs for monitoring. [Operator shall be able to address and configure spare outputs for simple single loop control actions or event initiated actions.] Application-specific block control algorithms shall used to meet the sequence of operations. The ability to customize the control algorithm is not required unless specifically indicated otherwise.
7. LAN Restrictions: Limit the number of nodes servicing any one of these applications on the AAC/ASC LAN to 32.

G. Application Category 3 (Advanced Application Controller)
1. Applications in this category include the following:
   a. Large Constant Volume Air Handlers
   b. VAV Air Handlers generally >5,000 and <10,000cfm
   c. Dual Duct Air Handlers generally >5000 and < 10,000 cfm
   d. Multizone Air Handlers
   e. Self-Contained VAV Units
2. BCs may be used in these applications.
3. AAC's may be used in these applications provided:
   a. The AAC's meets all requirements specified below.
   b. All control functions and physical I/O associated with a given unit resides in one AAC.
   c. Input A/D is 10-bit. Exception: 8-bit input A/D can be used when matched with high accuracy sensors, the range of which meets the resolution requirements specified for the applicable sensor in Section 23 09 51.
   d. Pulsed inputs required for the application can be monitored and accumulated effectively.
4. Standalone Capability: Only the following data (as applicable) may be acquired from other AACs via LANs. In the event of a loss of communications with any other AACs, or any fault in any system hardware that interrupts the acquisition of any of these values, the AAC shall use the last value obtained before the fault occurred. If such fault has not been corrected after the specified default delay time, specified default value(s) shall then be substituted until such fault has been corrected.

   physical/virtual pointdefault delay timedefault value
   Outside Air Temperature3 minutes80°F
   Outside Air Humidity3 minutes60%RH
   Outside Air Enthalpy3 minutes30 Btu/lb
   Enable Local OperationLast Value
   Cooling/Heating Requests3 minutesNone
   Smoke Pressurization Mode3 minutesNormal Mode
   Smoke Exhaust Command3 minutesNormal Mode
5. Mounting:
   a. AACs that control equipment located above accessible ceilings shall be mounted on the equipment so as not to hinder mechanical maintenance and shall be rated for plenum use.
   b. AACs that control equipment located in occupied spaces or outside shall either be mounted within the equipment enclosure (responsibility for physical fit remains with the contractor) or in a near by mechanical/utility room in which case it shall be enclosed in a NEMA 1, locking enclosure.
6. Programmability: Operator shall be able to modify all setpoints (temperature and airflow), scheduling parameters associated with the unit, tuning and set up parameters, interstage timing parameters, and mode settings. Operator shall be able to address and configure spare inputs for monitoring. Operator shall be able to program custom DDC control algorithms and specify trending parameters, which will be retained in memory in the event

of a loss of communications. Application-specific block control algorithms may be used provided they meet the sequence of operations. The control algorithms shall be completely customizable.

7. LAN Restrictions: Each LAN which participates in the transfer of data between the CU and the local operator workstation shall be subject to the following criteria:
   a. Limit the number of nodes servicing any one of these applications on the AAC/ASC LAN to 16.
   b. The Building Controller LAN shall be subject only to manufacturer's published LAN limitations.

H. Application Category 4
   1. Applications in this category include the following:
      a. Central Cooling Plant
      b. Central Heating Plant
      c. Cooling Towers
      d. Sequenced or Variable Speed Pump Control
      e. Local Chiller Control (unit specific)
      f. Local Free Cooling Heat Exchanger Control
      g. Air Handlers over 10,000 cfm or serving critical areas
   2. BCs shall be used in these applications.

3.04 CONTROL UNIT REQUIREMENTS

A. Refer to Section 23 09 50 for requirements pertaining to control unit quantity and location.

END OF SECTION

SECTION 23 09 54
BAS COMMUNICATION DEVICES

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Network Integration Devices

1.02 RELATED DOCUMENTS:

A. Section 23 09 50 - Building Automation System (BAS) General
B. Section 23 09 51 - BAS Basic Materials, Interface Devices, and Sensors
C. Section 23 09 53 - BAS Field Panels
D. Section 23 09 55 - BAS Software
E. Section 23 09 58 - Sequences of Operation
F. Section 23 09 59 - BAS Commissioning

1.03 DESCRIPTION OF WORK

A. Contractor shall provide all interface devices and software to provide an integrated system connecting BCs, AACs, ASCs and Gateways to the State network.

PART 2 - PRODUCTS

2.01 NETWORK CONNECTION

A. State WAN: Refer Section 23 09 50 Part 1.11.C.1 - Building Automation System (BAS) General for description of System Architecture.
B. The following BIBBs must be supported on the Local Supervisory LAN using Ethernet either directly or through a gateway:
    1. BACnet Data Sharing Objects (DS-):
        a. Read Property (RP-A) Initiate
        b. Read Property (RP-B) Execute
        c. Read Property Multiple (RPM-A) Initiate
        d. Read Property Multiple (RPM-B) Execute
        e. Write Property (WP-A) Initiate
        f. Write Property (WP-B) Execute
        g. Write Property Multiple (WPM-A) Initiate
        h. Write Property Multiple (WPM-B) Execute
        i. COV Unsubscribed (COVU-A) Initiate
        j. COV Unsubscribed (COVU-B) Execute
    2. BACnet Alarm and Event Object (AE-)
        a. Confirmed Event Notification (N-B) Initiate
        b. Unconfirmed Event Notification (N-B) Initiate
C. Refer to Section 23 09 55 Part III for the BACnet Object naming convention.

2.02 BACNET GATEWAYS

A. Gateways shall be provided to link non-BACnet control products to the BACnet inter-network. All of the functionality described in this section is to be provided by using the BACnet capabilities. Each Gateway shall have the ability to expand the number of BACnet objects of each type supported by 20% to accommodate future system changes.
B. Each Gateway shall provide values for all points on the non-BACnet side of the Gateway to BACnet devices as if the values were originating from BACnet objects. The Gateway shall also provide a way for BACnet devices to modify (write) all points specified by the AOC using standard BACnet services. All points are required to be writable for each site.
C. The Gateway shall implement BACnet schedule objects and permit both read and write access to the schedules from the BC.

D. Each Gateway shall provide a way to collect and archive or trend (time, value) data pairs.

E. Each Gateway and any devices that the Gateway represents which have time-of-day information shall respond to workstation requests to synchronize the date and time. Each Gateway and any devices that the Gateway represents shall support dynamic device binding and dynamic object binding.

F. All points in the system shall be made network visible through the use of standard BACnet objects or through proprietary BACnet extensions that the workstation also supports. All points shall be writable using standard BACnet services.

G. All devices have a Device Object instance number that is unique throughout the entire inter-network. All BACnet devices shall be configured with a Device Object instance number that is based on the format specified (shown in decimal notation). This includes all physical devices as well as any logical BACnet devices that are physically represented by Gateways.

H. All BACnet Interoperability Building Blocks (BIBBs) are required to be supported for each true BACnet device or Gateway. The Gateway shall support all BIBBs defined in the BACnet Gateway's device profile as defined in the BACnet standard.

2.03 CONTROLLER LOCAL AREA NETWORK INTERFACE DEVICES (LANID)

A. The LANID shall be a microprocessor-based communications device which acts as a gateway/router between the Primary Controlling LAN and the Secondary Controlling LAN. It provides an operator interface. These may be provided within a BC or as a separate device.

B. The LANID shall perform information translation between the Primary Controlling LAN and the Secondary Controlling LAN, supervise communications on a polling Secondary Controlling LAN, and be applicable to systems in which the same functionality is not provided in the BC. In systems where the LANID is a separate device, it shall contain its own microprocessor, RAM, battery, real-time clock, communication ports, and power supply as specified for a BC in Section 23 09 53. Each LANID shall be mounted in a lockable enclosure.

C. Each LANID shall support interrogation, full control, and all utilities associated with all BCs on the Primary Controlling LAN, all AACs and ASCs connected to all Secondary Controlling LANs under the Primary Controlling LAN, and all points connected to those PCUs and SCUs.

D. Upon loss of power to a LANID, the battery shall provide for minimum 100-hour backup of all programs and data in RAM. The battery shall be sealed and self-charging.

E. The LANID shall be transparent to control functions and shall not be required to control information routing on the Primary Controlling LANControlling LANControlling LANControlling LANControlling LAN

F. All BACnet Interoperability Building Blocks (BIBBs) are required to be supported for each true BACnet device or Gateway. The Gateway shall support all BIBBs defined in the BACnet Gateway's device profile as defined in the BACnet standard.

2.04 LOCAL SUPERVISORY LAN GATEWAYS/ROUTERS

A. The gateway/router shall be a microprocessor-based communications device that acts as a gateway/router between the Supervisory LAN CSSs or OWS and the Controlling LAN.

B. The gateway/router shall perform information translation between the Controlling LAN and the Local Supervisory LAN, and shall use BACnet over IP. When BACnet is used, refer to the requirements of the BACnet Gateways specified herein.

C. The gateway/router shall contain its own microprocessor, RAM, battery, real-time clock, communication ports, and power supply as specified for a BC in Section 23 09 53. Each gateway/router shall be mounted in a lockable enclosure.

D. The gateway/router shall allow centralized overall system supervision, operator interface, management report generation, alarm annunciation, acquisition of trend data, and communication with control units. It shall allow system operators to perform the following functions from the CSS, and OWSs:

1. Configure systems.
2. Monitor and supervise control of all points.
3. Change control setpoints.
4. Override input values.
5. Override output values
6. Enter programmed start/stop time schedules.
7. View and acknowledge alarms and messages.
8. Receive, store and display trend logs and management reports.
9. Upload/Download programs, databases, etc. as specified.

E. Upon loss of power to the gateway/router, the battery shall provide for minimum 100 hour backup of all programs and data in RAM. The battery shall be sealed and self-charging.

F. The gateway/router shall be transparent to control functions and shall not be required to control information routing on the Controlling LAN

2.05 CHILLER CONTROLS INTERFACE DEVICE (CID)

A. The CID shall be a microprocessor-based communications device that acts as a gateway between the control protocol and the applicable chiller controller.

B. The CID shall contain its own microprocessor, RAM, battery, communication ports and, power supply.

C. Each CID shall support full bi-directional communications translation as more fully specified in Section 23 09 55.

D. See drawings for required list of mapped points.

PART 3 - EXECUTION

3.01 INSPECTION:

A. Examine areas and conditions under which control systems are to be installed. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to Installer.

3.02 INSTALLATION OF CONTROL SYSTEMS:

A. General: Install systems and materials in accordance with manufacturer's instructions, roughing-in drawings and details shown on drawings.

B. Contractor shall provide all interface devices and software to provide an integrated system.

C. Contractor shall closely coordinate with the State, or designated representative, to establish IP addresses and communications to assure proper operation of the building control system on the State (DE) network.

END OF SECTION

SECTION 23 09 55
BAS SOFTWARE AND PROGRAMMING

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. System Software
B. Programming Description
C. Control Algorithms
D. Energy Management Applications
E. Password Protection
F. Alarm Reporting
G. Trending
H. Data Acquisition and Storage
I. Dynamic Color Graphics

1.02 RELATED DOCUMENTS:

A. Section 23 09 50 - Building Automation System (BAS) General
B. Section 23 09 51 - BAS Basic Materials, Interface Devices, and Sensors
C. Section 23 09 53 - BAS Field Panels
D. Section 23 09 54 - BAS Communications Devices
E. Section 23 09 58 - Sequences of Operation
F. Section 23 09 59 - BAS Commissioning

1.03 DESCRIPTION OF WORK:

A. Fully configure systems and furnish and install all software, programming and dynamic color graphics for a complete and fully functioning system as specified.
B. Refer to Section 23 09 50 - Building Automation System (BAS) for general requirements
C. Refer to 23 09 58 - Sequence of Operation for specific sequences of operation for controlled equipment.

1.04 LICENSING

A. The Owner shall sign a copy of the manufacturer's standard software and firmware licensing agreement as a condition of this contract. Such license shall grant use of all programs and application software to Owner as defined by the manufacturer's license agreement, but shall protect manufacturer's rights to disclosure of trade secrets contained within such software. The TCS contractor shall provide one complete set of hardware/software and applicable license to allow the owner to fully access and program any IDC and IBC controllers provided.
B. Refer to Section 23 09 50 - Building Automation System (BAS) General for further requirements.

PART 2 - PRODUCTS

2.01 SYSTEM SOFTWARE-GENERAL

A. Functionality and Completeness: The Contractor shall furnish and install all software and programming necessary to provide a complete and functioning system as specified. The Contractor shall include all software and programming not specifically itemized in these Specifications, which is necessary to implement, maintain, operate, and diagnose the system in compliance with these Specifications.
B. Configuration: The software shall support the system as a distributed processing network configuration.

2.02 CONTROLLER SOFTWARE

A. BC Software Residency: Each BC as defined below shall be capable of controlling and monitoring of all points physically connected to it. All software including the following shall reside and execute at the BC:
   1. Real-Time Operating System software
   2. Real-Time Clock/Calendar and network time synchronization
   3. BC diagnostic software
   4. LAN Communication software/firmware
   5. Direct Digital Control software
   6. Alarm Processing and Buffering software
   7. Energy Management software
   8. Data Trending, Reporting, and Buffering software
   9. I/O (physical and virtual) database
   10. Remote Communications software

B. AAC/ASC Software Residency: Each AAC/ASC as defined below shall be capable of controlling and monitoring of all points physically connected to it. As a minimum, software including the following shall reside and execute at the AAC/ASC. Other software to support other required functions of the AAC/ASC may reside at the BC or LAN interface device (specified in Section 23 09 54) with the restrictions/exceptions per application provided in Section 23 09 53:
   1. Real-Time Operating System software
   2. AAC/ASC diagnostic software
   3. LAN Communications software
   4. Control software applicable to the unit it serves that will support a single mode of operation
   5. I/O (physical and virtual) database to support one mode of operation

C. Standalone Capability: BC shall continue to perform all functions independent of a failure in other BC/AAC/ASC, CSS, or other communication links to other BCs/AACs/ASCs or CSSs. Trends and runtime totalization shall be retained in memory. Runtime totalization shall be available on all digital input points that monitor electric motor status. Refer also to Section 23 09 53 for other aspects of standalone functionality.

D. Operating System: Controllers shall include a real-time operating system resident in ROM. This software shall execute independently from any other devices in the system. It shall support all specified functions. It shall provide a command prioritization scheme to allow functional override of control functions. Refer also to Section 23 09 53 for other aspects of the controller's operating system.

E. Network Communications: Each controller shall include software/firmware that supports the networking of CUs on a common communications trunk that forms the respective LAN. Network support shall include the following:
   1. Controller communication software shall include error detection, correction, and re-transmission to ensure data integrity.
   2. Operator/System communication software shall facilitate communications between other BCs, all subordinate AACs/ASCs, Gateways and LAN Interface Devices or CSS. Software shall allow point interrogation, adjustment, addition/deletion, and programming while the controller is online and functioning without disruption to unaffected points. The software architecture shall allow networked controllers to share selected physical and virtual point information throughout the entire system.

F. Diagnostic Software: Controller software shall include diagnostic software that checks memory and communications and reports any malfunctions.

G. Alarm/Messaging Software: Controller software shall support alarm/message processing and buffering software as more fully specified below.

H. Application Programs: CUs shall support and execute application programs as more fully specified below:

1. All Direct Digital Control software, Energy Management Control software, and functional block application programming software templates shall be provided in a 'ready-to-use' state, and shall not require (but shall allow) user programming.

I. Security: Controller software shall support multiple level privileges access restriction as more fully specified below.

J. Direct Digital Control: Controller shall support application of Direct Digital Control Logic. All logic modules shall be provided pre-programmed with written documentation to support their application. Provide the following logic modules as a minimum:
   1. Proportional-Integral-Derivative (PID) control with analog, PWM and floating output
   2. Two Position control (Hi or Low crossing with deadband)
   3. Single-Pole Double-Throw relay
   4. Delay Timer (delay-on-make, delay-on-break, and interval)
   5. Hi/Low Selection
   6. Reset or Scaling Module
   7. Logical Operators (AND, OR, NOT, XOR)

K. Psychrometric Parameters: Controller software shall provide preprogrammed functions to calculated and present psychrometric parameters (given temperature and relative humidity) including the following as a minimum: Enthalpy, Wet Bulb Temperature.

L. Updating/Storing Application Data: Site-specific programming residing in volatile memory shall be uploadable/downloadable from an OWS or CSS using BACnet services connected locally or through the network. Initiation of an upload or download shall include all of the following methods: Manual, Scheduled, and Automatic upon detection of a loss or change.

M. Restart: System software shall provide for orderly shutdown upon loss of power and automatic restart upon power restoration. Volatile memory shall be retained; outputs shall go to programmed fail-safe (open, closed, or last) position. Equipment restart shall include a user definable time delay on each piece of equipment to stagger the restart. Loss of power shall be alarmed at operator interface indicating date and time.

N. Time Synchronization: Automatic time synchronization shall be provided using BACnet services. Operators shall be able to set the time and date in any device on the network that supports time-of-day functionality. The operator shall be able to select to set the time and date for an individual device, devices on a single network, or all devices simultaneously.

O. Misc. Calculations: System software shall automate calculation of psychometric functions, calendar functions, kWh/kW, and flow determination and totalization from pulsed or analog inputs, curve-fitting, look-up table, input/output scaling, time averaging of inputs and A/D conversion coefficients.

2.03 APPLICATION PROGRAMMING DESCRIPTION

A. The application software shall be user programmable.

B. This specification generally requires a programming convention that is logical, easy to learn, use, and diagnose. General approaches to application programming shall be provided by one, or a combination, of the following conventions:
   1. Point Definition: Provide templates customized for point type, to support input of individual point information. Use standard BACnet Objects as applicable.
   2. Graphical Block Programming: Manipulation of graphic icon 'blocks', each of which represents a subroutine, in a functional/logical manner forming a control logic diagram. Blocks shall allow entry of adjustable settings and parameters via pop-up windows. Provide a utility that shall allow the graphic logic diagrams to be directly compiled into application programs. Logic diagrams shall be viewable either off-line, or on-line with real-time block output values.
   3. Functional Application Programming: Pre-programmed application specific programs that allow/require limited customization via 'fill-in-the-blanks' edit fields. Typical values would be setpoints gains, associated point names, alarm limits, etc.

C. Provide a means for testing and/or debugging the control programs both off-line and on-line.

2.04 ENERGY MANAGEMENT APPLICATIONS

A. System shall have the ability to perform all of the following energy management routines via preprogrammed function blocks or template programs. As a minimum provide the following whether or not required in the software:
   1. Time-of-Day Scheduling
   2. Calendar-Based Scheduling
   3. Holiday Scheduling
   4. Temporary Schedule Overrides
   5. Optimal Start / Optimal Stop based on space temperature offset, outdoor air temperature, and building heating and cooling capacitance factors as a minimum
   6. Night Setback and Morning Recovery Control, with ventilation only during occupancy
   7. Economizer Control (enthalpy or dry-bulb)
   8. Peak Demand Limiting / Load Shedding
   9. Dead Band Control

B. All programs shall be executed automatically without the need for operator intervention, and shall be flexible enough to allow operator customization. Programs shall be applied to building equipment as described in Section 23 09 58 - Sequence of Operation.

2.05 ACCESS PRIVILEGES

A. Multiple-level access privileges shall be provided. A minimum of four (4) levels of access shall be supported.

B. The highest level of access, Administrator Level access, shall allow the BAS administrator to perform application, database, and user management functions.

C. Each login credentials shall be assigned to a pre-defined level of access. Alternately, a comprehensive list of accessibility/functionality items shall be provided, to be enabled or disabled for each user according to the level of access granted.

D. Operators shall be able to perform only those commands available for the access level assigned to their login credentials.

E. Login credentials are stored in the BC's local database. A minimum of 20 user names shall be supported and programmed per The District's direction.

F. Login credentials can be looked up using the Lightweight Directory Access (LDAP) through the BAS server.

G. Strong password shall be used on all login credentials.

H. User-definable, automatic log-off timers from 1 to 60 minutes shall be provided to prevent users from inadvertently leaving interface device unattended.

I. At system handover, all default and Contractor created login credentials for the system shall be provided to The District and all temporary login credentials shall be removed.

2.06 ALARM AND EVENT MANAGEMENT REPORTING

A. Alarm management shall be provided to monitor, buffer, and direct alarms and messages to operator devices and memory files. Each BC shall perform distributed, independent alarm analysis and filtering to minimize operator interruptions due to non-critical alarms, minimize network traffic, and prevent alarms from being lost. At no time shall a BCs ability to report alarms be affected by either operator activity at an OWS or local handheld device, or by communications with other panels on the network.
   1. Alarm Descriptor: Each alarm or point change shall include that point's English language description, and the time and date of occurrence. In addition to the alarm's descriptor and the time and date, the user shall be able to print, display and store an alarm message to more fully describe the alarm condition or direct operator response.

2. Alarm Prioritization: The software shall allow users to define the handling and routing of each alarm by their assignment to discrete priority levels. A minimum of five (5) priority levels shall be provided - Level 1 Life Safety (i.e. smoke detector), Level 2 Critical (i.e. controller failure), Level 3 Abnormal (i.e. out-of-range temperature), Level 4 Energy Waste (i.e. fighting valves), Level 5 Maintenance Message (i.e. runtime monitor, filter status). For each priority level, users shall have the ability to enable or disable an audible tone whenever an alarm is reported and whenever an alarm returns to normal condition. Users shall have the ability to manually inhibit alarm reporting for each individual alarm and for each priority level. Contractor shall coordinate with The District on establishing alarm priority definitions.
3. Alarm Report Routing: Each alarm priority level shall be associated with a unique user-defined list of operator devices including any combination of local or remote workstations, printers and workstation disk files. All alarms associated with a given priority level shall be routed to all operator devices on the user-defined list and/or email to designated State email address (mailbox resource) associated with that priority level. For each priority level, alarms shall be automatically routed to a default operator device in the event that alarms are unable to be routed to any operator device assigned to the priority level.
4. Auto-Dial Alarm Routing: For alarm priority levels that include a mobile device as one of the listed reporting destinations, the BC shall initiate a call to report the alarm, and shall terminate the call after alarm reporting is complete. System shall be capable of multiple retries and buffer alarms until a connection is made. If no connection is made, system shall attempt connection to an alternate mobile device. System shall also be able to dial multiple mobile devices upon alarm activation.
5. Alarm Acknowledgment: For alarm priority levels that are directed to a OWS, an indication of alarm receipt shall be displayed immediately regardless of the application is in use at the OWS, and shall remain on the screen until acknowledged by a user having a privilege that allows alarm acknowledgment. Upon acknowledgment, the complete alarm message string (including date, time, and user name of acknowledging operator) shall be stored in a selected file on the BC or CSS.

B. It shall be possible for any operator to receive a summary of all alarms regardless of acknowledgement status; for which a particular recipient is enrolled for notification; based on current event state; based on the particular BACnet event algorithm (e.g., change of value, change of state, out of range, and so on); alarm priority; and notification class.

C. BACnet Alarming Services: All alarms and events shall be implemented using standard BACnet event detection and notification mechanisms. The workstation shall receive BACnet alarm and event notifications from any gateway or BACnet controller in the system and display them to an operator. Either intrinsic reporting or algorithmic change reporting may be used but the intrinsic reporting method is preferred. The workstation shall also log alarms and events, provide a way for an operator with sufficient privilege to acknowledge alarms, and log acknowledgements of alarms. It shall be possible for an operator to receive, at any time, a summary of all alarms that are currently in effect at any site whether or not they have been acknowledged. Operators shall also be able to view and change alarm limits for any alarm at the appropriate access level.

D. Alarm Historical Database: The database shall store all alarms and events object occurrences in an ODBC or an OLE database-compliant relational database. Provide a commercially available ODBC driver or OLE database data provider, which would allow applications to access the data using standard Microsoft Windows data access services.

2.07 TRENDING

A. The software shall display historical data in both a tabular and graphical format. The requirements of this trending shall include the following:
1. Provide trends for all physical points, virtual points and calculated variables.
2. BACnet Trend Objects are preferred but where not possible trend data shall be stored in relational database format as specified in herein under Data Acquisition and Storage.

3. In the graphical format, the trend shall plot at least 4 different values for a given time period superimposed on the same graph. The 4 values shall be distinguishable by using unique colors. In printed form the 4 lines shall be distinguishable by different line symbology. Displayed trend graphs shall indicate the engineering units for each trended value.
4. The sample rate and data selection shall be selectable by the operator.
5. The trended value range shall be selectable by the operator.
6. Where trended values on one table/graph are COV, software shall automatically fill the trend samples between COV entries.

B. Control Loop Performance Trends: Controllers incorporating PID control loops shall also provide high resolution sampling in less than six second increments for verification of control loop performance.

C. Data Buffering and Archiving: Trend data shall be buffered at the BC, and uploaded to hard disk storage when archival is desired. All archived trends shall be transmitted to the CSS. Uploads shall occur based upon a user-defined interval, manual command, or automatically when the trend buffers become full.

D. Time Synchronization: Provide a time master that is installed and configured to synchronize the clocks of all BACnet devices supporting time synchronization. Synchronization shall be done using Coordinated Universal Time (UTC). All trend sample times shall be able to be synchronized. The frequency of time synchronization message transmission shall be selectable by the operator.

2.08 DYNAMIC PLOTTING

A. Provide a utility to dynamically plot in real-time at least four (4) values on a given 2-dimensional dynamic plot/graph with at least two Y-axes. At least five (5) dynamic plots shall be allowed simultaneously.

2.09 DATA ACQUISITION AND STORAGE

A. All points included in the typical equipment point list must be represented in a common, open or accessible format. All points should be provided as BACnet standard analog, binary, schedule, or trend objects when possible. Naming conventions for these points and network addressing are discussed in the 'Point Naming Conventions' paragraph below.

B. Non-BACnet data from the BAS shall be stored in relational database format. The format and the naming convention used for storing the database files shall remain consistent across the database and across time. The relational structure shall allow for storage of any additional data points, which are added to the BAS in future. The metadata/schema or formal descriptions of the tables, columns, domains, and constraints shall be provided for each database.

C. The database shall allow applications to access the data while the database is running. The database shall not require shutting down in order to provide read-write access to the data. Data shall be able to be read from the database without interrupting the continuous storage of trend data being carried by the BAS.

D. The database shall be ODBC or OLE database compliant. Provide a commercially-available ODBC driver or OLE database data provider, which would allow applications to access the data using standard Microsoft Windows data access services.

2.10 TOTALIZATION

A. The software shall support totalizing analog, digital, and pulsed inputs and be capable of accumulating, storing, and converting these totals to engineering units used in the documents. These values shall generally be accessible to the Operator Interfaces to support management-reporting functions.

B. Totalization of electricity use/demand shall allow application of totals to different rate periods, which shall be user definable.

C. When specified to provide electrical or utility Use/Demand, the Contractor shall obtain from the local utility all information required to obtain meter data, including k factors, conversion constants, and the like.

2.11 EQUIPMENT SCHEDULING

A. Provide a graphic utility for user-friendly operator interface to adjust equipment-operating schedules.

B. All schedules shall be implemented using BACnet objects and messages. All building systems with date and time scheduling requirements shall have schedules represented by the BACnet Schedule object. All operators shall be able to view the entries for a schedule. Operators with sufficient privilege shall be able to modify schedule entries from any BACnet workstation.

C. Scheduling feature shall include multiple seven-day master schedules, plus holiday schedule, each with start time and stop time. Master schedules shall be individually editable for each day and holiday.

D. Scheduling feature shall allow for each individual equipment unit to be assigned to one of the master schedules.

E. Timed override feature shall allow an operator to temporarily change The District of scheduled equipment. An override command shall be selectable to apply to an individual unit, all units assigned to a given master schedule, or to all units in a building. Timed override shall terminate at the end of an operator selectable time, or at the end of the scheduled occupied/unoccupied period, whichever comes first. A privilege level that does not allow assignment of master schedules shall allow a timed override feature.

F. A yearly calendar feature shall allow assignment of holidays, and automatic reset of system real time clocks for transitions between daylight savings time and standard time.

2.12 OPERATOR INTERFACE GRAPHIC SOFTWARE

A. Graphic software shall facilitate user-friendly interface to all aspects of the System Software specified above. The intent of this specification is to require a graphic package that provides for intuitive operation of the systems without extensive training and experience. It shall facilitate logical and simple system interrogation, modification, configuration, and diagnosis.

B. Graphic software shall support multiple simultaneous screens to be displayed and resizable in a web-based environment. All functions excepting text entry functions shall be executable with a mouse.

C. Graphic software shall display current operating mode (i.e. warm-up, dehumidification, et al) for equipment with multiple modes of operation.

D. Graphic software shall provide for multitasking such that other application can be used while the operator is accessing the BAS. Software shall provide the ability to alarm graphically even when operator is in another software package.

E. The software shall be compatible to the current and current minus one versions of Microsoft Windows operating system. The software shall allow for The District's creation of user-defined, color graphic displays of geographic maps, building plans, floor plans, and mechanical and electrical system schematics. These graphics shall be capable of displaying all point information from the database including any attributes associated with each point (i.e., engineering units, etc.). In addition, operators shall be able to command equipment or change setpoints from a graphic through the use of a pointing device; e.g. mouse and touch screen.

F. Screen Penetration: The operator interface shall allow users to access the various system graphic screens via a graphical penetration scheme by using the pointing device to select from menus or 'button' icons. Each graphic screen shall be capable of having a unique list of other graphic screens that are directly linked through the selection of a menu item or button icon.

G. Dynamic Data Displays: Dynamic physical point values shall automatically updated at a minimum frequency of 6 updates per minute without operator intervention. Point value fields shall be displayed with a color code depicting normal, abnormal, override and alarm conditions.

H. Point Override Feature: Each displayed point shall be individually enabled/disabled to allow pointing device driven override of digital points or changing of analog points. Such overrides or changes shall occur in the control unit, not just in the BAS software. The graphic point override feature shall be subject to privilege level protection. Points that are overridden shall be reported as an alarm, and shall be displayed in a coded color. The alarm message shall include the operator's login name. A list of points that are currently in an override state shall be available through menu selection and include the time/date of the override along with the operator's login name that initiated that override.

I. Dynamic Symbols: Provide a selection of standard symbols that change in appearance based on the value of an associated point.
   1. Analog symbol: Provide a symbol that represents the value of an analog point as the length of a line or linear bar.
   2. Digital symbol: Provide symbols such as switches, pilot lights, rotating fan wheels, etc. to represent the value of digital input and output points.
   3. Point Status Color: Graphic presentations shall indicate different colors for different point statuses. (For instance, green = normal, red = alarm, gray (or '???') for non-response.

J. Graphics Development Package: Graphic development and generation software shall be provided to allow the user to add, modify, or delete system graphic displays.
   1. The Contractor shall provide libraries of pre-engineered screens and symbols depicting standard air handling unit components (e.g. fans, cooling coils, filters, dampers, etc.), mechanical system components (e.g., pumps, chillers, cooling towers, boilers, etc.), complete mechanical systems (e.g. constant volume-terminal reheat, VAV, etc.) and electrical symbols.
   2. The Graphic Development Package shall use a pointing device to allow the user to perform the following:
      a. Define symbols
      b. Position items on graphic screens
      c. Attach physical or virtual points to a graphic
      d. Define background screens
      e. Define connecting lines and curves
      f. Locate, orient and size descriptive text
      g. Define and display colors for all elements
      h. Establish correlation between symbols or text and associated system points or other displays
      i. Create hot spots or link triggers to other graphic displays or other functions in the software

K. Graphic images shall reside on the CSS.

L. The software shall be capable of initiating communication between the BC and the CSS:
   1. Upon user command, to perform all specified functions.
   2. In accordance with user-programmed time schedules to report alarms and upload trend and report data to the CSS.

M. The software shall automatically terminate the communication when all specified functions are completed.

PART 3 - EXECUTION

3.01 SYSTEM CONFIGURATION

A. Contractor shall thoroughly and completely configure BAS system software, supplemental software, network communications, BC and CSS, if necessary .

3.02 SITE-SPECIFIC APPLICATION PROGRAMMING

A. Provide all database creation and site-specific application control programming as required by these Specifications, national and local standards and for a fully functioning system. Contractor shall provide all initial site-specific application programming and thoroughly document

programming. Generally meet the intent of the written sequences of operation. It is the Contractor's responsibility to request clarification on sequence issues that require such clarification.

B. All site-specific programming shall be fully documented and submitted for review and approval, both prior to downloading into the panel, at the completion of functional performance testing, and at the end of the warranty period.

C. All programming, graphics and data files must be maintained in a logical system of directories with self-explanatory file names. All files developed for the project will be the property of The District and shall remain on the BC and CSS at the completion of the project.

3.03 PRIVILEGE LEVELS SETUP

A. Set up the following privilege levels to include the specified capabilities:
   1. Level 1: (State's BAS Administrator)
      a. Level 2 capabilities
      b. Configure system software
      c. Modify graphic software
      d. View, add, change and delete user login credentials and privilege levels
      e. All unrestricted system capabilities including all network management functions.
   2. Level 1a (Contractor Technician)
      a. Level 2 capabilities
      b. Configure system software
      c. Modify graphic software
   3. Level 2: (Maintenance Manager)
      a. Level 3 capabilities
      b. Modify control unit programs
   4. Level 3: (Senior BAS Technician)
      a. Level 4 capabilities
      b. Override output points
      c. Change setpoints
      d. Change equipment schedules
   5. Level 4: (Junior BAS Technician and Trainee)
      a. Level 5 capabilities
      b. Acknowledge alarms
      c. Temporarily override equipment schedules
   6. Level 5: (Read Only)
      a. Display all graphic data
      b. Trend point data

B. Contractor shall assist:
   1. State's BAS Administrator with assigning user login credentials and privilege levels, configure system software and modify graphic software.
   2. Maintenance Manger with modifying control unit programs.

3.04 POINT PARAMETERS

A. Provide the following minimum programming for each analog input:
   1. Name
   2. Address
   3. Scanning frequency or COV threshold
   4. Engineering units
   5. Offset calibration and scaling factor for engineering units
   6. High and low alarm values and alarm differentials for return to normal condition
   7. High and low value reporting limits (reasonableness values), which shall prevent control logic from using shorted or open circuit values.

8. Default value to be used when the actual measured value is not reporting. This is required only for points that are transferred across the primary and/or secondary controlling networks and used in control programs residing in control units other than the one in which the point resides. Events causing the default value to be used shall include failure of the control unit in which the point resides, or failure of any network over which the point value is transferred.
9. Selectable averaging function that shall average the measured value over a user selected number of scans for reporting.

B. Provide the following minimum programming for each analog output:
1. Name
2. Address
3. Output updating frequency
4. Engineering units
5. Offset calibration and scaling factor for engineering units
6. Output Range
7. Default value to be used when the normal controlling value is not reporting.

C. Provide the following minimum programming for each digital input:
1. Name
2. Address
3. Engineering units (on/off, open/closed, freeze/normal, etc.)
4. Debounce time delay
5. Message and alarm reporting as specified
6. Reporting of each change of state, and memory storage of the time of the last change of state
7. Totalization of on-time (for all motorized equipment status points), and accumulated number of off-to-on transitions.

D. Provide the following minimum programming for each digital output:
1. Name
2. Address
3. Output updating frequency
4. Engineering units (on/off, open/closed, freeze/normal, etc.)
5. Direct or Reverse action selection
6. Minimum on-time
7. Minimum off-time
8. Status association with a DI and failure alarming (as applicable)
9. Reporting of each change of state, and memory storage of the time of the last change of state.
10. Totalization of on-time (for all motorized equipment status points), and accumulated number of off-to-on transitions.
11. Default value to be used when the normal controlling value is not reporting.

3.05 TRENDS

A. Contractor shall establish and store trend logs. Trend logs shall be prepared for each physical input and output point, and all dynamic virtual points such as setpoints subject to a reset schedule, intermediate setpoint values for cascaded control loops, and the like as directed by The District.

B. The District will analyze trend logs of the system operating parameters to evaluate normal system functionality. Contractor shall establish these trends and ensure they are being stored properly.
1. Data shall include a single row of field headings and the data thereafter shall be contiguous. Each record shall include a date and time field or single date stamp. Recorded parameters for a given piece of equipment or component shall be trended at the

same intervals and be presented in a maximum of two separate 2-dimensional formats with time being the row heading and field name being the column heading.

C. Sample times indicated as COV (±) or change-of-value mean that the changed parameter only needs to be recorded after the value changes by the amount listed. When output to the trending file, the latest recorded value shall be listed with any given time increment record. The samples shall be filled with the latest values also if the points include different time intervals. If the BAS does not have the capability to record based on COV, the parameter shall be recorded based on the interval common to the unit.

D. Trending intervals or COV thresholds shall be dictated by The District upon system start-up.

E. The Contractor shall demonstrate functional trends as specified for a period of 30 days after successful system demonstration before Substantial Completion of the system.

3.06 TREND GRAPHS

A. Prepare controller and graphic software to display graphical format trends. Trended values and intervals shall be the same as those specified.

B. Lines shall be labeled and shall be distinguishable from each other by using either different line types, or different line colors.

C. Indicate engineering units of the y-axis values; e.g. degrees F., inches w.g., Btu/lb, percent open, etc.

D. The y-axis scale shall be chosen so that all trended values are in a readable range. Do not mix trended values on one graph if their unit ranges are incompatible.

E. Trend outside air temperature, humidity, and enthalpy during each period in which any other points are trended.

F. All points trended for one subsystem (e.g. air handling unit, chilled water system, etc.) shall be trended during the same trend period.

G. Each graph shall be clearly labeled with the subsystem title, date, and times.

3.07 ALARMS

A. Override Alarms: Any point that is overridden through the override feature of the graphic software shall be reported as a Level 3 alarm.

B. Analog Input Alarms: For each analog input, program an alarm message for reporting whenever the analog value is outside of the programmed alarm limits. Report a 'Return-to-Normal' message after the analog value returns to the normal range, using a programmed alarm differential. The alarm limits shall be individually selected by the Contractor based on the following criteria:
   1. Space temperature, except as otherwise stated in sequence of operation: Level 3
      a. Low alarm: 64°F
      b. Low return-to-normal: 68°F
      c. High alarm: 85°F
      d. High return-to-normal: 80°F
   2. Controlled media temperature other than space temperature (e.g. AHU discharge air temperature, steam converter leaving water temperature, condenser water supply, chilled water supply, etc.): Level 3 (If controlled media temperature setpoint is reset, alarm setpoints shall be programmed to follow setpoint)
      a. Low alarm: 3°F below setpoint
      b. Low return-to-normal: 2°F below setpoint
      c. High alarm: 3°F above setpoint
      d. High return-to-normal: 2°F above setpoint.
   3. AHU mixed air temperature: Level 4
      a. Low alarm: 45°F
      b. Low return-to-normal: 46°F
      c. High alarm: 90°F

d. High return-to-normal: 89°F
4. Duct Pressure:
   a. Low alarm: 0.5”w.g. below setpoint
   b. Low return-to-normal: 0.25”w.g. below setpoint
   c. High alarm: 0.5”w.g. above setpoint
   d. High return-to-normal: 0.25”w.g. above setpoint
5. Space humidity:
   a. Low alarm: 35%
   b. Low return-to-normal: 40%
   c. High alarm: 75%
   d. High return-to-normal: 70%

C. HOA Switch Tampering Alarms: The Sequences of Operation are based on the presumption that motor starter Hand-Off-Auto (HOA) switches are in the 'Auto' position. [If a motorized equipment unit starts without a prior start command from the FMS, (as sensed by status sensing device), then FMS shall perform the remaining sequence as specified.] BAS shall also enunciate the following Level 5 alarm message if status indicates a unit is operational when the run command is not present:
   1. DEVICE XXXX FAILURE: Status is indicated on the device even though it has been commanded to stop. Check the HOA switch, control relay, status sensing device, contactors, and other components involved in starting the unit. Acknowledge this alarm when the problem has been corrected.

D. Maintenance Alarms: Enunciate Level 5 alarms when runtime accumulation exceeds a value specified by the operator
   1. DEVICE XXXX REQUIRES MAINTENANCE. Runtime has exceeded specified value since last reset.

E. See requirements for additional equipment-specific alarms specified in Section 23 09 59 - Sequences of Operation.

3.08 GRAPHIC SCREENS

A. Floor Plan Screens: The contract document drawings will be made available to the Contractor in AutoCAD (current version) format upon request. These drawings may be used only for developing backgrounds for specified graphic screens; however The District does not guarantee the suitability of these drawings for the Contractor's purpose.
   1. Provide graphic floor plan screens for each [floor] [wing] [tower] [other] of the building. Indicate the location of all equipment that is not located on the equipment room screens. Indicate the location of temperature sensors associated with each temperature-controlled zone (i.e., VAV terminals, fan-coils, single-zone AHUs, etc.) on the floor plan screens. [Zone background color shall change based on the temperature offset from setpoint]. Display the space temperature point adjacent to each temperature sensor symbol. Use a distinct line symbol to demarcate each terminal unit zone boundary. Use distinct colors to demarcate each air handling unit zone. [Mechanical floor plan drawings will be made available to the contractor upon request for the purpose of determining zone boundaries.] Indicate room numbers as provided by The District. Provide a drawing link from each space temperature sensor symbol and equipment symbol shown on the graphic floor plan screens to each corresponding equipment schematic graphic screen.
   2. Provide graphic floor plan screens for each mechanical equipment room and a plan screen of the roof. Indicate the location of each item of mechanical equipment. Provide a drawing link from each equipment symbol shown on the graphic plan view screen to each corresponding mechanical system schematic graphic screen.
   3. If multiple floor plans are necessary to show all areas, provide a graphic building key plan. Use elevation views and/or plan views as necessary to graphically indicate the location of all of the larger scale floor plans. Link graphic building key plan to larger scale partial floor plans. Provide links from each larger scale graphic floor plan screen to the building key plan and to each of the other graphic floor plan screens.

4. Provide a graphic site plan with links to and from each building plan.

B. System Schematic Screens: Provide graphic system schematic screen for each subsystem controlled with each I/O point in the project appearing on at least one graphic screen. System graphics shall include flow diagrams with status, setpoints, current analog input and output values, operator commands, etc. as applicable. General layout of the system shall be schematically correct. Input/output devices shall be shown in their schematically correct locations. Include appropriate engineering units for each displayed point value. Verbose names (English language descriptors) shall be included for each point on all graphics; this may be accomplished by the use of a hover box when the operator moves the cursor over the displayed point. Indicate all adjustable setpoints on the applicable system schematic graphic screen or, if space does not allow, on a supplemental linked-setpoint screen.
   1. Provide graphic screens for each air handling system. Indicate outside air temperature and enthalpy, and mode of operation as applicable (i.e., occupied, unoccupied, warm-up, cool-down). Link screens for air handlers to the heating system and cooling system graphics. Link screens for supply and exhaust systems if they are not combined onto one screen.
   2. Provide a graphic screen for each zone. Provide links to graphic system schematic screens of air handling units that serve the corresponding zone.
   3. Provide a cooling system graphic screen showing all points associated with the chillers, cooling towers and pumps. Indicate outside air dry-bulb temperature and calculated wet-bulb temperature. Link screens for chilled water and condenser water systems if they cannot fit onto one cooling plant graphic screen.
   4. Link screens for heating and cooling system graphics to utility history reports showing current and monthly electric uses, demands, peak values, and other pertinent values.

C. Bar Chart Screens: On each graphic Bar Chart Screen, provide drawing links to the graphic air handling unit schematic screens.
   1. Provide a graphic chilled water valve screen showing the analog output signal of all chilled water valves in a bar chart format, with signals expressed as percentage of fully open valve (percentage of full cooling). Indicate the discharge air temperature and setpoint of each air handling unit, cooling system chilled water supply and return temperatures and the outside air temperature and humidity on this graphic. Provide drawing links between the graphic cooling plant screen and this graphic screen.
   2. Provide a graphic heating water valve screen showing the analog output signal of all air handling unit heating water valves in a bar chart format, with signals expressed as percentage of fully open valve (percentage of full heating). Indicate the temperature of the controlled medium (such as AHU discharge air temperature or zone hot water supply temperature) and the associated setpoint and the outside air temperature and humidity.

D. Alarms: Each programmed alarm shall appear on at least one graphic screen. In general, alarms shall be displayed on the graphic system schematic screen for the system that the alarm is associated with (for example, chiller alarm shall be shown on graphic cooling system schematic screen). For all graphic screens, display analog values that are in a 'high alarm' condition in a red color, 'low alarm' condition in a blue color. Indicate digital values that are in alarm condition in a red color.

END OF SECTION

SECTION 23 09 58
SEQUENCE OF OPERATION

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Air Handling Units
B. Chilled Water System
C. Terminal Units
D. Exhaust Fans

1.02 RELATED DOCUMENTS:

A. Section 23 09 50 - Building Automation System (BAS) General
B. Section 23 09 51 - BAS Basic Materials, Interface Devices, and Sensors
C. Section 23 09 53 - BAS Field Panels
D. Section 23 09 54 - BAS Communications Devices
E. Section 23 09 55 - BAS Software
F. Section 23 09 59 - BAS Commissioning

1.03 SYSTEM DESCRIPTION

A. The systems to be controlled under work of this section basically comprise (describe the scope of the project). The systems being controlled are (describe the configuration of and the type of systems included in the project).
B. This Section defines the manner and method by which controls function.

1.04 SUBMITTALS

A. Refer to Section 23 09 50 and Division 1 for requirements for control shop drawings, product data, User Manual, etc.
B. Programming Manual: Provide BAS system programming manual as well as documentation of site-specific programming prior to the start of Acceptance Phase.

1.05 PROJECT RECORD DOCUMENTS

A. Within two weeks of the completion of commissioning, provide record documents to represent the final control configuration with actual setpoints and tuning parameters as existed at acceptance.
B. Record documents shall be modified control drawings with the actual installed information. Drawings shall be delivered in both reproducible hard copy and electronic format in AutoCAD (current version) drawing files. Provide all supporting files, blocks, fonts, etc. required by the drawings.
C. Provide final points list as described above.
D. Provide final detailed wiring diagrams with all wire numbers and termination points indicated.
E. Accurately record final sequences and control logic made after submission of shop drawings.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.01 GENERAL

A. Sequences specified herein indicate the functional intent of the systems operation and may not fully detail every aspect of the programming that may be required to obtain the indicated operation. Contractor shall provide all programming necessary to obtain the sequences/system operation indicated.

B. When an air handling unit is not in operation, control devices shall remain in their “off” positions. “Off” positions may differ from the “normal” (meaning failed) position. Except as specified otherwise, “off” and “normal” positions of control devices shall be as follows:

Device	"Off Position"	"Normal Position"
Heating coil valves	closed	open
Cooling coil valves	closed	closed
Outside air damper	closed	closed
Return air damper	open	open
Exhaust/relief air damper	closed	closed
Var. Freq. Drive	off	Min. speed

C. Except as specified otherwise, throttling ranges, proportional bands, and cycle differentials shall be centered on the associated setpoint. All modulating feedback control loops shall include the capability of having proportional, integral, and derivative action. Unless the loop is specified “proportional only” or “P+I”, Contractor shall apply appropriate elements of integral and derivative gain to each control loop which shall result in stable operation, minimum settling time, and shall maintain the primary variable within the specified maximum allowable variance.

D. Scheduling Terminology: When air handlers are scheduled throughout the day, the following defines the terminology used (Designer coordinate with The State regarding actual occupancy schedules and initial setpoints):
   1. Occupied Period: Period of time when the building is in use and occupied. Unless indicated otherwise, this period is defined as X:XX AM - X:XX PM weekdays and X:XX AM to 12:00PM (noon) Saturdays. Exclude all national holidays. Generally systems will be fully operational throughout this period and ventilation air shall be continuously introduced. Space temperature setpoints will generally be in the “normal” range of 69-77°F.
   2. Unoccupied period: Period of time when the building or zone is not in use and unoccupied. Ventilation air shall not be introduced.
   3. Preoccupancy Period: Time prior to the Occupied period when the systems are returning the space temperatures from setback to “normal” or occupied setpoints (warm-up and cool-down). Ventilation air shall not be introduced unless outside air conditions permit free-cooling. Time period shall be determined by an optimum start strategy unless otherwise specified.
   4. Setback Period: Setback will typically coincide start with the end of the occupied period and end with the start of the preoccupancy period, however it shall be provided with its own schedule. Generally systems will be off except to maintain a “setback” temperature.

E. Where any sequence or occupancy schedule calls for more than one motorized unit to start simultaneously, the BAS start commands shall be staggered by 5 second (adj.) intervals to minimize inrush current.

F. Alarm messages specified throughout the sequences are assigned to discrete priority levels. Priority levels dictate the handling and destination of alarm reports, and are defined in Section 23 09 55 - BAS Software and Programming.

G. Wherever a value is indicated as adjustable (adj.), it shall be modifiable, with the proper privilege level, from the operator interface or via a function block menu. For these points, it is unacceptable to have to modify programming statements to change the setpoint.

H. When a power failure is detected in any phase, the BAS start commands shall be retracted immediately from all electrically powered units served by the failed power source. If the associated primary control unit (PCU) is powered by normal or emergency power, it may monitor its own power source as an indication of power status. If the PCU is powered by uninterruptable power supply (UPS), or if PCU is not capable of monitoring its own power for

use in sequences, Contractor shall provide at least one voltage monitor (three phase when applicable) per building. When the BAS detects that power has been restored, all equipment for which the BAS start command had been retracted shall be automatically restarted on staggered 5 second intervals to minimize inrush current. When loss of equipment status coincides with a power failure, system shall not alarm individual equipment failures. Instead, only a single Level 2 alarm shall be enunciated as follows:

1. BUILDING XXXX POWER FAILURE: Notify electric shop. Acknowledge alarm when power is restored.

I. Where reset action is specified in a sequence of operation, but a reset schedule is not indicated on the drawings, one of the following methods shall be employed:
   1. Contractor shall determine a fixed reset schedule which shall result in stable operation and shall maintain the primary variable within the specified maximum allowable variance.
   2. A floating reset algorithm shall be used which increments the secondary variable setpoint (setpoint of control loop being reset) on a periodic basis to maintain primary variable setpoint. The recalculation time and reset increment shall be chosen to maintain the primary variable within the specified maximum allowable variance.
   3. Primary variable shall control the devices directly using a PID feedback control loop without resetting the secondary variable. However, the control devices shall still modulate as necessary to maintain upper and lower limits on the secondary variable. Proportional band, integral gain, and derivative term shall be selected to maintain the primary variable within the specified maximum allowable tolerance while minimizing overshoot and settling time. Contractor shall gain prior approval for implementing this method of reset.

J. Where a supply air temperature or duct pressure setpoint is specified to be reset by the space temperature of the zones calling for the most cooling/heating, the following method shall be employed:
   1. A floating reset algorithm shall be used which increments the secondary variable (e.g., supply air temperature or duct pressure) setpoint on a periodic basis to maintain primary variable (e.g. space temperature) setpoint. The reset increment shall be determined by the quantity of “need heat” or “need cool” requests from individual SCU's. A SCU's “need heat” virtual point shall activate whenever the zone's space temperature falls below the currently applicable (occupied or unoccupied) heating setpoint throttling range. A SCU's “need cool” virtual point shall activate whenever the zone's space temperature rises above the currently applicable (occupied, unoccupied, or economy) cooling setpoint throttling range. The recalculation time and reset increment shall be chosen to maintain the primary variable within the specified maximum allowable variance while minimizing overshoot and settling time. Reset range maximum and minimum values shall limit the setpoint range.

K. Where “prove operation” of a device (generally controlled by a digital output) is indicated in the sequence, it shall require that the BAS shall, after an adjustable time delay after the device is commanded to operate (feedback delay) , confirm that the device is operational via the status input. If the status point does not confirm operation after the time delay or anytime thereafter for an adjustable time delay (debounce delay) while the device is commanded to run, an alarm shall be enunciated audibly and via an alarm message at the operator interface and print at the alarm printers. A descriptive message shall be attached to the alarm message indicating the nature of the alarm and actions to be taken. Contractor shall provide messages to meet this intent. [Upon failure of equipment with redundant backup, run command shall be removed from equipment and the device shall be locked out until the alarm is manually acknowledged. Upon failure of equipment without redundant backup, run command shall remain energized and the alarm shall be latched until reset by an operator.BAS shall provide for adjustable maximum rates of change for increasing and decreasing output from the following analog output points:
   1. Speed control of variable speed drives
   2. Chiller supply water temperature setpoint reset
   3. Chiller demand limit
   4. Travel rate of tower isolation and chiller isolation valves

L. Wherever a value is indicated to be dependent on another value (i.e.: setpoint plus 5°F) BAS shall use that equation to determine the value. Simply providing a virtual point that the operator must set is unacceptable. In this case three virtual points shall be provided. One to store the parameter (5°F), one to store the setpoint, and one to store the value which is the result of the equation.

M. The following chilled water sequence applies to the classic primary/secondary chilled water system where the bypass is positioned for equal percent unloading of all chillers, constant speed primary pumps one per chiller, multiple secondary chilled water pumps controlled from a variable speed drive. Various staging scenarios are included and the designer should select the most optimal method for the applicable job.

3.02 DEMAND LIMITING CONTROL:

A. BAS shall monitor kW demand over a 15-minute sliding window period.

B. Demand limiting shall be disabled during the winter billing period. When demand limiting is enabled, it shall be possible for the operator to disable it on a daily basis, but it shall be automatically re-enabled each day at 12 midnight.

C. On a rise in kW to within [200] kW (adj.) of setpoint, a Level 4 alarm shall be enunciated and BAS shall begin to make one “load shed” command every [3] minutes (adj.). On a fall in kW to [200] kW less than the demand setpoint, BAS shall begin to broadcast one ”load restore” command every [3] (adj.) minutes on a first shed, first restored basis. If demand exceeds the demand setpoint and there are no more loads left to shed, the demand setpoint shall be increased to the maximum demand experienced. Demand setpoint shall be automatically reset to an adjustable value at the beginning of each billing period.

D. “Loads” available for shedding are defined elsewhere in this specification section.

E. On a rise in kW to within [50] kW (adj.) of setpoint, a Level 3 and Level 4 alarm shall be enunciated.

3.03 AIR HANDLING UNITS - GENERAL

A. Logic Strategies: The BAS shall fully control the air handlers. Generally the BAS shall energize the AH (start the fans and activate control loops) as dictated for each air handle. The following indicates when and how the BAS shall energize the AHs and control various common aspects of them. The following “logic strategies” shall be included by reference with each air handler with any specific clarifications required:

1. Scheduled Occupancy: BAS shall determine the occupancy periods (occupied, unoccupied, preoccupancy, and setback) as defined above. The following details the common control aspects related to the scheduled occupancy.
   a. Occupied Period: BAS shall energize the AH during all occupied periods. Note that the beginning of the occupancy period shall be set sufficiently before the actual start of occupancy to obtain the required building component of ventilation per ASHREA 62. Specific times shall be as directed by the A/E. Minimum OA flow setpoint shall be as scheduled on the drawings. “Normal” setpoints shall apply.
   b. Unoccupied Period: Minimum OA flow shall be 0 CFM or the minimum OA damper position shall be 0%. If during the unoccupied period there is a request for occupancy override, the occupancy mode shall become active for an adjustable period. The unoccupied period and the preoccupancy period will typically overlap.
   c. Setback Period: BAS shall deenergize the unit except as required to maintain a setback temperature as indicated in the individual sequences with a 5°F cycle differential. Generally, where setback temperatures apply in multiple zones, the worst zone shall control the system. Setback setpoints generally apply except during preoccupancy [and night purge]. If during the unoccupied period there is a request for occupancy override, the occupancy mode shall become active for an adjustable period.
   d. Preoccupancy: BAS shall energize the AH continuously during the preoccupancy period. Minimum OA flow shall be 0 CFM or the minimum OA damper position shall

be 0%. “Normal” setpoints shall apply. Preoccupancy duration shall be one of the following as specified by reference:
1) Fixed: The duration of the preoccupancy period shall be fixed as scheduled by the operator.
2) Optimum: The duration of the morning warm-up period shall vary according to outside air temperature and space temperature such that the space temperature rises to occupied period heating setpoint at the beginning of, but not before, the scheduled occupied period. The duration of the cool-down period shall vary according to outside air temperature and space temperature such that the space temperature falls to the occupied period cooling setpoint at the beginning of, but not before, the scheduled occupied period.

2. Minimum OA Control: BAS shall maintain minimum ventilation during the occupied period. The following strategies may apply:
   a. Balanced Position: During the occupied period, applicable mixing and OA dampers shall never be positioned less than the position set for the required minimum OA ventilation rate. If the air handler has a single OA damper that is capable of economizer, the minimum position output shall be determined by the balancer. If the AH has a two position minimum OA damper, that position shall be fully open to its balanced position. This logic strategy is only applicable to constant volume Ahs.
   b. Reset Balanced Position: During the occupied period, applicable mixing and OA dampers shall never be positioned less than the minimum position. Minimum position shall be reset between limits of a position delivering system exhaust make-up air CFM and the design minimum position delivering design minimum CFM to maintain a CO2 setpoint of 900 ppm (adj.). Loop shall be a “sample and bump” or dynamic proportional only loop tuned for the slow response. The balancer shall determine the minimum position outputs at both extreme points. This logic strategy is only applicable to constant volume AHs.
   c. Damper Controlled Fixed: During the occupied period, applicable mixing dampers shall be modulated to maintain an OA flow rate of no less than the MVR as dictated in the design and required by ASHRAE 62. Setpoint flow rates shall be provided by the A/E. Flow rate shall be determined in any of the following ways as specified for the particular AH:
      1) Measured directly by an OA flow station
      2) As determined by CO2 mixing equations using the SA, OA, and RA CO2 sensors
   d. Damper Controlled Reset: During the occupied period, applicable mixing dampers shall be modulated to maintain an OA flow rate setpoint. Setpoint shall be reset between limits of system exhaust make-up air CFM and the design minimum CFM to maintain an RA CO2 setpoint of 900 ppm (adj.). Loop shall be a “sample and bump” or dynamic proportional only loop tuned for the slow response. Setpoint flow rates shall be provided by the A/E. Flow rate shall be determined in any of the following ways as specified for the particular AH:
      1) Measured directly by an OA flow station
      2) As determined by CO2 mixing equations using the SA, OA, RA, and/or Space CO2 sensors
   e. Mixed Air Plenum Pressure Control: Minimum position of the OA damper shall be set to obtain the design required minimum OA. This balanced position shall remain fixed whenever to minimum loop is active BAS shall control the return air damper to maintain a mixed air plenum pressure (relative to outside) setpoint which will be specified by the balancer (-.5”). Ensure the OA reference pressure is adequately dampened against wind fluctuations using a wind resistance static tip, restrictors, and air volume capacitance.
3. Airside Economizer: BAS shall modulate the mixing dampers to provide “free cooling” when conditions merit. The free cooling shall generally be staged before any mechanical cooling. While conditions merit, dampers shall be modulated in a DA PID loop to maintain

mixed air temperature at a setpoint as specified for the individual unit. Economizer logic shall remain enabled during setback cooling where applicable. One of the following strategies shall be used to enable the economizer mode:

a. Dry Bulb Comparison: Economizer mode shall be active while the unit is energized AND when OA enthalpy fall below 28 btu/# AND outside air temperature falls below return air temperature (with 2°F cycle differential). Economizer mode shall be inactive when OA enthalpy rises above 29 btu/# ORoutside air temperature rises above return air temperature (with 2°F cycle differential), dampers shall return to their scheduled minimum positions as specified above. Economizer shall remain enabled during setback cooling.
b. Dry Bulb Switch: Economizer mode shall be active while the unit is energized AND when OA enthalpy fall below 28 btu/# AND outside air temperature falls below the switching setpoint of 70°F (adj.) (with 5°F cycle differential). Economizer mode shall be inactive when OA enthalpy rises above 29 btu/# OR outside air temperature rises above switching setpoint, dampers shall return to their scheduled minimum positions as specified above.
c. Enthalpy Comparison: Economizer mode shall be active while the unit is energized AND when outside air enthalpy falls below return air enthalpy (with 2btu/# cycle differential). Economizer mode shall be inactive when outside air enthalpy rises above return air enthalpy, dampers shall return to their scheduled minimum positions as specified above.

4. Sequenced Heating and Cooling: BAS shall control the heating and cooling coils and air side economizer as detailed for the particular AH. Program logic shall directly prohibit the heating and cooling valves as well as the heating valve and economizer damper to be open (or above minimum) simultaneously. This does not apply to cooling and reheat valves that are used simultaneously for dehumidification.
5. Mixed Air Low Limit Override: BAS shall override the signal to the OA damper via a proportional only loop to maintain a minimum mixed air temperature of 45°F (adj.) (loop shall output 0% at 45°F which shall be passed to the output via a low selector).
6. Freeze Safety: Upon operation of a freezestat, unit shall be deenergized with the exception of the heating loops. Typically supply and return fans where applicable shall be deenergized via a hardwired interlock, [, and an indication of the operation shall be sensed by the BAS. BAS shall enunciate appropriate alarm and remove and lock out the start command], [which shall initiate "fan failure" alarms]. OA dampers shall close and heating loops shall remain active.
7. Smoke Safety: Upon indication of smoke by a smoke detector, FAC shall deenergize the AH. Smoke detector shall notify the fire alarm system and BAS, shut down the fans, and close the smoke dampers via hard-wired interlock.
8. High or Low Pressure Safety: Upon activation of a high or low pressure safety switch, AH shall be deenergized, fans shall be deenergized via a hard wired interlock [, and an indication of the operation shall be sensed by the BAS. BAS shall enunciate appropriate alarm and remove and lock out the start command], [which shall initiate "fan failure" alarms].
9. Vibration Safety (Applicable To Units >50,000 cfm): Upon activation of a vibration safety switch, respective fan shall be deenergized, fan shall be deenergized via a hard wired interlock and an indication of the operation shall be sensed by the BAS]. BAS shall enunciate appropriate alarm and remove and lock out the start command.

B. The detailed “logic strategies” above shall be required by reference to them in each of the individual sequences specified below.

3.04 AIR HANDLING UNIT DIAGNOSTICS - GENERAL

A. Diagnostic Strategies: In addition to the standard alarm limits specified for all sensed variables the BAS monitor and diagnose anomalies in the operation of the air handlers. The following “diagnostic strategies” shall be included by reference with each air handler with any specific clarifications required:

1. Run Time Limit: BAS shall accumulate the runtime of the status of associated rotating equipment and enunciate a level 5 alarm to indicate that the unit is in need of service.
2. Filter Monitoring: BAS shall monitor the differential pressure transmitter across the filter bank(s). A level 5 alarm shall be reported when pressure drop exceeds the transmitter's setting.
3. Start Monitoring: BAS shall accumulate the starts of cycling equipment. BAS shall further enunciate a level 5 alarm when the number of starts exceeds the specified value within the specified time period. (ie: more than 3 starts in a 30 min period)
4. Heating Valve Leak: While heating valve is closed, if the temperature increase across the heating coil exceeds 2°F continuously for 30 minutes; or if the discharge temperature is more than 5°F above setpoint for more than 30 minutes continuously, enunciate the following alarm at level 3 and 4 priority:
    a. ENERGY WASTE: An unexpected temperature rise is occurring across the heating coil. Please check for leaking valve or faulty controls.
5. Cooling Valve Leak: While cooling valve is closed, if the temperature drop across the cooling coil exceeds 2°F continuously for 30 minutes; or if the discharge temperature is more than 5°F below setpoint for more than 30 minutes continuously, enunciate the following alarm at level 3 and 4 priority:
    a. ENERGY WASTE: An unexpected temperature drop is occurring across the cooling coil. Please check for leaking valve or faulty controls.
6. Cooling Capacity Shortage: BAS shall monitor the output to the valve. If the output exceeds 99% open for 1 hour continuously, enunciate the following alarm
    a. Lack of Capacity: The cooling valve of XXX has been commanded to the full open position for an extended time period. Ensure that the setpoint for the control loop is at a reasonable value and that flow to the coil has not been obstructed as in a plugged strainer, throttled balancing valve, debris in the control valve, etc.
7. Economizer Anomaly: If mixed air temperature is less than low limit mixed air temperature °F or greater than [85]; or if the outside air temperature is between 55°F and 65°F and the mixed air temperature is more than 2°F different from the outside air temperature for more than 30 minutes continuously, enunciate the following alarm at level 3 and 4 priority:
    a. ENERGY WASTE: An unexpected mixed air temperature indicates a possible problem with the economizer damper controls. Please check for faulty dampers or controls.
8. Fighting Valves: BAS shall monitor the valve positions of the preheat and cooling coils and shall enunciate the following level 3 alarm if the valve positions are both over 10% open.
    a. Fighting Valves: The preheat and the cooling valves are opening simultaneously on XXX. Coordinate the control loops.
9. Fighting Thermal Zones: BAS shall monitor the mode of multiple terminal zones within a thermal zone and enunciate the following level 3 alarm if some are in heating mode, and others are in cooling mode:
    a. FIGHTING TERMINAL UNITS: Simultaneous heating and cooling exists in XXX. Coordinate the setpoints.
10. Fighting Humidity Zones: BAS shall monitor the mode of multiple terminal zones within a humidity zone and enunciate the following level 3 alarm if some are in heating mode, and others are in cooling mode:
    a. FIGHTING TERMINAL UNITS: simultaneous humidification and dehumidification exists in XXX. Coordinate the setpoints.
11. Unstable Control: BAS shall monitor the output to the actuator. BAS shall calculate the average change in output per second over a 30-min. period. The average change in output signal shall be calculated as follows: å [(Abs(Current Output(%)-Last Output(%)) / (Scan Interval(s))] / (# of Scans in 30 min). The program shall execute the check once every 14 hours (start the 30-min. interval change accumulation, after 30 min. perform the check and clear the sum). BAS shall enunciate the following alarm if the average rate of change exceeds 1%/sec or one half of the maximum rate of change programmed for the point.

a. Unstable Control: The control loop on XXX appears to be unstable. Establish a plot of the valve output to validate this. If the damper is hunting unacceptably, tune the loop.

END OF SECTION

SECTION 23 09 59
BAS SYSTEM COMMISSIONING

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. BAS and equipment testing and start-up
B. Validation of proper and thorough installation of BAS and equipment
C. Functional testing of control systems
D. Documentation of tests, procedures, and installations
E. Coordination of BAS training
F. Documentation of BAS Operation and Maintenance materials

1.02 RELATED SECTIONS:

A. Section 23 09 50 - BAS General Requirements
B. Section 23 09 51 - BAS Basic Materials and Devices
C. Section 23 09 53 - BAS Field Panels
D. Section 23 09 54 - BAS Communication Devices
E. Section 23 09 55 - BAS Software and Programming
F. Section 23 09 58 - Sequence of Operation

1.03 GENERAL DESCRIPTION

A. This section defines responsibilities of the Controls Contractor to commission the BAS.
B. The State of Delaware, at State of Delaware's expense, shall retain a Commissioning Authority (CA) who shall work with the Contractor to ensure that the systems, equipment, and interfaces are installed, tested, and operate per the design intent; that the systems are adequately documented; and that the State of Delaware is adequately trained on system intent, operation, and maintenance.

   The following is written based on the use of a separate Commissioning Authority (CA). If that is not the case on the project, the Contractor must still start up and commission the BAS. Therefore edit the responsibilities as appropriate for the project commissioning requirements.

1.04 CONTRACTOR RESPONSIBILITIES

A. Completely install and thoroughly inspect, startup, test, adjust, balance, and document all systems and equipment.
B. Assist Commissioning Authority in performing verification and performance testing. This will generally include the following:
   1. Attend Commissioning (Cx) progress and coordination meetings.
   2. Prepare and submit required draft forms and systems information.
   3. Establish trend logs of system operation as specified herein.
   4. Demonstrate system operation.
   5. Manipulate systems and equipment to facilitate testing.
   6. Provide instrumentation necessary for verification and performance testing.
   7. Manipulate control systems to facilitate verification and performance testing.
   8. Train State's Representatives as specified in Part III of this section.
C. Provide a BAS Technician to work at the direction of Commissioning Authority for software optimization assistance for a minimum of [80] hours. Refer to Part 3 for a description of the software optimization.

1.05 SEQUENCING

A. The following list outlines the general sequence of events for submittals and commissioning:

1. Submit product data and shop drawings, and receive approval.
2. Submit BAS logic documentation, and receive approval.
3. Submit Start-Up Checklists and manufacturer's start-up procedures for all equipment provided by the BAS Contractor.
4. Install BAS.
5. Submit BAS Start-Up Test Agenda and Schedule for review.
6. Receive BAS start up Test Agenda/schedule approval.
7. Submit Training Plan.
8. Simulate sequencing and debug program off-line to the extent practical.
9. Place systems under BAS control where applicable during a scheduled outage.
10. Perform BAS start up where applicable during a scheduled outage.
11. Prepare and initiate trend log data storage and format trend graphs.
12. Submit completed BAS Start-Up Reports and initial draft of the O&M Manuals.
13. Receive BAS Start Up Report approval and approval to schedule Demonstrations and Commissioning.
14. Demonstrate systems to Commissioning Authority and The State.
15. Submit Trend Logs in format specified.
16. Receive demonstration approval and approval to schedule Acceptance Period.
17. Train The State on BAS operation and maintenance.
18. Substantial Completion.
19. Begin Acceptance Phase.
20. Two week Operational Test.
21. Perform Functional Performance Testing.
22. Receive Acceptance Period approval, which is Functional Completion for the BAS.
23. Train The State on final sequences and modes of operation.
24. Install framed control drawings. (See Section 23 09 50/1.09/G)
25. Provide Level 1 password access to the State.
26. Revise and re-submit record drawings and O&M Manuals.
27. Substantial Completion.
28. Begin Warranty Phase.
29. Schedule and begin Opposite Season acceptance period.
30. Receive Opposite Season acceptance period approval.
31. Submit as-built drawings and O&M Manuals.
32. Update framed control drawings. (See Section 23 09 50/1.09/G)
33. Complete State personnel Training.
34. End-of-Warranty date/period.

PART 2 - PRODUCTS

2.01 INSTRUMENTATION

A. Instrumentation required to verify readings and test the system and equipment performance shall be provided by Contractor and made available to Commissioning Authority. Generally, no testing equipment will be required beyond that required to perform Contractors work under these Contract Documents. All equipment used for testing and calibration shall be NIST/NBS traceable and calibrated within the preceding 6-month period. Certificates of calibration shall be submitted.

2.02 TAB & COMMISSIONING PORTABLE OPERATORS TERMINAL

A. For new projects, Contractor shall provide a portable operators terminal or hand held device to facilitate Testing, Adjusting, and Balancing (TAB) and calibration. This device shall support all functions and allow querying and editing of all parameters required for proper calibration and start up.

B. Connections shall be provided local to the device being calibrated. For instance, for VAV boxes, connection of the operator's terminal shall be either at the sensor or at the terminal box. Otherwise a wireless system shall be provided to facilitate this local functionality.

PART 3 - EXECUTION

3.01 BAS START-UP TESTING, ADJUSTING, CALIBRATION

A. Work and/or systems installed under this Division shall be fully functioning prior to Demonstration and Acceptance Phase. Contractor shall start, test, adjust, and calibrate all work and/or systems under this Contract, as described below:
   1. Inspect the installation of all devices. Review the manufacturer's installation instructions and validate that the device is installed in accordance with them.
   2. Verify proper electrical voltages and amperages, and verify that all circuits are free from faults.
   3. Verify integrity/safety of all electrical connections.
   4. For the following control settings, initially use the control setting that was used by existing control system, unless otherwise indicated. For AHUs that use a throttled outside air damper position when minimum outside air is required, contractor shall mark existing minimum outside air damper position to allow replication by new controls.
   5. Coordinate with TAB subcontractor to obtain control settings that are determined from balancing procedures. Record the following control settings as obtained from TAB contractor, and note any TAB deficiencies in the BAS Start-Up Report:
      a. Optimum duct static pressure setpoints for VAV air handling units.
      b. Minimum outside air damper settings for air handling units.
      c. Optimum differential pressure setpoints for variable speed pumping systems.
      d. Calibration parameters for flow control devices such as VAV boxes and flow measuring stations.
         1) BAS contractor shall provide hand-held device as a minimum to the TAB and CA to facilitate calibration. Connection for any given device shall be local to it (i.e. at the VAV box or at the thermostat). Hand-held device or portable operator's terminal shall allow querying and editing of parameters required for proper calibration and start-up.
   6. Test, calibrate, and set all digital and analog sensing and actuating devices. Calibrate each instrumentation device by making a comparison between the BAS display and the reading at the device, using an instrument traceable to the National Bureau of Standards, which shall be at least twice as accurate as the device to be calibrated (e.g., if field device is +/-0.5% accurate, test equipment shall be +/-0.25% accurate over same range). Record the measured value and displayed value for each device in the BAS Start Up Report.
   7. Check and set zero and span adjustments for all transducers and transmitters.
   8. For dampers and valves:
      a. Check for adequate installation including free travel throughout range and adequate seal.
      b. Where loops are sequenced, check for proper control without overlap.
   9. For actuators:
      a. Check to insure that device seals tightly when the appropriate signal is applied to the operator.
      b. Check for appropriate fail position, and that the stroke and range is as required.
      c. For pneumatic operators, adjust the operator spring compression as required to achieve close-off. If positioner or volume booster is installed on the operator, calibrate per manufacturer's procedure to achieve spring range indicated. Check split-range positioners to verify proper operation. Record settings for each device in the BAS Pre-Commissioning Report.
      d. For sequenced electronic actuators, calibrate per manufacturer's instructions to required ranges.
   10. Check each digital control point by making a comparison between the control command at the CU and the status of the controlled device. Check each digital input point by making a comparison of the state of the sensing device and the Operator Interface display. Record the results for each device in the BAS Start-Up Report.

11. For outputs to reset other manufacturer's devices (for example, VSDs) and for feedback from them, calibrate ranges to establish proper parameters. Coordinate with representative of the respective manufacturer and obtain their approval of the installation.
12. Verify proper sequences by using the approved checklists to record results and submit with BAS Start-Up Report. Verify proper sequence and operation of all specified functions.
13. Verify that all safety devices trip at appropriate conditions. Adjust setpoints accordingly.
14. Tune all control loops to obtain the fastest stable response without hunting, offset or overshoot. Record tuning parameters and response test results for each control loop in the BAS Start Up Report. Except from a startup, maximum allowable variance from set point for controlled variables under normal load fluctuations shall be as follows. Within 3 minutes of any upset (for which the system has the capability to respond) in the control loop, tolerances shall be maintained (exceptions noted):
    a. Duct air temperature: ±1°F.
    b. Space Temperature: ±2°F
    c. Chilled Water: ±1°F
    d. Hot water temperature: ±3°F.
    e. Condenser water temperature: ±3°F.
    f. Duct pressure: ± 0.25" w.g.
    g. Water pressure: ±1 psid
    h. Duct or space Humidity: ±5%
    i. Air flow control: ±5% of setpoint velocity. [For fume hoods ±10% on full sash travel (from min to max in 3 seconds) within 3 seconds. Refer to Section 15995 for fume hood acceptance requirements.] [For minimum OA flow loops being reset from CO2, response to upset max time is one hour.]
    j. Space Pressurization (on active control systems): ±0.05" wg with no door or window movements.
15. For interface and DDC control panels:
    a. Ensure devices are properly installed with adequate clearance for maintenance and with clear labels in accordance with the record drawings.
    b. Ensure that terminations are safe, secure and labeled in accordance with the record drawings.
    c. Check power supplies for proper voltage ranges and loading.
    d. Ensure that wiring and tubing are run in a neat and workman-like manner, either bound or enclosed in trough.
    e. Check for adequate signal strength on communication networks.
    f. Check for standalone performance of controllers by disconnecting the controller from the LAN. Verify the event is annunciated at Operator Interfaces. Verify that the controlling LAN reconfigures as specified in the event of a LAN disconnection.
    g. Ensure that all outputs and devices fail to their proper positions/states.
    h. Ensure that buffered and/or volatile information is held through power outage.
    i. With all system and communications operating normally, sample and record update/annunciation times for critical alarms fed from the panel to the Operator Interface.
    j. Check for adequate grounding of all DDC panels and devices.
16. For Operator Interfaces:
    a. Verify that all elements on the graphics are functional and are properly bound to physical devices and/or virtual points, and that hot links or page jumps are functional and logical.
    b. Output all specified BAS reports for review and approval.
    c. Verify that the alarm printing and logging is functional and per requirements.
    d. Verify that trends are archiving to disk and provide a sample to the [Commissioning Authority and] State for review.
    e. Verify that paging/dial-out alarm annunciation is functional.

f. Verify the functionality of remote Operator Interfaces and that a robust connection can be established consistently.
g. Verify that required third party software applications required with the bid are installed and are functional.

17. Start-up and check out control air compressors, air drying, and filtering systems in accordance with the appropriate section and with manufacturer's instructions.
18. Verify proper interface with fire alarm system.

B. Submit Start-Up Test Report: Report shall be completed, submitted, and approved prior to Substantial Completion.

3.02 SENSOR CHECKOUT AND CALIBRATION

A. General Checkout: Verify that all sensor locations are appropriate and are away from causes of erratic operation. Verify that sensors with shielded cable are grounded only at one end. For sensor pairs that are used to determine a temperature or pressure difference, make sure they are reading within 0.2°F of each other for temperature and within a tolerance equal to 2% of the reading of each other for pressure. Tolerances for critical applications may be tighter.

B. Calibration: Calibrate all sensors using one of the following procedures:
1. Sensors Without Transmitters - Standard Application: Make a reading with a calibrated test instrument within 6 inches of the site sensor at various points across the range. Verify that the sensor reading (via the permanent thermostat, gage or BAS) is within the tolerances specified for the sensor. If not, adjust offset and range, or replace sensor. Where sensors are subject to wide variations in the sensed variable, calibrate sensor within the highest and lowest 20% of the expected range.
2. Sensors With Transmitters - Standard Application: Disconnect sensor. Connect a signal generator in place of sensor. Connect ammeter in series between transmitter and BAS control panel. Using manufacturer's resistance-temperature data, simulate minimum desired temperature. Adjust transmitter potentiometer zero until the ammeter reads 4 mA. Repeat for the maximum temperature matching 20 mA to the potentiometer span or maximum and verify at the OI. Record all values and recalibrate controller as necessary to conform to tolerances. Reconnect sensor. Make a reading with a calibrated test instrument within 6 inches of the site sensor. Verify that the sensor reading (via the permanent thermostat, gage or BAS) is within the tolerances specified. If not, replace sensor and repeat. For pressure sensors, perform a similar process with a suitable signal generator.

C. Sensor Tolerance: Sensors shall be within the tolerances specified for the device. Refer to Section 23 09 51.

3.03 COIL VALVE LEAK CHECK

A. Verify proper close-off of the valves. Ensure the valve seats properly by simulating the maximum anticipated pressure difference across the circuit. Calibrate air temperature sensors on each side of coil to be within 0.5°F of each other. Via the Operator Interface, command the valve to close. Energize fans. After 5 minutes observe air temperature difference across coil. If a temperature difference is indicated, and the piping surface temperature entering the coil is within 3°F of the water supply temp, leakage is probably occurring. If it appears that it is occurring, close the isolation valves to the coil to ensure the conditions change. If they do, this validates the valve is not closing. Remedy the condition by adjusting the stroke and range, increasing the actuator size/torque, replacing the seat, or replacing the valve as applicable.

3.04 VALVE STROKE SETUP AND CHECK

A. For all valve and actuator positions checked, verify the actual position against the Operator Interface readout.

B. Set pumps to normal operating mode. Command valve closed, verify that valve is closed, and adjust output zero signal as required. Command valve open, verify position is full open and adjust output signal as required. Command the valve to various few intermediate positions. If

actual valve position doesn't reasonably correspond, replace actuator or add pilot positioner (for pneumatics).

3.05 BAS DEMONSTRATION

A. Demonstrate the operation of the BAS hardware, software, and all related components and systems to the satisfaction of the Commissioning Authority and State. Schedule the demonstration with the State's representative 1 week in advance. Demonstration shall not be scheduled until all hardware and software submittals, and the Start-Up Test Report are approved. If the Work fails to be demonstrated to conform with Contract specifications, so as to require scheduling of additional site visits by the Commissioning Authority for re-demonstration, Contractor shall reimburse The State for costs of subsequent Commissioning Authority site visits.

B. The Contractor shall supply all personnel and equipment for the demonstration, including, but not limited to, instruments, ladders, etc. Contractor-supplied personnel must be competent with and knowledgeable of all project-specific hardware, software, and the HVAC systems. All training documentation and submittals shall be at the job site.

C. Demonstration shall typically involve small representative samples of systems/equipment randomly selected by the State and CA.

D. The system shall be demonstrated following the same procedures used in the Start-Up Test by using the approved Commissioning Checklists. Demonstration shall include, but not necessarily be limited to, the following:
   1. Demonstrate that required software is installed on BAS workstations. Demonstrate that graphic screens, alarms, trends, and reports are installed as submitted and approved.
   2. Demonstrate that points specified and shown can be interrogated and/or commanded (as applicable) from all workstations, as specified.
   3. Demonstrate that remote dial-up communication abilities are in accordance with these Specifications.
   4. Demonstrate correct calibration of input/output devices using the same methods specified for the Start-Up Tests. A maximum of 10 percent of I/O points shall be selected at random by the Commissioning Authority and/or State for demonstration. Upon failure of any device to meet the specified end-to-end accuracy, an additional 10 percent of I/O points shall be selected at random by Commissioning Authority for demonstration. This process shall be repeated until 100 percent of randomly selected I/O points have been demonstrated to meet specified end-to-end accuracy.
   5. Demonstrate that all DDC and other software programs exist at respective field panels. The Direct Digital Control (DDC) programming and point database shall be as submitted and approved.
   6. Demonstrate that all DDC programs accomplish the specified sequences of operation.
   7. Demonstrate that the panels automatically recover from power failures, as specified.
   8. Demonstrate that the stand-alone operation of panels meets the requirements of these Specifications. Demonstrate that the panels' response to LAN communication failures meets the requirements of these Specifications.
   9. Identify access to equipment selected by Commissioning Authority. Demonstrate that access is sufficient to perform required maintenance.
   10. Demonstrate that required trend graphs and trend logs are set up per the requirements. Provide a sample of the data archive. Indicate the file names and locations.

E. BAS Demonstration shall be completed and approved prior to Substantial Completion.

F. Any tests successfully completed during the demonstration will be recorded as passed for the functional performance testing and will not have to be retested.

3.06 BAS ACCEPTANCE PERIOD

A. After approval of the BAS Demonstration and prior to Contract Close Out Acceptance Phase shall commence. Acceptance Period shall not be scheduled until all HVAC systems are in operation and have been accepted, all required cleaning and lubrication has been completed

(i.e., filters changed, piping flushed, strainers cleaned, and the like), and TAB report has been submitted and approved. Acceptance Period and its approval will be performed on a system-by-system basis if mutually agreed upon by the Contractor and the State of Delaware.

B. Operational Test: At the beginning of the Acceptance Phase, the system shall operate properly for two weeks without malfunction, without alarm caused by control action or device failure, and with smooth and stable control of systems and equipment in conformance with these specifications. At the end of the two weeks, contractor shall forward the trend logs to the Commissioning Authority for review. Commissioning Authority shall determine if the system is ready for functional performance testing and document any problems requiring contractor attention.
   1. If the systems are not ready for functional performance testing, Contractor shall correct problems and provide notification to the State's representative that all problems have been corrected. The Acceptance Period shall be restarted at a mutually scheduled time for an additional one-week period. This process shall be repeated until Commissioning Authority issues notice that the BAS is ready for functional performance testing.

C. During the Acceptance Period, the contractor shall maintain a hard copy log of all alarms generated by the BAS. For each alarm received, Contractor shall diagnose the cause of the alarm, and shall list on the log for each alarm, the diagnosed cause of the alarm, and the corrective action taken. If in the Contractor's opinion, the cause of the alarm is not the responsibility of the Contractor, Contractor shall immediately notify the State's representative.

3.07 TREND LOGS

A. Contractor shall configure and analyze all trends required under Section 23 09 55.

3.08 TREND GRAPHS

A. Trend graphs as specified in Section 23 09 55 shall generally be used during the Acceptance Phase to facilitate and document testing. Prepare controller and workstation software to display graphical format trends during the Acceptance Period. Trend graphs shall demonstrate compliance with contract documents.

B. Each graph shall be clearly labeled with HVAC subsystem title, date, and times.

3.09 WARRANTY PHASE BAS OPPOSITE SEASON TRENDING AND TESTING:

A. Trending: throughout the Warranty Phase, trend logs shall be maintained as required for the Acceptance Period. Contractor shall forward archive trend logs to the Commissioning Authority/ State for review upon Commissioning Authority/ State's request. Commissioning Authority/ The State will review these and notify contractor of any warranty work required.

B. Opposite Season Testing: Within 6 months of completion of the Acceptance Phase, Commissioning Authority/ The State shall schedule and conduct Opposite Season functional performance testing. Contractor shall participate in this testing and remedy any deficiencies identified.

3.10 SOFTWARE OPTIMIZATION ASSISTANCE

A. The Contractor shall provide the services of a BAS Technician as specified above at the project site to be at the disposal of the Commissioning Authority. The purpose of this requirement is to make changes, enhancements and additions to control unit and/or workstation software that have been identified by the Commissioning Authority during the construction and commissioning of the project and that are beyond the specified Contract requirements. The cost for this service shall be included with the bid. Requests for assistance shall be for contiguous or non-contiguous 8-hour days, unless otherwise mutually agreed upon by Contractor, Commissioning Authority, and State. The State's representative shall notify contractor 2 days in advance of each day of requested assistance.

B. The BAS Technician provided shall be thoroughly trained in the programming and operation of the controller and workstation software. If the BAS Technician provided cannot perform every software task requested by the Commissioning Authority in a timely fashion, contractor shall

provide additional qualified personnel at the project site as requested by the Commissioning Authority, to meet the total specified requirement on-site.

3.11 BAS OPERATOR TRAINING AND O&M MANUALS

A. Provide up to 4 complete sets of the approved Operations and Maintenance (O&M) Manuals (hard copy and one electronic copy) to be used for training.

B. Contractor shall submit a Training Plan for the scope of training for which they are responsible. Training Plan shall be forwarded to the Division 23 Contractor who will compile, organize, format, and forward to the Engineer for review.

C. On-Site Training: Provide services of controls contractor's qualified technical personnel for [five] 8-hour days to instruct State's personnel in operation and maintenance of BAS. Instruction shall be in classroom setting at the project site for appropriate portions of the training. Training may be in non-contiguous days at the request of the State. The State's representative shall notify contractor 1 week in advance of each day of requested training. The Contractor's designated training personnel shall meet with the Engineer and State's representative for the purpose of discussing and fine-tuning the training agenda prior to the first training session. Training agenda shall generally be as follows:
   1. Basic Operator Workstation (OWS) Training - For all potential users of the OWS:
      a. Brief walk-through of building, including identification of all controlled equipment and condensed demonstration of controller portable and built-in operator interface device display capabilities.
      b. Brief overview of the various parts of the O&M Manuals, including hardware and software programming and operating publications, catalog data, controls installation drawings, and DDC programming documentation.
      c. Demonstration of workstation login/logout procedures, password setup, and exception reporting.
      d. Demonstration of workstation menu penetration and broad overview of the various workstation features.
      e. Overview of systems installed.
      f. Present all site-specific point naming conventions and points lists, open protocol information, configuration databases, back-up sequences, upload/download procedures, and other information as necessary to maintain the integrity of the BAS.
      g. Overview of alarm features.
      h. Overview of trend features.
      i. Overview of workstation reports.
   2. BAS Hardware Training - For Maintenance and Control Technicians
      a. Review of installed components and how to install/replace, maintain, commission, and diagnose them
   3. BAS Technician Training
      a. Introduction to controller programming and overview of the programming application interface.
      b. General review of sequence of operation and control logic for the project site, including standalone and fail-safe modes of operation.
      c. Uploading/Downloading and backing up programs.
      d. Network administration.
      e. Review of setpoint optimization and fine-tuning concepts.
   4. Advanced Training: Advanced Training shall be provided for one (1) individual and be provided at an off-site training facility containing installations of the proposed system. Contractor shall pay training registration and materials fee and the State shall pay all employee expenses (travel, per diem, salary).
      a. Contractor shall provide the standard, advanced training offering on all Control Programming Applications.
      b. Contractor shall provide the standard, advanced training offering on Advanced Installation, Configuration, Maintenance, and Network Administration.

c. For Echelon-based systems, advanced training shall include a Lon systems integration course.

END OF SECTION

SECTION 23 09 69
VARIABLE FREQUENCY CONTROLLERS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.02 SUMMARY

A. This Section includes solid-state, PWM, VFCs for speed control of three-phase motors.

1.03 DEFINITIONS

A. BMS: Building management system.

B. IGBT: Integrated gate bipolar transistor.

C. LAN: Local area network.

D. PID: Control action, proportional plus integral plus derivative.

E. PWM: Pulse-width modulated.

F. VFC: Variable frequency controller.

1.04 SUBMITTALS

A. Product Data: For each type of VFC, provide dimensions; mounting arrangements; location for conduit entries; shipping and operating weights; and manufacturer's technical data on features, performance, electrical ratings, characteristics, and finishes.

B. Shop Drawings (for each VFC):
   1. Include dimensioned plans, elevations, sections, and details, including required clearances and service space around equipment. Show tabulations of installed devices, equipment features, and ratings. Include the following:
      a. Each installed unit's type and details.
      b. Nameplate legends.
      c. Short-circuit current ratings of integrated unit.
      d. UL listing for series rating of overcurrent protective devices in combination controllers.
   2. Wiring Diagrams: Power, signal, and control wiring for VFC. Provide schematic wiring diagram for each type of VFC.

C. Coordination Drawings: Floor plans showing dimensioned layout, required working clearances, and required area above and around VFCs where pipe and ducts are prohibited. Show VFC layout and relationships between electrical components and adjacent structural and mechanical elements. Show support locations, type of support, and weight on each support. Indicate field measurements.

D. Qualification Data: For testing agency and manufacturer.

E. Field Test Reports: Written reports specified in Part 3.

F. Manufacturer's field service report.

G. Operation and Maintenance Data: For VFCs, all installed devices, and components to include in emergency, operation, and maintenance manuals. In addition to items specified in Division 1 Section " Operation and Maintenance Data," include the following:
   1. Routine maintenance requirements for VFCs and all installed components.
   2. Manufacturer's written instructions for testing and adjusting overcurrent protective devices.

H. Load-Current and Overload-Relay Heater List: Compile after motors have been installed and arrange to demonstrate that selection of heaters suits actual motor nameplate full-load currents.

I. Load-Current and List of Settings of Adjustable Overload Relays: Compile after motors have been installed and arrange to demonstrate that dip switch settings for motor running overload protection suit actual motor to be protected.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Maintain, within 100 miles of Project site, a service center capable of providing training, parts, and emergency maintenance and repairs.

B. Testing Agency Qualifications: An independent testing agency, acceptable to authorities having jurisdiction, with the experience and capability to conduct the testing indicated, as documented according to ASTM E 548.

C. Source Limitations: Obtain VFCs of a single type through one source from a single manufacturer.

D. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

E. Comply with NFPA 70.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Store VFCs indoors in clean, dry space with uniform temperature to prevent condensation. Protect VFCs from exposure to dirt, fumes, water, corrosive substances, and physical damage.

1.07 COORDINATION

A. Coordinate layout and installation of VFCs with other construction including conduit, piping, equipment, and adjacent surfaces. Maintain required workspace clearances and required clearances for equipment access doors and panels.

B. Coordinate features of VFCs, installed units, and accessory devices with pilot devices and control circuits to which they connect.

C. Coordinate features, accessories, and functions of each VFC and each installed unit with ratings and characteristics of supply circuit, motor, required control sequence, and duty cycle of motor and load.

1.08 EXTRA MATERIALS

A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents:
   1. Spare Fuses: Furnish one spare for every five installed, but not less than one set of three of each type and rating
   2. Indicating Lights: Two of each type installed.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   1. ABB Power Distribution, Inc.; ABB Control, Inc. Subsidiary.
   2. Yaskawa, Inc.
   3. Danfoss

2.02 VARIABLE FREQUENCY CONTROLLERS

A. Unit and options shall be UL508 Listed as a complete assembly.

B. Unit shall be listed for minimum 100 KA SCCR without the need for external input fuses.

C. Microprocessor based Bypass Controller - Manual or automatic (selectable) transfer to line power via contactors. A keypad to control the bypass controller is to be mounted on the enclosure door. The bypass keypad shall include a one line diagram and status LEDs to indicate the mode of operation and “External Fault” conditions. When in the “Normal” mode, the bypass contactor is open and the drive output contactor is closed. In the “Test” position,

both contactors are open, in the “Bypass” position, the drive output contactor is open, and the bypass contactor is closed. Start/stop via customer supplied maintained contact shall be 24V or 115V compatible and shall function in both the “Normal” and “Bypass” modes. The voltage tolerance of the bypass power supply shall be ± 35% to eliminate the problem of contactor coil burnout. The design shall include single-phase protection in both the AFD and bypass modes.

D. Customer Interlock Terminal Strip – provide a separate terminal strip for connection of freeze, fire, smoke contacts, and external start command. Include fireman’s override and damper control circuit as standard. All external safety interlocks shall remain fully functional whether the system is in Hand, Auto, or Bypass modes.

E. Automatic bypass operation shall be selectable in the standard microprocessor based bypass design.

F. Door / cover interlocked circuit breaker disconnect switch which will disconnect all input power from the drive and all internally mounted options. The disconnect handle shall be through the door, and be padlockable in the “Off” position.

G. Fast acting semi-conductor fuses exclusive to the AFD – fast acting semi-conductor fuses allow the AFD to disconnect from the line prior to clearing upstream branch circuit protection, maintaining bypass capability. Bypass designs which have no such fuses, or that incorporate fuses common to both the AFD and the bypass will not be accepted. In such designs, a fuse clearing failure would render the bypass unusable.

H. Class 10 or 20 (selectable) electronic motor overload protection shall be included in the microprocessor bypass to protect the motor in bypass mode.

I. 3% DC line reactor

J. Input AC Line Reactor

K. The following operating information displays shall be standard on the AFD digital display. All applicable operating values shall be capable of being displayed in engineering (user) units. A minimum of two operating values from the list below shall be capable of being displayed at all times. The display shall be in complete English words (alpha-numeric codes are not acceptable):
   1. Output Frequency
   2. Motor Speed (RPM, %, or Engineering units)
   3. Motor Current
   4. Calculated Motor Torque
   5. Calculated Motor Power (kW)
   6. DC Bus Voltag
   7. Output Voltage
   8. Heatsink Temperature (0F)
   9. Analog Input Values
   10. Analog Output Value
   11. Keypad Reference Values
   12. Elapsed Time Meter (resettable)
   13. kWh meter (resettable)
   14. mWh meter
   15. Digital input status
   16. Digital output status

L. Communications: Provide an ethernet interface allowing VFC to be used with an external system within a multidrop LAN configuration. Interface shall allow all parameter settings of VFC to be programmed via a BACNet IP BMS. Provide capability for VFC to retain these settings within the nonvolatile memory.

2.03 ENCLOSURES

A. Enclosure: NEMA 250 Type I, with hinged full front access.

2.04 FACTORY FINISHES

A. Finish: Manufacturer's standard paint applied to factory-assembled and -tested VFCs before shipping.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Examine areas, surfaces, and substrates to receive VFCs for compliance with requirements, installation tolerances, and other conditions affecting performance.

B. Examine roughing-in for conduit systems to verify actual locations of conduit connections before VFC installation.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 INSTALLATION

A. Anchor each VFC assembly to steel-channel sills arranged and sized according to manufacturer's written instructions. Attach by bolting. Level and grout sills flush with VFC mounting surface.

B. Controller Fuses: Install fuses in each fusible switch. Comply with requirements in Division 26 Section "Fuses."

3.03 IDENTIFICATION

A. Identify VFCs, components, and control wiring according to Division 15 Section "Mechanical identification."

B. Operating Instructions: Frame printed operating instructions for VFCs, including control sequences and emergency procedures. Fabricate frame of finished metal, and cover instructions with clear acrylic plastic. Mount on front of VFC units.

3.04 FIELD QUALITY CONTROL

A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect field-assembled components and equipment installation, including pretesting and adjusting VFCs.

B. Test Reports: Prepare a written report to record the following:
   1. Test procedures used.
   2. Test results that comply with requirements.
   3. Test results that do not comply with requirements and corrective action taken to achieve compliance with requirements.

3.05 STARTUP SERVICE

A. Engage a factory-authorized service representative to perform startup service.

B. Complete installation and startup checks according to manufacturer's written instructions.

3.06 CLEANING

A. Clean VFCs internally, on completion of installation, according to manufacturer's written instructions. Vacuum dirt and debris; do not use compressed air to assist in cleaning.

3.07 DEMONSTRATION

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

END OF SECTION

SECTION 23 21 13
HYDRONIC PIPING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Hydronic system requirements.

B. Heating water and glycol piping, above grade.

C. Chilled water piping, above grade.

D. Condenser water piping, above grade.

E. Pipe and pipe fittings for:
   1. Heating water piping system.
   2. Chilled water piping system.
   3. Equipment drains and overflows.

F. Pipe hangers and supports.

G. Unions, flanges, mechanical couplings, and dielectric connections.

H. Valves:
   1. Gate valves.
   2. Globe or angle valves.
   3. Ball valves.
   4. Manual Calibrated Balancing Valves
   5. Check valves.

1.02 RELATED REQUIREMENTS

A. Section 23 05 48 - Vibration and Seismic Controls for HVAC Piping and Equipment.

B. Section 23 05 53 - Identification for HVAC Piping and Equipment.

C. Section 23 07 19 - HVAC Piping Insulation.

D. Section 23 21 14 - Hydronic Specialties.

E. Section 23 25 00 - HVAC Water Treatment: Pipe cleaning.

1.03 REFERENCE STANDARDS

A. ASME BPVC-IX - Boiler and Pressure Vessel Code, Section IX - Welding, Brazing, and Fusing Qualifications; The American Society of Mechanical Engineers; 2013.

B. ASME B16.3 - Malleable Iron Threaded Fittings: Classes 150 and 300; The American Society of Mechanical Engineers; 2011.

C. ASME B16.18 - Cast Copper Alloy Solder Joint Pressure Fittings; The American Society of Mechanical Engineers; 2012 (ANSI B16.18).

D. ASME B16.22 - Wrought Copper and Copper Alloy Solder Joint Pressure Fittings; 2013.

E. ASME B31.9 - Building Services Piping; 2014 (ANSI/ASME B31.9).

F. ASME B16.22 - Wrought Copper and Copper Alloy Solder Joint Pressure Fittings; The American Society of Mechanical Engineers; 2001 (R2005).

G. ASME B31.9 - Building Services Piping; The American Society of Mechanical Engineers; 2008 (ANSI/ASME B31.9).

H. ASTM A53/A53M - Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless; 2012.

I. ASTM A234/A234M - Standard Specification for Piping Fittings of Wrought Carbon Steel and Alloy Steel for Moderate and High Temperature Service; 2013.

J. ASTM B32 - Standard Specification for Solder Metal; 2008.

K. ASTM B88 - Standard Specification for Seamless Copper Water Tube; 2014.

L. ASTM B88M - Standard Specification for Seamless Copper Water Tube (Metric); 2013.

M. ASTM D1785 - Standard Specification for Poly(Vinyl Chloride) (PVC) Plastic Pipe, Schedules 40, 80, and 120; 2012.

N. ASTM D2241 - Standard Specification for Poly (Vinyl Chloride) (PVC) Pressure-Rated Pipe (SDR Series); 2009.

O. ASTM D2466 - Standard Specification for Poly(Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40; 2013.

P. ASTM D2467 - Standard Specification for Poly(Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 80; 2006.

Q. ASTM D2855 - Standard Practice for Making Solvent-Cemented Joints with Poly(Vinyl Chloride) (PVC) Pipe and Fittings; 1996 (Reapproved 2010).

R. ASTM F708 - Standard Practice for Design and Installation of Rigid Pipe Hangers; 1992 (Reapproved 2008).

S. ASTM F1476 - Standard Specification for Performance of Gasketed Mechanical Couplings for Use in Piping Applications; 2007 (Reapproved 2013).

T. AWS A5.8/A5.8M - Specification for Filler Metals for Brazing and Braze Welding; American Welding Society; 2011 and errata.

U. AWS A5.8/A5.8M - Specification for Filler Metals for Brazing and Braze Welding; American Welding Society; 2004 and errata.

V. AWS D1.1/D1.1M - Structural Welding Code - Steel; American Welding Society; 2011 w/Errata.

W. AWWA C606 - Grooved and Shouldered Joints; 2011 (ANSI/AWWA C606).

X. MSS SP-58 - Pipe Hangers and Supports - Materials, Design and Manufacture, Selection, Application, and Installation; Manufacturers Standardization Society of the Valve and Fittings Industry, Inc.; 2009.

1.04 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Product Data: Include data on pipe materials, pipe fittings, valves, and accessories. Provide manufacturers catalogue information. Indicate valve data and ratings.

C. Welders Certificate: Include welders certification of compliance with ASME BPVC-IX.

1.05 QUALITY ASSURANCE

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

B. Welder Qualifications: Certify in accordance with ASME BPVC-IX.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Accept valves on site in shipping containers with labeling in place. Inspect for damage.

B. Provide temporary protective coating on cast iron and steel valves.

C. Provide temporary end caps and closures on piping and fittings. Maintain in place until installation.

D. Protect piping systems from entry of foreign materials by temporary covers, completing sections of the work, and isolating parts of completed system.

1.07 FIELD CONDITIONS

A. Do not install underground piping when bedding is wet or frozen.

PART 2 PRODUCTS

2.01 HYDRONIC SYSTEM REQUIREMENTS

A. Comply with ASME B31.9 and applicable federal, state, and local regulations.

B. Piping: Provide piping, fittings, hangers and supports as required, as indicated, and as follows:
   1. Where more than one piping system material is specified, provide joining fittings that are compatible with piping materials and ensure that the integrity of the system is not jeopardized.
   2. Use non-conducting dielectric connections whenever jointing dissimilar metals. Provide shut off valve to allow for replacement of the fitting without draining the entire system. The shut off valve shall be constructed of the material matching the pipe it's on.
   3. Provide pipe hangers and supports in accordance with ASME B31.9 or MSS SP-58 unless indicated otherwise.
   4. Provide pipe hangers and supports in accordance with ASME B31.9 unless indicated otherwise.

C. Pipe-to-Valve and Pipe-to-Equipment Connections: Use flanges, unions, or grooved couplings to allow disconnection of components for servicing; do not use direct welded, soldered, or threaded connections.

D. Valves: Provide valves where indicated:
   1. Provide drain valves where indicated, and if not indicated provide at least at main shut-off, low points of piping, bases of vertical risers, and at equipment. Use 3/4 inch gate valves with cap; pipe to nearest floor drain.
   2. Isolate equipment using butterfly valves with lug end flanges or grooved mechanical couplings.
   3. For throttling, bypass, or manual flow control services, use globe valves.
   4. For throttling and isolation service in chilled and condenser water systems, use only butterfly valves.
   5. In heating water or chilled water systems, butterfly valves may be used interchangeably with gate and globe valves.
   6. For shut-off and to isolate parts of systems or vertical risers, use gate, ball, or butterfly valves.

E. Welding Materials and Procedures: Conform to ASME BPVC-IX.

2.02 HEATING WATER AND GLYCOL PIPING, ABOVE GRADE

A. The intent is to provide Copper Tube up to 2" and Steel piping for larger than 2". However we would like to minimize the change in materials therefore, should a condition be found that maintaining one piping material for a short length in a size not listed for that material would reduce the amount of dielectric fitings, this condition shall be presented to the engineer for review.

B. Steel Pipe: ASTM A53/A53M, Schedule 40, black, using one of the following joint types:
   1. Welded Joints: ASTM A234/A234M, wrought steel welding type fittings; AWS D1.1/D1.1M welded.

C. Copper Tube: ASTM B88 (ASTM B88M), Type K (A), drawn, using one of the following joint types:
   1. Solder Joints: ASME B16.18 cast brass/bronze or ASME B16.22 solder wrought copper fittings.
      a. Solder: ASTM B32 lead-free solder, HB alloy (95-5 tin-antimony) or tin and silver.
      b. Braze: AWS A5.8/A5.8M BCuP copper/silver alloy.
   2. Tee Connections: Mechanically extracted collars with notched and dimpled branch tube.

2.03 CHILLED WATER PIPING, ABOVE GRADE

A. The intent is to provide Copper Tube up to 2" and Steel piping for larger than 2". However we would like to minimize the change in materials therefore, should a condition be found that maintaining one piping material for a short length in a size not listed for that material would reduce the amount of dielectric fitings, this condition shall be presented to the engineer for review.

B. Steel Pipe: ASTM A53/A53M, Schedule 40, black; using one of the following joint types:

1. Welded Joints: ASTM A234/A234M, wrought steel welding type fittings; AWS D1.1/D1.1M welded.
2. Threaded Joints: ASME B16.3, malleable iron fittings.

C. Copper Tube: ASTM B88 (ASTM B88M), Type K (A), hard drawn; using one of the following joint types:
1. Solder Joints: ASME B16.18 cast brass/bronze or ASME B16.22, solder wrought copper fittings.
a. Solder: ASTM B32 lead-free solder, HB alloy (95-5 tin-antimony) or tin and silver.
b. Braze: AWS A5.8/A5.8M BCuP copper/silver alloy.
2. Tee Connections: Mechanically extracted collars with notched and dimpled branch tube.

2.04 EQUIPMENT DRAINS AND OVERFLOWS

A. Copper Tube: ASTM B88 (ASTM B88M), Type K (A), drawn; using one of the following joint types:

B. PVC Pipe: ASTM D1785, Schedule 40, or ASTM D2241, SDR 21 or 26.
1. Fittings: ASTM D2466 or D2467, PVC.
2. Joints: Solvent welded in accordance with ASTM D2855.

2.05 PIPE HANGERS AND SUPPORTS

A. Provide hangers and supports that comply with MSS SP-58.
1. If type of hanger or support for a particular situation is not indicated, select appropriate type using MSS SP-58 recommendations.

B. Conform to ASME B31.9.

C. Hangers for Pipe Sizes 1/2 to 1-1/2 Inch: Malleable iron, adjustable swivel, split ring.

D. Hangers for Cold Pipe Sizes 2 Inches and Over: Carbon steel, adjustable, clevis.

E. Hangers for Hot Pipe Sizes 2 to 4 Inches: Carbon steel, adjustable, clevis.

F. Hangers for Hot Pipe Sizes 6 Inches and Over: Adjustable steel yoke, cast iron roll, double hanger.

G. Multiple or Trapeze Hangers: Steel channels with welded spacers and hanger rods.

H. Wall Support for Pipe Sizes to 3 Inches: Cast iron hook.

I. Wall Support for Pipe Sizes 4 Inches and Over: Welded steel bracket and wrought steel clamp.

J. Vertical Support: Steel riser clamp.

K. Hanger Rods: Mild steel threaded both ends, threaded one end, or continuous threaded.

L. In grooved installations, use rigid couplings with offsetting angle-pattern bolt pads or with wedge shaped grooves in header piping to permit support and hanging in accordance with ASME B31.9.

2.06 UNIONS, FLANGES, MECHANICAL COUPLINGS, AND DIELECTRIC CONNECTIONS

A. Unions for Pipe 2 Inches and Under:
1. Copper Pipe: Bronze, soldered joints.

B. Flanges for Pipe Over 2 Inches:
1. Gaskets: 1/16 inch thick preformed neoprene.

C. Mechanical Couplings for Grooved and Shouldered Joints: Two or more curved housing segments with continuous key to engage pipe groove, circular C-profile gasket, and bolts to secure and compress gasket.
1. Dimensions and Testing: In accordance with AWWA C606.
2. Mechanical Couplings: Comply with ASTM F1476.
3. Housing Material: Malleable iron or ductile iron, galvanized.
4. Bolts and Nuts: Hot dipped galvanized or zinc-electroplated steel.
5. When pipe is field grooved, provide coupling manufacturer's grooving tools.

6. Manufacturers:
   a. Grinnell Products, a Tyco Business: www.grinnell.com.
   b. Shurjoint Piping Products, Inc., a Tyco Business: www.shurjoint.com.
   c. Victaulic Company: www.victaulic.com.
   d. Substitutions: See Section 01 60 00 - Product Requirements.

2.07 GATE VALVES

A. Manufacturers:
   1. Tyco Flow Control: www.tycoflowcontrol.com.
   2. Conbraco Industries: www.apollovalves.com.
   3. Nibco, Inc: www.nibco.com.
   4. Milwaukee Valve Company: www.milwaukeevalve.com.

B. Up To and Including 2 Inches:
   1. Bronze body, bronze trim, screwed bonnet, non-rising stem, lockshield stem, inside screw with backseating stem, solid wedge disc, alloy seat rings, solder ends.

C. Over 2 Inches:
   1. Iron body, bronze trim, bolted bonnet, rising stem, handwheel, outside screw and yoke, solid wedge disc with bronze seat rings, flanged ends.

2.08 GLOBE OR ANGLE VALVES

A. Manufacturers:
   1. Tyco Flow Control: www.tycoflowcontrol.com.
   2. Conbraco Industries: www.apollovalves.com.
   3. Nibco, Inc: www.nibco.com.
   4. Milwaukee Valve Company: www.milwaukeevalve.com.

B. Up To and Including 2 Inches:
   1. Bronze body, bronze trim, screwed bonnet, rising stem and handwheel, inside screw with backseating stem, renewable composition disc and bronze seat, solder ends.
   2. Balancing ports and caps must be provided with globe or angle valves used for balancing.

C. Over 2 Inches:
   1. Iron body, bronze trim, bolted bonnet, rising stem, handwheel, outside screw and yoke, rotating plug-type disc with renewable seat ring and disc, flanged ends.
   2. Balancing ports and caps must be provided with globe or angle valves used for balancing.

2.09 BALL VALVES

A. Manufacturers:
   1. Tyco Flow Control: www.tycoflowcontrol.com.
   2. Conbraco Industries: www.apollovalves.com.
   3. Nibco, Inc: www.nibco.com.
   4. Milwaukee Valve Company: www.milwaukeevalve.com.

B. Up To and Including 2 Inches:
   1. Bronze one piece body, chrome plated brass ball, teflon seats and stuffing box ring, lever handle with balancing stops, solder ends with union.

2.10 MANUAL CALIBRATED BALANCING VALVES

A. Valve Characteristics ½" to 2" "Y" Pattern Globe
   1. 300 psi/2065 kPa, y-pattern, globe type with soldered or threaded ends, non-ferrous Ametal® brass copper alloy body, EPDM o-ring seals. 4-turn digital readout handwheel for balancing, hidden memory feature with locking tamper-proof setting, and connections for portable differential meter. Tour and Andersson TA Series 786-STAS or 787-STAD or equal by Armstrong or Wheatley.

B. Valve Characteristics 2 ½ to 16" "Y" Pattern Globe

1. 300 psi/2065 kPa, y-pattern, globe type with flanged or grooved ends, ASTM A536 ductile iron body, all other metal parts of Ametal® brass copper alloy, EPDM O-ring seals. 8, 12, 16, 20 or 22 turn digital readout handwheel for balancing, hidden memory feature with locking tamper-proof setting, and connections for portable differential meter. Tour and Andersson TA Series 788-STAF or 789-STAG or equal by Armstrong or Wheatley.

C. Balancing Meter
1. A balancing meter is required to be left with the owner after commissioning, the balancing meter shall be from the same provider as the balancing valves, Victaulic. The Series 734 TA-Scope, or TA Series 73M CMI Pressure Differential Meter are acceptable and are manufactured by Tour and Andersson and provided by Victaulic. Needle gauge type meters will not be allowed.

2.11 BUTTERFLY VALVES

A. Manufacturers:
1. Tyco Flow Control: www.tycoflowcontrol.com.
2. Hammond Valve: www.hammondvalve.com.
3. Crane Co.: www.cranevalve.com.
4. Milwaukee Valve Company: www.milwaukeevalve.com.

B. Body: Cast or ductile iron with resilient replaceable EPDM seat, wafer, lug, or grooved ends, extended neck.

C. Disc: Construct of aluminum bronze, chrome plated ductile iron, stainless steel, ductile iron with EPDM encapsulation, or Buna-N encapsulation.

D. Body: Cast or ductile iron with resilient replaceable EPDM seat, wafer or lug ends, extended neck.

E. Disc: Stainless steel.

F. Operator: Infinite position lever handle with memory stop.

2.12 SPRING LOADED CHECK VALVES

A. Manufacturers:
1. Tyco Flow Control: www.tycoflowcontrol.com.
2. Hammond Valve: www.hammondvalve.com.
3. Crane Co.: www.cranevalve.com.
4. Milwaukee Valve Company: www.milwaukeevalve.com.

B. Iron body, bronze trim, split plate, hinged with stainless steel spring, resilient seal bonded to body, wafer or threaded lug ends.

PART 3 EXECUTION

3.01 PREPARATION

A. Ream pipe and tube ends. Remove burrs. Bevel plain end ferrous pipe.

B. Prepare pipe for grooved mechanical joints as required by coupling manufacturer.

C. Remove scale and dirt on inside and outside before assembly.

D. Prepare piping connections to equipment using jointing system specified.

E. Keep open ends of pipe free from scale and dirt. Protect open ends with temporary plugs or caps.

F. After completion, fill, clean, and treat systems. Refer to Section 23 25 00 for additional requirements.

3.02 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. PVC Pipe: Make solvent-welded joints in accordance with ASTM D2855.

C. Route piping in orderly manner, parallel to building structure, and maintain gradient.

D. Install piping to conserve building space and to avoid interfere with use of space.

E. Group piping whenever practical at common elevations.

F. Sleeve pipe passing through partitions, walls and floors.

G. Slope piping and arrange to drain at low points.

H. Pipe Hangers and Supports:
   1. Install in accordance with ASME B31.9, ASTM F708, or MSS SP-58.
   2. Support horizontal piping as scheduled.
   3. Install hangers to provide minimum 1/2 inch space between finished covering and adjacent work.
   4. Place hangers within 12 inches of each horizontal elbow.
   5. Use hangers with 1-1/2 inch minimum vertical adjustment. Design hangers for pipe movement without disengagement of supported pipe.
   6. Support vertical piping at every other floor. Support riser piping independently of connected horizontal piping.
   7. Where several pipes can be installed in parallel and at same elevation, provide multiple or trapeze hangers.
   8. Prime coat exposed steel hangers and supports. Refer to Section 09 91 23. Hangers and supports located in crawl spaces, pipe shafts, and suspended ceiling spaces are not considered exposed.

I. Provide clearance in hangers and from structure and other equipment for installation of insulation and access to valves and fittings. Refer to Section 23 07 19.

J. Where pipe support members are welded to structural building framing, scrape, brush clean, and apply one coat of zinc rich primer to welds.

K. Install valves with stems upright or horizontal, not inverted.

3.03 SCHEDULES

A. Hanger Spacing for Copper Tubing.
   1. 1/2 inch and 3/4 inch: Maximum span, 5 feet; minimum rod size, 1/4 inch.
   2. 1 inch: Maximum span, 6 feet; minimum rod size, 1/4 inch.
   3. 1-1/2 inch and 2 inch: Maximum span, 8 feet; minimum rod size, 3/8 inch.

B. Hanger Spacing for Steel Piping.
   1. 2-1/2 inches: Maximum span, 11 feet; minimum rod size, 3/8 inch.
   2. 3 inches: Maximum span, 12 feet; minimum rod size, 3/8 inch.
   3. 4 inches: Maximum span, 14 feet; minimum rod size, 1/2 inch.
   4. 6 inches: Maximum span, 17 feet; minimum rod size, 1/2 inch.
   5. 8 inches: Maximum span, 19 feet; minimum rod size, 5/8 inch.
   6. 10 inches: Maximum span, 20 feet; minimum rod size, 3/4 inch.
   7. 12 inches: Maximum span, 23 feet; minimum rod size, 7/8 inch.

END OF SECTION

SECTION 23 21 14
HYDRONIC SPECIALTIES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Expansion tanks.

B. Expansion tanks.

C. Air vents.

D. Air separators.

E. Strainers.

F. Flexible Pump Connectors

G. Relief valves.

1.02 RELATED REQUIREMENTS

A. Section 23 21 13 - Hydronic Piping.

B. Section 23 25 00 - HVAC Water Treatment: Pipe Cleaning .

1.03 REFERENCE STANDARDS

A. ASME BPVC-VIII-1 - Boiler and Pressure Vessel Code, Section VIII, Division 1 - Rules for Construction of Pressure Vessels; 2013.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Meeting: Conduct a preinstallation meeting one week prior to the start of the work of this section; require attendance by all affected installers.

B. Sequencing: Ensure that utility connections are achieved in an orderly and expeditious manner.

1.05 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide product data for manufactured products and assemblies required for this project. Include component sizes, rough-in requirements, service sizes, and finishes. Include product description, model and dimensions.

C. Certificates: Inspection certificates for pressure vessels from authority having jurisdiction.

D. Maintenance Data: Include installation instructions, assembly views, lubrication instructions, and replacement parts list.

E. Maintenance Materials: Furnish the following for Red Clay Consolidated School District's use in maintenance of project.

1. See Section 01 60 00 - Product Requirements, for additional provisions.
2. Extra Glycol Solution: One container, 55 gallon size.

1.06 QUALITY ASSURANCE

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

1.07 DELIVERY, STORAGE, AND HANDLING

A. Accept valves on site in shipping containers with labeling in place. Inspect for damage.

B. Provide temporary end caps and closures on piping and fittings. Maintain in place until installation.

C. Protect piping systems from entry of foreign materials by temporary covers, completing sections of the work, and isolating parts of completed system.

PART 2 PRODUCTS

2.01 EXPANSION TANKS

A. Manufacturers:
   1. Amtrol Inc: www.amtrol.com.
   2. ITT Bell & Gossett: www.bellgossett.com.
   3. Taco, Inc; _____: www.taco-hvac.com.

B. Construction: Welded steel, tested and stamped in accordance with ASME BPVC-VIII-1; supplied with National Board Form U-1, rated for working pressure of 125 psi, with flexible EPDM diaphragm or bladder sealed into tank, and steel support stand.

C. Accessories: Pressure gage and air-charging fitting, tank drain; precharge to 12 psi.

D. Automatic Cold Water Fill Assembly: Pressure reducing valve, reduced pressure double check back flow preventer, test cocks, strainer, vacuum breaker, and valved by-pass.

2.02 AIR VENTS

A. Manufacturers:
   1. Armstrong International, Inc: www.armstronginternational.com.
   2. ITT Bell & Gossett: www.bellgossett.com.
   3. Taco, Inc: www.taco-hvac.com.

B. Manual Type: Short vertical sections of 2 inch diameter pipe to form air chamber, with 1/8 inch brass needle valve at top of chamber.

2.03 AIR SEPARATORS

A. In-line Air Separators:
   1. Manufacturers:
      a. Armstrong International, Inc: www.armstronginternational.com.
      b. ITT Bell & Gossett: www.bellgossett.com.
      c. Taco, Inc: www.taco-hvac.com.
   2. Cast iron for sizes 1-1/2 inch and smaller, or steel for sizes 2 inch and larger; tested and stamped in accordance with ASME BPVC-VIII-1; for 125 psi operating pressure.

2.04 STRAINERS

A. Manufacturers:
   1. Armstrong International, Inc: www.armstronginternational.com.
   2. Green Country Filtration: greencountryfiltration.com.
   3. WEAMCO: www.weamco.com.

B. Size 2 inch and Under:
   1. Screwed brass or iron body for 175 psi working pressure, Y pattern with 1/32 inch stainless steel perforated screen.

C. Size 2-1/2 inch to 4 inch:
   1. Flanged iron body for 175 psi working pressure, Y pattern with 3/64 inch stainless steel perforated screen.

D. Size 5 inch and Larger:
   1. Flanged iron body for 175 psi working pressure, basket pattern with 1/8 inch stainless steel perforated screen.

2.05 FLEXIBLE PUMP CONNECTORS

A. Manufacturers:
   1. Metraflex: www.metraflex.com.
   2. Substitutions: See Section 01 60 00 - Product Requirements.

B. Size 2 inch (50 mm) and Under:
   1. Flexible connectors shall be of the braided stainless steel type. Flexible hose section to be 321 stainless steel, close pitch, annular corrugated hose with a braided outer covering of

type 304 stainless steel. End connections to be carbon steel, male pipe thread. Overall length to allow for a minimum of ¼" intermittent flexing, or per manufacturer's recommendations for additional motion.

C. Size 2-1/2 inch (65 mm) and Larger:
   1. Flexible connectors shall be of the braided stainless steel type. Flexible hose section to be 321 stainless steel, close pitch, annular corrugated hose with a braided outer covering of type 304 stainless steel. End connections to be ANSI class 150 carbon steel plate flanges. Overall length to allow for a minimum of 3/8" intermittent flexing or per manufacturer's recommendations for additional motion.

2.06 RELIEF VALVES

A. Manufacturers:
   1. Tyco Flow Control: www.tycoflowcontrol.com.
   2. Armstrong International, Inc: www.armstronginternational.com.
   3. ITT Bell & Gossett: www.bellgossett.com.
   4. Conbraco Industries: www.apollovalves.com.

B. Bronze body, teflon seat, stainless steel stem and springs, automatic, direct pressure actuated, capacities ASME certified and labelled.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install specialties in accordance with manufacturer's instructions.

B. Where large air quantities can accumulate, provide enlarged air collection standpipes.

C. Provide manual air vents at system high points and as indicated.

D. For automatic air vents in ceiling spaces or other concealed locations, provide vent tubing to nearest drain.

E. Provide air separator on suction side of system circulation pump and connect to expansion tank.

F. Provide valved drain and hose connection on strainer blow down connection.

G. Provide pump suction fitting on suction side of base mounted centrifugal pumps where indicated. Remove temporary strainers after cleaning systems.

H. Support pump fittings with floor mounted pipe and flange supports.

I. Pipe relief valve outlet to nearest floor drain.

END OF SECTION

SECTION 23 21 23
HYDRONIC PUMPS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. In-line circulators.

B. Vertical in-line pumps.

C. Base mounted pumps.

1.02 RELATED REQUIREMENTS

A. Section 03 30 00 - Cast-in-Place Concrete.

B. Section 23 05 13 - Common Motor Requirements for HVAC Equipment.

C. Section 23 05 48 - Vibration and Seismic Controls for HVAC Piping and Equipment.

D. Section 23 07 19 - HVAC Piping Insulation.

E. Section 23 21 13 - Hydronic Piping.

1.03 REFERENCE STANDARDS

A. UL 778 - Standard for Motor-Operated Water Pumps; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.04 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide certified pump curves showing performance characteristics with pump and system operating point plotted. Include NPSH curve when applicable. Include electrical characteristics and connection requirements.

C. Manufacturer's Installation Instructions: Indicate hanging and support requirements and recommendations.

D. Operation and Maintenance Data: Include installation instructions, assembly views, lubrication instructions, and replacement parts list.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Goulds Pumps: www.goulds.com

B. ITT Bell & Gossett: www.bellgossett.com.

C. Patterson Pumps: www.pattersonpumps.com.

2.02 HVAC PUMPS - GENERAL

A. Provide pumps that operate at specified system fluid temperatures without vapor binding and cavitation, are non-overloading in parallel or individual operation, and operate within 25 percent of midpoint of published maximum efficiency curve.

B. Minimum Quality Standard: UL 778.

C. Products Requiring Electrical Connection: Listed and classified by UL or testing agency acceptable to authority having jurisdiction as suitable for the purpose specified and indicated.

2.03 IN-LINE CIRCULATORS

A. Type: Horizontal shaft, single stage, direct connected, with resiliently mounted motor for in-line mounting, oil lubricated, for 125 psi maximum working pressure.

B. Casing: Cast iron, with flanged pump connections.

C. Impeller: Non-ferrous keyed to shaft.

D. Bearings: Oil-lubricated bronze sleeve.

E. Shaft: Alloy steel with bronze sleeve, integral thrust collar.

F. Seal: Mechanical seal, 225 degrees F maximum continuous operating temperature.

G. Drive: Flexible coupling.

2.04 VERTICAL IN-LINE PUMPS

A. Type: Vertical, single stage, close coupled, radially or horizontally split casing, for in-line mounting, for 175 psi working pressure.

B. Casing: Cast iron, with suction and discharge gage port, casing wear ring, seal flush connection, drain plug, flanged suction and discharge.

C. Impeller: Bronze, fully enclosed, keyed directly to motor shaft or extension.

D. Shaft: Carbon steel with stainless steel impeller cap screw or nut and bronze sleeve.

E. Seal: Mechanical seal, 225 degrees F maximum continuous operating temperature.

2.05 BASE MOUNTED PUMPS

A. Type: Horizontal shaft, single stage, direct connected, radially or horizontally split casing, for 125 psi maximum working pressure.

B. Casing: Cast iron, with suction and discharge gage ports, renewable bronze casing wearing rings, seal flush connection, drain plug, flanged suction and discharge.

C. Impeller: Bronze, fully enclosed, keyed to shaft.

D. Bearings: Oil lubricated roller or ball bearings.

E. Shaft: Alloy steel with copper, bronze, or stainless steel shaft sleeve.

F. Seal: Mechanical seal, 225 degrees F maximum continuous operating temperature.

G. Drive: Flexible coupling with coupling guard.

H. Baseplate: Cast iron or fabricated steel with integral drain rim.

PART 3 EXECUTION

3.01 PREPARATION

A. Verify that electric power is available and of the correct characteristics.

3.02 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Provide access space around pumps for service. Provide no less than minimum space recommended by manufacturer.

C. Decrease from line size with long radius reducing elbows or reducers. Support piping adjacent to pump such that no weight is carried on pump casings. For close coupled or base mounted pumps, provide supports under elbows on pump suction and discharge line sizes 4 inches and over. Refer to Section 23 05 48.

D. Provide line sized shut-off valve and strainer on pump suction, and line sized soft seat check valve and balancing valve on pump discharge.

E. Provide air cock and drain connection on horizontal pump casings.

F. Provide drains for bases and seals, piped to and discharging into floor drains.

G. Check, align, and certify alignment of base mounted pumps prior to start-up.

H. Install close coupled and base mounted pumps on concrete housekeeping base, with anchor bolts, set and level, and grout in place. Refer to Section 03 30 00.

I. Lubricate pumps before start-up.

END OF SECTION

SECTION 23 25 00
HVAC WATER TREATMENT

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Cleaning of piping systems.

1.02 RELATED REQUIREMENTS

A. Section 01 10 00 - Summary: Red Clay Consolidated School District furnished treatment equipment.

B. Section 01 60 00 - Product Requirements: Red Clay Consolidated School District furnished treatment equipment.

C. Section 23 21 13 - Hydronic Piping.

D. Section 23 21 14 - Hydronic Specialties.

E. Section 26 27 17 - Equipment Wiring: Electrical characteristics and wiring connections.

1.03 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide chemical treatment materials, chemicals, and equipment including electrical characteristics and connection requirements.

C. Certificate: Submit certificate of compliance from authority having jurisdiction indicating approval of chemicals and their proposed disposal.

D. Maintenance Materials: Furnish the following for Red Clay Consolidated School District's use in maintenance of project.
   1. See Section 01 60 00 - Product Requirements, for additional provisions.

1.04 QUALITY ASSURANCE

A. The State of Delaware has an agreement (CONTRACT NO. GSS-MU-08-235-KW) with Willard Limbach LLC (215 488 9700) to provide and maintain water quality in their buildings. Contact Willard to provide costs assocaited with water quality of this project.

1.05 REGULATORY REQUIREMENTS

A. Conform to applicable code for addition of non-potable chemicals to building mechanical systems and to public sewage systems.

B. Products Requiring Electrical Connection: Listed and classified by UL as suitable for the purpose specified and indicated.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. AmSolv/Division of Amrep, Inc: www.amsolv.com.

B. GE Water Technologies: www.gewater.com.

C. Nalco Company: www.nalco.com.

D. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 MATERIALS

A. System Cleaner:
   1. Liquid alkaline compound with emulsifying agents and detergents to remove grease and petroleum products; sodium tripoly phosphate and sodium molybdate.

B. Closed System Treatment (Water):
   1. Sequestering agent to reduce deposits and adjust pH; polyphosphate.
   2. Corrosion inhibitors; boron-nitrite, sodium nitrite and borax, sodium totyltriazole, low molecular weight polymers, phosphonates, sodium molybdate, or sulphites.

3. Conductivity enhancers; phosphates or phosphonates.

PART 3 EXECUTION

3.01 PREPARATION

A. Systems shall be operational, filled, started, and vented prior to cleaning. Use water meter to record capacity in each system.

B. Place terminal control valves in open position during cleaning.

C. Verify that electric power is available and of the correct characteristics.

3.02 CLEANING SEQUENCE

A. Concentration:
   1. As recommended by manufacturer.

B. Use neutralizer agents on recommendation of system cleaner supplier and approval of DEDC, LLC.

C. Flush open systems with clean water for one hour minimum. Drain completely and refill.

D. Remove, clean, and replace strainer screens.

E. Inspect, remove sludge, and flush low points with clean water after cleaning process is completed. Include disassembly of components as required.

3.03 INSTALLATION

A. Install in accordance with manufacturer's instructions.

3.04 CLOSEOUT ACTIVITIES

A. Training: Train Red Clay Consolidated School District's personnel on operation and maintenance of chemical treatment system.
   1. Provide minimum of two hours of instruction for two people.
   2. Have operation and maintenance data prepared and available for review during training.
   3. Conduct training using actual equipment after treated system has been put into full operation.

3.05 MAINTENANCE

A. See Section 01 70 00 - Execution Requirements, for additional requirements relating to maintenance service.

B. Perform maintenance work using competent and qualified personnel under the supervision and in the direct employ of the equipment manufacturer or original installer.

C. Provide service and maintenance of treatment systems for one year from Date of Substantial Completion.

D. Provide monthly technical service visits to perform field inspections and make water analysis on site. Detail findings in writing on proper practices, chemical treating requirements, and corrective actions needed. Submit two copies of field service report after each visit.

E. Provide laboratory and technical assistance services during this maintenance period.

F. Provide on site inspections of equipment during scheduled or emergency shutdown to properly evaluate success of water treatment program, and make recommendations in writing based upon these inspections.

END OF SECTION

SECTION 23 31 00
HVAC DUCTS AND CASINGS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Metal ductwork.

B. Casing and plenums.

C. Kitchen hood ductwork.

D. Duct cleaning.

1.02 RELATED REQUIREMENTS

A. Section 23 07 13 - Duct Insulation: External insulation and duct liner.

B. Section 23 33 00 - Air Duct Accessories.

C. Section 23 37 00 - Air Outlets and Inlets.

D. Section 23 05 93 - Testing, Adjusting, and Balancing for HVAC.

1.03 REFERENCE STANDARDS

A. ASTM A36/A36M - Standard Specification for Carbon Structural Steel; 2014.

B. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2013.

C. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2014.

D. ICC-ES AC01 - Acceptance Criteria for Expansion Anchors in Masonry Elements; 2012.

E. ICC-ES AC106 - Acceptance Criteria for Predrilled Fasteners (Screw Anchors) in Masonry Elements; 2012.

F. ICC-ES AC193 - Acceptance Criteria for Mechanical Anchors in Concrete Elements; 2013.

G. ICC-ES AC308 - Acceptance Criteria for Post-Installed Adhesive Anchors in Concrete Elements; 2013.

H. NFPA 90A - Standard for the Installation of Air-Conditioning and Ventilating Systems; National Fire Protection Association; 2012.

I. NFPA 90B - Standard for the Installation of Warm Air Heating and Air Conditioning Systems; National Fire Protection Association; 2012.

J. NFPA 96 - Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations; National Fire Protection Association; 2014.

K. SMACNA (DCS) - HVAC Duct Construction Standards; Sheet Metal and Air Conditioning Contractors' National Association; 2005.

L. SMACNA (KVS) - Kitchen Ventilation Systems and Food Service Equipment Fabrication & Installation Guidelines; 2001.

M. SMACNA (LEAK) - HVAC Air Duct Leakage Test Manual; Sheet Metal and Air Conditioning Contractors' National Association; 2012, 2nd Edition.

1.04 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Product Data: Provide data for duct materials.

C. Shop Drawings: Indicate duct fittings, particulars such as gages, sizes, welds, and configuration prior to start of work for Low pressure class and higher systems.

D. Test Reports: Indicate pressure tests performed. Include date, section tested, test pressure, and leakage rate, following SMACNA (LEAK).

E. Project Record Documents: Record actual locations of ducts and duct fittings. Record changes in fitting location and type. Show additional fittings used.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the type of products specified in this section, with minimum three years of documented experience, and approved by manufacturer.

1.06 REGULATORY REQUIREMENTS

A. Construct ductwork to NFPA 90A, NFPA 90B, and NFPA 96 standards.

1.07 FIELD CONDITIONS

A. Do not install duct sealants when temperatures are less than those recommended by sealant manufacturers.

B. Maintain temperatures within acceptable range during and after installation of duct sealants.

PART 2 PRODUCTS

2.01 DUCT ASSEMBLIES

A. Regulatory Requirements: Construct ductwork to NFPA 90A standards.

B. All Ducts: Galvanized steel, or Manufactured Non-Metallic Ductwork.

C. Low Pressure Supply (System with Cooling Coils): 1 inch w.g. pressure class, galvanized steel.

D. Medium and High Pressure Supply: 4 inch w.g. pressure class, galvanized steel.

E. Return and Relief: 1 inch w.g. pressure class, galvanized steel.

F. General Exhaust: 1 inch w.g. pressure class, galvanized steel.

2.02 MATERIALS

A. Galvanized Steel for Ducts: Hot-dipped galvanized steel sheet, ASTM A653/A653M FS Type B, with G90/Z275 coating.

B. Joint Sealers and Sealants: Non-hardening, water resistant, mildew and mold resistant.
   1. Type: Heavy mastic or liquid used alone or with tape, suitable for joint configuration and compatible with substrates, and recommended by manufacturer for pressure class of ducts.
   2. VOC Content: Not more than 250 g/L, excluding water.
   3. Surface Burning Characteristics: Flame spread of zero, smoke developed of zero, when tested in accordance with ASTM E84.
   4. For Use With Flexible Ducts: UL labeled.
   5. Products:
      a. Carlisle HVAC Products; Hardcast Iron-Grip 601 Water Based Duct Sealant: www.carlislehvac.com.
      b. Substitutions: See Section 01 60 00 - Product Requirements.

C. Hanger Rod: ASTM A36/A36M; steel, galvanized; threaded both ends, threaded one end, or continuously threaded.

D. Hanger Fasteners: Attach hangers to structure using appropriate fasteners, as follows:
   1. Concrete Wedge Expansion Anchors: Complying with ICC-ES AC193.
   2. Masonry Wedge Expansion Anchors: Complying with ICC-ES AC01.
   3. Concrete Screw Type Anchors: Complying with ICC-ES AC193.
   4. Masonry Screw Type Anchors: Complying with ICC-ES AC106.
   5. Concrete Adhesive Type Anchors: Complying with ICC-ES AC308.

2.03 DUCTWORK FABRICATION

A. Fabricate and support in accordance with SMACNA (DCS) and as indicated.

B. Provide duct material, gages, reinforcing, and sealing for operating pressures indicated.

C. Construct T's, bends, and elbows with radius of not less than 1-1/2 times width of duct on centerline. Where not possible and where rectangular elbows must be used, provide air foil turning vanes of perforated metal with glass fiber insulation.

D. Provide turning vanes of perforated metal with glass fiber insulation when acoustical lining is indicated.

E. Increase duct sizes gradually, not exceeding 15 degrees divergence wherever possible; maximum 30 degrees divergence upstream of equipment and 45 degrees convergence downstream.

F. Fabricate continuously welded round and oval duct fittings in accordance with SMACNA (DCS).

G. Where ducts are connected to exterior wall louvers and duct outlet is smaller than louver frame, provide blank-out panels sealing louver area around duct. Use same material as duct, painted black on exterior side; seal to louver frame and duct.

2.04 MANUFACTURED DUCTWORK AND FITTINGS

A. Manufactured Non-Metallic Ductwork:
   1. Products:
      a. Ductwork system materials including panels, adhesives, tapes, sealants, flanges and gaskets to be as a matched system listed by Underwriter's Laboratory to the UL-181 standard as a Class 1 air duct.
      b. Duct air leakage rates to be in compliance with SMACNA Class 3 HVAC Duct Construction Standards, latest version per applicable leakage class based on pressure.
      c. The panel shall be manufactured of CFC/HCFC-free rigid material thermobonded on both sides to a factory-applied .001"(25 micron) aluminum foil facing reinforced with a fiberglass scrim. The thermal conductivity shall be no greater than 0.13BTU in/hr x sq.ft x degree F(.018W/m x deg. C), and the density of the material shall not be less than 3.5 pcf(56 Kg/sq.m) with a minimum compressive strength of 28 psi (.2 MPa).
      d. The standard thermal rating to be a minimum of an R-6.0 (1.2 RSI)
      e. Installed ducting system must be warranted for a minimum of ten years from installation.
   2. Application:
      a. All fabricated duct segment fittings shall be designed in accordance with SMACNA HVAC Duct Construction Standards, latest edition.
   3. Duct Installation:
      a. All exterior mounted ductwork shall be protected against the elements with a non-duct penetrating weatherproof finish. Duct segments shall incorporate 6.0 mils thickness 5-ply aluminum, zero permeability, absolute vapor barrier self-adhesive jacketing. All external seams and joints shall be fully sealed with joint and seam tape during the installation process.
   4. Manufacturers:
      a. KoolDuct; www.ptmmanufacturing.com
      b. Substitutions: See Section 01 25 50 - Substitution Procedures.

B. Flexible Ducts: Black polymer film supported by helically wound spring steel wire.
   1. UL labeled.
   2. Insulation: Fiberglass insulation with aluminized vapor barrier film.
   3. Pressure Rating: 4 inches WG positive and 1" inches WG negative.
   4. Maximum Velocity: 4000 fpm.
   5. Temperature Range: Minus 20 degrees F to 175 degrees F.
   6. Manufacturers:
      a. Thermaflex Model M-KE.
      b. Hart and Cooley Model F216.
      c. Substitutions: See Section 01 25 50 - Substitution Procedures.

C. Kitchen Cooking Hood and Grease Exhaust: Nominal 3 inches thick ceramic fiber insulation between 20 gage, 0.0375 inch, Type 304 stainless steel liner and 24 gage, 0.0239 inch aluminized steel sheet outer jacket.
   1. Tested and UL listed for use with commercial cooking equipment in accordance with NFPA 96.
   2. Certified for zero clearance to combustible material in accordance with:
   3. Materials and construction of the modular sections and accessories to be in accordance with the terms of the following listings:

2.05 CASINGS

A. Fabricate casings in accordance with SMACNA (DCS) and construct for operating pressures indicated.

B. Mount floor mounted casings on 4 inch high concrete curbs. At floor, rivet panels on 8 inch centers to angles. Where floors are acoustically insulated, provide liner of galvanized 18 gage, 0.0478 inch expanded metal mesh supported at 12 inch centers, turned up 12 inches at sides with sheet metal shields.

C. Reinforce door frames with steel angles tied to horizontal and vertical plenum supporting angles. Install hinged access doors where indicated or required for access to equipment for cleaning and inspection.

2.06 KITCHEN HOOD EXHAUST DUCTWORK

A. Fabricate in accordance with ductwork manufacturer's installation instructions, SMACNA (DCS), SMACNA (KVS), and NFPA 96.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install, support, and seal ducts in accordance with SMACNA (DCS).

B. Install in accordance with manufacturer's instructions.

C. During construction provide temporary closures of metal or taped polyethylene on open ductwork to prevent construction dust from entering ductwork system.

D. Kitchen Hood Exhaust: Provide residue traps at base of vertical risers with provisions for clean out.

E. Duct sizes indicated are inside clear dimensions. For lined ducts, maintain sizes inside lining.

F. Provide openings in ductwork where required to accommodate thermometers and controllers. Provide pilot tube openings where required for testing of systems, complete with metal can with spring device or screw to ensure against air leakage. Where openings are provided in insulated ductwork, install insulation material inside a metal ring.

G. Locate ducts with sufficient space around equipment to allow normal operating and maintenance activities.

H. Use crimp joints with or without bead for joining round duct sizes 8 inch and smaller with crimp in direction of air flow.

I. Use double nuts and lock washers on threaded rod supports.

J. Connect terminal units to supply ducts directly or with one foot maximum length of flexible duct. Do not use flexible duct to change direction.

K. At exterior wall louvers, seal duct to louver frame and install blank-out panels.

3.02 CLEANING

A. Clean duct system and force air at high velocity through duct to remove accumulated dust. To obtain sufficient air, clean half the system at a time. Protect equipment that could be harmed by excessive dirt with temporary filters, or bypass during cleaning.

3.03 PRESSURE TESTING

A. Prior to the balancing of the duct system by the AABC certified balancing contractor all ductwork shall be tested by the mechanical contractor for duct leakage in accordance with SMACNA Standards and AABC Standards Chapter 23. Duct leakage shall not exceed 1% for a duration of (10) ten minutes. Test pressures shall be as per SMACNA, however, not less than the following:
   1. Low Pressure Duct:
      a. 25% above system operating pressure, but not less than 2" w.c. (500 Pa).
   2. High Pressure Supply Duct:
      a. 25% above system operating pressure, but not less than 6" w.c. (1500 Pa).
   3. High Pressure Exhaust Duct:
      a. 25% above system operating pressure, but not less than 8" w.c. (2000 Pa).

B. Insulation materials shall not be applied until systems have been witnessed to meet the above testing requirements.

C. The testing and balancing contractor shall witness and certify all duct pressure tests.

D. Additional leak testing requirements:
   1. Disassemble, reassemble, and seal segments of duct systems to accomodate leakage testing and for compliance with test requirements.
   2. If static pressure classes are not indicated, test system at maximum system design pressure. Do not pressurize systems above maximum design operating pressure.
   3. Provide seven (7) days advance notice for testing.

3.04 SCHEDULES

A. Ductwork Pressure Class:
   1. Supply (Heating Systems): 2 inch (500 Pa
   2. Supply (System with Cooling Coils): 2 inch.
   3. Return Ductwork: 1 inch.
   4. General Exhaust: 1 inch.
   5. Outside Air Intake: 1 inch.
   6. Combustion Air: 1 inch (250 Pa)

END OF SECTION

SECTION 23 33 00
AIR DUCT ACCESSORIES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Air turning devices/extractors.
B. Backdraft dampers.
C. Combination fire and smoke dampers.
D. Duct access doors.
E. Duct test holes.
F. Fire dampers.
G. Flexible duct connections.
H. Smoke dampers.
I. Volume control dampers.

1.02 RELATED REQUIREMENTS

A. Section 23 31 00 - HVAC Ducts and Casings.
B. Section 23 36 00 - Air Terminal Units: Pressure regulating damper assemblies.

1.03 REFERENCE STANDARDS

A. NFPA 90A - Standard for the Installation of Air-Conditioning and Ventilating Systems; National Fire Protection Association; 2012.
B. NFPA 92 - Standard for Smoke-Control Systems; 2012.
C. SMACNA (DCS) - HVAC Duct Construction Standards; 2005.
D. UL 33 - Heat Responsive Links for Fire-Protection Service; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.
E. UL 555 - Standard for Fire Dampers; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.
F. UL 555S - Standard for Leakage Rated Dampers for Use in Smoke Control Systems; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.04 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.
B. Product Data: Provide for shop fabricated assemblies including volume control dampers. Include electrical characteristics and connection requirements.
C. Manufacturer's Installation Instructions: Provide instructions for fire dampers.
D. Project Record Drawings: Record actual locations of access doors and test holes.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Protect dampers from damage to operating linkages and blades.

PART 2 PRODUCTS

2.01 AIR TURNING DEVICES/EXTRACTORS

A. Manufacturers:
   1. Krueger: www.krueger-hvac.com.
   2. PCI Industries, Inc; Pottorff Brand : www.portorff.com.
   3. Ruskin Company: www.ruskin.com.
   4. Titus: www.titus-hvac.com.
   5. Subsitutions: See Section 01 25 50 - Substitution Procedures.

B. Multi-blade device with blades aligned in short dimension; steel construction; with individually adjustable blades, mounting straps.

2.02 BACKDRAFT DAMPERS

A. Manufacturers:
   1. Louvers & Dampers, Inc: www.louvers-dampers.com.
   2. Nailor Industries Inc: www.nailor.com.
   3. Ruskin Company: www.ruskin.com.
   4. Substitutions: See Section 01 25 50 - Substitution Procedures.

B. Multi-Blade, Parallel Action Gravity Balanced Backdraft Dampers: Galvanized steel, with center pivoted blades of maximum 6 inch width, with felt or flexible vinyl sealed edges, linked together in rattle-free manner with 90 degree stop, steel ball bearings, and plated steel pivot pin; adjustment device to permit setting for varying differential static pressure.

2.03 COMBINATION FIRE AND SMOKE DAMPERS

A. Manufacturers:
   1. Louvers & Dampers, Inc: www.louvers-dampers.com.
   2. Nailor Industries Inc: www.nailor.com.
   3. Ruskin Company: www.ruskin.com.
   4. Substitutions: See Section 01 25 50 - Substitution Procedures.

B. Fabricate in accordance with NFPA 90A, UL 555, UL 555S, and as indicated.

C. Provide factory sleeve and collar for each damper.

D. Multiple Blade Dampers: Fabricate with 16 gage galvanized steel frame and blades, oil-impregnated bronze or stainless steel sleeve bearings and plated steel axles, stainless steel jamb seals, 1/8 x 1/2 inch plated steel concealed linkage, stainless steel closure spring, blade stops, and lock, and 1/2 inch actuator shaft.

E. Operators: UL listed and labelled spring return electric type suitable for 120 volts, single phase, 60 Hz. Provide end switches to indicate damper position. Locate damper operator on interior of duct and link to damper operating shaft.

F. Electro Thermal Link: Fusible link melting at 165 degrees F; 120 volts, single phase, 60 Hz; UL listed and labeled.

2.04 DUCT ACCESS DOORS

A. Fabricate in accordance with SMACNA (DCS) and as indicated.

B. Access doors with sheet metal screw fasteners are not acceptable.

2.05 DUCT TEST HOLES

A. Temporary Test Holes: Cut or drill in ducts as required. Cap with neat patches, neoprene plugs, threaded plugs, or threaded or twist-on metal caps.

B. Permanent Test Holes: Factory fabricated, air tight flanged fittings with screw cap. Provide extended neck fittings to clear insulation.
   1. Products:
   2. Carlisle HVAC Products; Dynair Test Port with Red Cap with O-Ring Seal: www.carlislehvac.com.
      a. Substitutions: See Section 01 25 50 - Substitutions Procedures.

2.06 FIRE DAMPERS

A. Fabricate in accordance with NFPA 90A and UL 555, and as indicated.

B. Horizontal Dampers: Galvanized steel, 22 gage frame, stainless steel closure spring, and lightweight, heat retardant non-asbestos fabric blanket.

C. Curtain Type Dampers: Galvanized steel with interlocking blades. Provide stainless steel closure springs and latches for horizontal installations. Configure with blades out of air stream except for 1.0 inch pressure class ducts up to 12 inches in height.

D. Fusible Links: UL 33, separate at 160 degrees F with adjustable link straps for combination fire/balancing dampers.

2.07 FLEXIBLE DUCT CONNECTIONS

A. Manufacturers:
   1. Carlisle HVAC Products; Dynair Connector Plus G90 Steel Offset Seam Neoprene Fabric: www.carlislehvac.com.
   2. Substitutions: See Section 01 25 50 - Substitution Procedures.

B. Fabricate in accordance with SMACNA (DCS) and as indicated.

C. Flexible Duct Connections: Fabric crimped into metal edging strip.
   1. Fabric: UL listed fire-retardant neoprene coated woven glass fiber fabric to NFPA 90A, minimum density 30 oz per sq yd.
      a. Net Fabric Width: Approximately 2 inches wide.
   2. Metal: 3 inches wide, 24 gage, 0.0239 inch thick galvanized steel.

2.08 SMOKE DAMPERS

A. Fabricate in accordance with NFPA 90A and UL 555S, and as indicated.

B. Electro Thermal Link: Fusible link melting at 165 degrees F; 120 volts, single phase, 60 Hz; UL listed and labeled.

2.09 VOLUME CONTROL DAMPERS

A. Manufacturers:
   1. Louvers & Dampers, Inc: www.louvers-dampers.com.
   2. Nailor Industries Inc: www.nailor.com.
   3. Ruskin Company: www.ruskin.com.
   4. Substitutions: See Section 01 25 50 - Substitution Procedures.

B. Fabricate in accordance with SMACNA (DCS) and as indicated.

C. Single Blade Dampers: Fabricate for duct sizes up to 6 x 30 inch.

D. Multi-Blade Damper: Fabricate of opposed blade pattern with maximum blade sizes 8 x 72 inch. Assemble center and edge crimped blades in prime coated or galvanized channel frame with suitable hardware.

E. End Bearings: Except in round ducts 12 inches and smaller, provide end bearings. On multiple blade dampers, provide oil-impregnated nylon, thermoplastic elastomer, or sintered bronze bearings.

F. Quadrants:
   1. Provide locking, indicating quadrant regulators on single and multi-blade dampers.
   2. On insulated ducts mount quadrant regulators on stand-off mounting brackets, bases, or adapters.
   3. Where rod lengths exceed 30 inches provide regulator at both ends.

PART 3 EXECUTION

3.01 PREPARATION

A. Verify that electric power is available and of the correct characteristics.

3.02 INSTALLATION

A. Install accessories in accordance with manufacturer's instructions, NFPA 90A, and follow SMACNA (DCS). Refer to Section 23 31 00 for duct construction and pressure class.

B. Provide backdraft dampers on exhaust fans or exhaust ducts nearest to outside and where indicated.

C. Provide duct access doors for inspection and cleaning before and after filters, coils, fans, automatic dampers, at fire dampers, combination fire and smoke dampers, and elsewhere as indicated. Provide for cleaning kitchen exhaust ducts in accordance with NFPA 96. Provide minimum 8 x 8 inch size for hand access, 18 x 18 inch size for shoulder access, and as indicated. Provide 4 x 4 inch for balancing dampers only. Review locations prior to fabrication.

D. Provide duct test holes where indicated and required for testing and balancing purposes.

E. Provide fire dampers, combination fire and smoke dampers, and smoke dampers at locations indicated, where ducts and outlets pass through fire rated components, and where required by authorities having jurisdiction. Install with required perimeter mounting angles, sleeves, breakaway duct connections, corrosion resistant springs, bearings, bushings and hinges.

F. Install smoke dampers and combination smoke and fire dampers in accordance with NFPA 92.

G. Demonstrate re-setting of fire dampers to Red Clay Consolidated School District's representative.

H. At fans and motorized equipment associated with ducts, provide flexible duct connections immediately adjacent to the equipment.

I. Provide balancing dampers at points on supply, return, and exhaust systems where branches are taken from larger ducts as required for air balancing. Install minimum 2 duct widths from duct take-off.

J. Provide balancing dampers on duct take-off to diffusers, grilles, and registers, regardless of whether dampers are specified as part of the diffuser, grille, or register assembly.

K. Provide air turning devices within duct whenever long radius elbows are not utilized.

END OF SECTION

SECTION 23 34 23
HVAC POWER VENTILATORS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Roof exhausters.

1.02 RELATED REQUIREMENTS

1.03 REFERENCE STANDARDS

A. AMCA 99 - Standards Handbook; Air Movement and Control Association International, Inc.; 2010.

B. AMCA 204 - Balance Quality and Vibration Levels for Fans; 2005.

C. AMCA 210 - Laboratory Methods of Testing Fans for Aerodynamic Performance Rating; Air Movement and Control Association International, Inc.; 2007 (ANSI/AMCA 210, same as ANSI/ASHRAE 51).

D. AMCA (DIR) - [Directory of] Products Licensed Under AMCA International Certified Ratings Program; Air Movement and Control Association International, Inc.; http://www.amca.org/certified/search/company.aspx.

E. AMCA 300 - Reverberant Room Method for Sound Testing of Fans; Air Movement and Control Association International, Inc.; 2008.

F. AMCA 301 - Methods for Calculating Fan Sound Ratings from Laboratory Test Data; Air Movement and Control Association International, Inc.; 1990.

1.04 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Product Data: Provide data on fans and accessories including fan curves with specified operating point clearly plotted, power, RPM, sound power levels at rated capacity, and electrical characteristics and connection requirements.

C. Manufacturer's Instructions: Indicate installation instructions.

D. Maintenance Data: Include instructions for lubrication, motor and drive replacement, spare parts list, and wiring diagrams.

E. Maintenance Materials: Furnish the following for Red Clay Consolidated School District's use in maintenance of project.
   1. See Section 01 60 00 - Product Requirements, for additional provisions.
   2. Extra Fan Belts: One set for each individual fan.

1.05 QUALITY ASSURANCE

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

1.06 FIELD CONDITIONS

A. Permanent ventilators may be used for ventilation during construction only after ductwork is clean, filters are in place, bearings have been lubricated, and fan has been test run under observation.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Greenheck: www.greenheck.com.

B. PennBarry: www.pennbarry.com.

C. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 POWER VENTILATORS - GENERAL

A. Static and Dynamically Balanced: AMCA 204 - Balance Quality and Vibration Levels for Fans.

B. Performance Ratings: Determined in accordance with AMCA 210 and bearing the AMCA Certified Rating Seal.

C. Sound Ratings: AMCA 301, tested to AMCA 300, and bearing AMCA Certified Sound Rating Seal.

D. Fabrication: Conform to AMCA 99.

E. Electrical Components: Listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

2.03 ROOF EXHAUSTERS (GENERAL PURPOSE)

A. Fan Unit: V-belt or direct driven as indicated, with spun aluminum housing; resilient mounted motor; 1/2 inch mesh, 0.62 inch thick aluminum wire birdscreen; square base to suit roof curb with continuous curb gaskets.

B. Fan Unit: V-belt or direct driven as indicated, with spun aluminum housing; resilient mounted motor; 1/2 inch mesh, 0.62 inch thick aluminum wire birdscreen; square base to suit roof curb with continuous curb gaskets.

C. Roof Curb: 12 inch high self-flashing of galvanized steel with continuously welded seams, built-in cant strips and interior baffle with acoustic insulation, curb bottom.

D. Disconnect Switch: Factory wired, non-fusible, in housing for thermal overload protected motor and wall mounted solid state speed controller.

E. Backdraft Damper: Gravity actuated, aluminum multiple blade construction, felt edged with offset hinge pin, nylon bearings, blades linked, and line voltage motor drive, power open, spring return.

F. Sheaves: Cast iron or steel, dynamically balanced, bored to fit shafts and keyed; variable and adjustable pitch motor sheave selected so required rpm is obtained with sheaves set at mid-position; fan shaft with self-aligning pre-lubricated ball bearings.

2.04 ROOF EXHAUSTERS (FUME HOOD)

A. CORROSION RESISTANT COATING

1. All fan and system components (fan, nozzle, wind band, plenum) shall be corrosion resistant coated with LabCoat™, a two part electrostatically applied and baked, sustainable, corrosion resistant coating system; or Heresite P-413C. Standard finish color to be gray.
    a. All parts shall be cleaned and chemically prepared for coating using a multi-stage wash system which includes acid pickling that removes oxide, increases surface area, and improves coating bond to the substrate.
    b. The first powder coat applied over the prepared surface shall be a zinc rich epoxy primer (no less than 70% zinc) and heated to a gelatinous consistency (partial cure) at which the second powder coat of polyester resin shall be electrostatically applied and simultaneously be cured at a uniform temperature of 400°F.
    c. The coating system, a total thickness of up to 6 mils, is not affected by the UV component of sunlight (does not chalk), and has superior corrosion resistance to acid, alkali, and solvents. Coating system shall exceed 4000 hour ASTM B117 Salt Spray Resistance and must have a 30% gloss retention and no more than a 5 Delta E change after 5 yrs to meet an AAMA 2604 specification.
    d. Note that 10-20 mil thick wet coating systems pollute the environment (air and water), and that these manually applied coatings are not uniform over the impeller surface and can cause fan imbalance and vibration.

B. FAN HOUSING AND OUTLET

1. Fan housing to be aerodynamically designed with high-efficiency inlet, engineered to reduce incoming air turbulence.
2. Fan housing shall be welded steel and meet specification section 2.15 for corrosion resistant coating. No uncoated metal fan parts shall be acceptable.
3. Fan housings that are fabricated of polypropylene or fiberglass that have lower mechanical properties than steel, have rough interior surfaces in which corrosive, hazardous compounds can collect, and / or which chalk and structurally degrade due to the UV component of the sunlight shall not be acceptable.
4. A high velocity conical discharge nozzle shall be supplied by the fan manufacturer and be designed to efficiently handle an outlet velocity of up to 6000 FPM. Discharge stack caps or hinged covers, impeding exhaust flow shall not be permitted.
    a. Provide housing drain for removal of rain and condensation.
        1) A bolted and gasketed access door shall be supplied in the fan housing allowing for impeller inspection or removal of impeller, shaft and bearings without removal of the fan housing.
        2) Standard finish color to be gray.
        3) 2.3 FAN IMPELLER
        4) Fan impeller shall be centrifugal, backward inclined, with non-stall characteristics. The impeller shall be electronically balanced both statically and dynamically per AMCA Standard 204.
        5) Fan impeller shall be manufactured of aluminum (AMCA type B spark resistant), fully welded and meet specification section 2.15 for corrosion resistant coating.
5. FAN BYPASS AIR PLENUM
    a. For constant volume systems, the fan shall be connected directly to the exhaust duct without the need of a bypass air plenum.
    b. For variable volume systems, a bypass air plenum shall be provided as shown on drawings. The plenum shall be equipped with a bypass air damper and intake air hood with bird screen for introducing outside air at roof level upstream of the fan.
    c. The plenum shall be constructed of fully welded steel, meet specification section 2.15 for corrosion resistant coating, and mount on roof curb as shown on the project drawings. Plenums that are fabricated of plastics or resins that are combustible and have mechanical properties less than steel shall not be acceptable.
    d. The bypass air plenum shall be mounted on factory fabricated roof curb provided by the fan manufacturer, as shown on the project drawings (see section 2.5)
    e. Fan designs that use inlet flexible connectors that can leak causing loss of lab exhaust shall not be accepted.
    f. Bypass air dampers shall be opposed-blade design, and coated with up to 4 mils of Hi-Pro Polyester resin, electrostatically applied and baked.
    g. A fan isolation damper, either gravity back draft or two position actuated, fabricated of steel or aluminum and coated with minimum 4 mils of Hi-Pro Polyester resin, electrostatically applied and baked, shall be provided as shown on the project documents.
    h. Blower / Plenum vibration isolation shall be limited to neoprene / cork vibration pads.
6. BYPASS AIR PLENUM CURB
    a. Exhaust system manufacturer shall supply a structural support curb for the plenum, of specified height, as shown on the drawings.
    b. Curb shall be fabricated of a minimum of 14 gauge corrosion resistant coated steel and structurally reinforced.
    c. Curbs shall be insulated.
    d. When properly anchored to the roof structure, the standard curb / plenum / blower assembly shall withstand wind loads of up to 125 mph without additional structural support.
7. FAN MOTORS AND DRIVE

a. Motors shall be premium efficiency, standard NEMA frame, 1800 or 3600 RPM, TEFC with a 1.15 service factor. A factory-mounted NEMA 3R disconnect switch shall be provided for each fan. Motor maintenance shall be accomplished without fan impeller removal or requiring maintenance personnel to access the contaminated exhaust components.
   1) Drive belts and sheaves shall be sized for 200% of the motor horsepower, and shall be readily and easily accessible for service, if required. Drive shall consist of a minimum of two belts under all circumstances.
   2) Shaft to be polished and ground steel.
   3) Fan shaft bearings shall be Air Handling Quality, ball or roller pillow block type and be sized for an L-10 life of no less than 100,000 hours. Bearings shall be fixed to the fan shaft using concentric mounting locking collars, which reduce vibration, increase service life, and improve serviceability. Bearings that use set screws shall not be allowed.
   4) All shaft bearings shall have extended lube lines with zerk fittings.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Secure roof exhausters with cadmium plated steel lag screws to roof curb.

C. Extend ducts to roof exhausters into roof curb. Counterflash duct to roof opening.

D. Provide sheaves required for final air balance.

E. Install backdraft dampers on inlet to roof and wall exhausters.

END OF SECTION

SECTION 23 36 00
AIR TERMINAL UNITS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Variable volume terminal units.

1.02 RELATED REQUIREMENTS

A. Section 22 05 48 - Vibration and Seismic Controls for Plumbing Piping and Equipment.

B. Section 23 21 13 - Hydronic Piping: Connections to heating coils.

C. Section 23 21 14 - Hydronic Specialties: Connections to heating coils.

D. Section 23 82 16 - Air Coils.

E. Section 23 31 00 - HVAC Ducts and Casings.

F. Section 23 33 00 - Air Duct Accessories.

1.03 REFERENCE STANDARDS

A. ASTM A492 - Standard Specification for Stainless Steel Rope Wire; 1995.

B. ASTM A603 - Standard Specification for Zinc-Coated Steel Structural Wire Rope; 1998 (Reapproved 2009).

C. NFPA 90A - Standard for the Installation of Air-Conditioning and Ventilation Systems; National Fire Protection Association; 2012.

D. SMACNA 1981 - Seismic Duct Restraint Manual; Sheet Metal and Air Conditioning Contractors' National Association; 2008.

E. UL 181 - Standard for Factory-Made Air Ducts and Air Connectors; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.04 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures for submittal procedures.

B. Product Data: Provide data indicating configuration, general assembly, and materials used in fabrication. Include catalog performance ratings that indicate air flow, static pressure, and NC designation. Include electrical characteristics and connection requirements.

C. Shop Drawings: Indicate configuration, general assembly, and materials used in fabrication, and electrical characteristics and connection requirements.
   1. Include schedules listing discharge and radiated sound power level for each of second through sixth octave bands at inlet static pressures of 1 to 4 inch wg.

D. Manufacturer's Installation Instructions: Indicate support and hanging details, installation instructions, recommendations, and service clearances required.

E. Project Record Documents: Record actual locations of units and locations of access doors required for access of valving.

F. Operation and Maintenance Data: Include manufacturer's descriptive literature, operating instructions, maintenance and repair data, and parts lists. Include directions for resetting constant volume regulators.

G. Warranty: Submit manufacturer warranty and ensure forms have been completed in Red Clay Consolidated School District's name and registered with manufacturer.

1.05 QUALITY ASSURANCE

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

B. Products Requiring Electrical Connection: Listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

1.06 WARRANTY

A. See Section 01 77 00 and 01 77 50, for additional warranty requirements.

B. Provide five year manufacturer warranty for air terminal units.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Trane

B. Metalaire

C. Substitutions: See Section 01 25 50 - Substitution Procedures.

2.02 SINGLE DUCT VARIABLE VOLUME UNITS

A. Basic Assembly:
   1. Casings: Minimum 22 gage, 0.0299 inch galvanized steel.
   2. Lining: Minimum 1/2 inch thick neoprene or vinyl coated fibrous glass insulation, 1.5 lb/cu ft density, meeting NFPA 90A requirements and UL 181 erosion requirements. Face lining with mylar film.
   3. Plenum Air Inlets: Round stub connections for duct attachment.
   4. Plenum Air Outlets: S slip and drive connections.

B. Basic Unit:
   1. Configuration: Air volume damper assembly inside unit casing. Locate control components inside protective metal shroud.
   2. Volume Damper: Construct of galvanized steel with peripheral gasket and self lubricating bearings; maximum damper leakage: 2 percent of design air flow at 1 inches rated inlet static pressure.
   3. Mount damper operator to position damper normally open.

C. Round Outlet: Discharge collar matching inlet size.

D. Hot Water Heating Coil:
   1. Construction: 1/2 inch copper tube mechanically expanded into aluminum plate fins, leak tested under water to 200 psig pressure, factory installed.
   2. See drawing schedule for capacity

E. Automatic Damper Operator:
   1. Electric Actuator: 24 volt with high limit.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Provide ceiling access doors or locate units above easily removable ceiling components.

C. Support units individually from structure with wire rope complying with ASTM A492 and ASTM A603 in accordance with SMACNA 1981. See Section 22 05 48.

D. Do not support from ductwork.

3.02 ADJUSTING

A. Reset volume with damper operator attached to assembly allowing flow range modulation from 100 percent of design flow to zero percent full flow. Set units with heating coils for minimum 50 percent full flow.

END OF SECTION

SECTION 23 37 00
AIR OUTLETS AND INLETS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Registers/grilles.

B. Louvers.

C. Goosenecks.

1.02 REFERENCE STANDARDS

A. ASHRAE Std 70 - Method of Testing the Performance of Air Outlets and Inlets; American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc.; 2006.

B. SMACNA (DCS) - HVAC Duct Construction Standards; 2005.

1.03 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures for submittal procedures.

B. Product Data: Provide data for equipment required for this project. Review outlets and inlets as to size, finish, and type of mounting prior to submission. Submit schedule of outlets and inlets showing type, size, location, application, and noise level.

C. Project Record Documents: Record actual locations of air outlets and inlets.

1.04 QUALITY ASSURANCE

A. Test and rate air outlet and inlet performance in accordance with ASHRAE Std 70.

1.05 QUALITY ASSURANCE

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

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Price Industries: www.price-hvac.com.

B. Titus: www.titus-hvac.com.

C. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 CEILING EXHAUST AND RETURN REGISTERS/GRILLES

2.03 LOUVERS

A. Type: 4 inch deep with blades on 45 degree slope with center baffle and return bend, heavy channel frame, 1/2 inch square mesh screen over exhaust and 1/2 inch square mesh screen over intake.

2.04 GOOSENECKS

A. Fabricate in accordance with SMACNA (DCS) of minimum 18 gage, 0.0598 inch galvanized steel.

B. Mount on minimum 12 inch high curb base where size exceeds 9 x 9 inch.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Check location of outlets and inlets and make necessary adjustments in position to conform with architectural features, symmetry, and lighting arrangement.

C. Install diffusers to ductwork with air tight connection.

D. Provide balancing dampers on duct take-off to diffusers, and grilles and registers, despite whether dampers are specified as part of the diffuser, or grille and register assembly.

E. Paint ductwork visible behind air outlets and inlets matte black.

F. Paint ductwork visible behind air outlets and inlets matte black. Refer to Section 09 91 23.

END OF SECTION

SECTION 23 40 00
HVAC AIR CLEANING DEVICES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Disposable, extended area panel filters.

B. Filter frames.

C. Filter gages.

1.02 RELATED REQUIREMENTS

A. Section 01 50 00 - Temporary Facilities and Controls: Filters for temporary heating and ventilating.

1.03 REFERENCE STANDARDS

A. AHRI 850 - Performance Rating of Commercial and Industrial Air Filter Equipment; Air-Conditioning, Heating, and Refrigeration Institute; 2004.

B. ASHRAE Std 52.2 - Method of Testing General Ventilation Air-Cleaning Devices for Removal Efficiency by Particle Size; American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.; 2012.

C. UL 900 - Standard for Air Filter Units; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.04 PERFORMANCE REQUIREMENTS

A. Conform to AHRI 850 Section 7.4.
   1. Dust Spot Efficiency: Plus or minus 5 percent.

1.05 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Product Data: Provide data on filter media, filter performance data, filter assembly and filter frames, dimensions, motor locations and electrical characteristics and connection requirements.

C. Maintenance Materials: Furnish the following for Red Clay Consolidated School District's use in maintenance of project.
   1. See Section 01 60 00 - Product Requirements, for additional provisions.
   2. Extra Filters: One set of each type and size.

1.06 QUALITY ASSURANCE

A. Products Requiring Electrical Connection: Listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

PART 2 PRODUCTS

2.01 FILTER MANUFACTURERS

A. American Filtration Inc: www.americanfiltration.com.

B. AAF International/American Air Filter: www.aafintl.com.

C. Camfil Farr Company: www.camfilfarr.com.

D. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 DISPOSABLE, EXTENDED AREA PANEL FILTERS

A. Media: UL 900 Class 1, pleated, lofted, non-woven, reinforced cotton and synthetic fabric; supported and bonded to welded wire grid by corrugated aluminum separators.
   1. Frame: Non-flammable.
   2. Nominal size: 24 x 24 inches.
   3. Nominal thickness: 2 inches.

B. Minimum Efficiency Reporting Value (MERV): 8, when tested in accordance with ASHRAE 52.2.

C. Rating, per ASHRAE Std 52.2:
   1. Weight arrestance: 85 percent.
   2. Initial resistance at 500 FPM face velocity: 0.20 inch WG.
   3. Recommended final resistance: 0.9 inch WG.

2.03 FILTER FRAMES AND HOUSINGS

A. General: Fabricate filter frames and supporting structures of 16 gage, 0.0598 inch galvanized steel or extruded aluminum T-section construction with necessary gasketing between frames and walls.

B. Standard Sizes: Provide for interchangeability of filter media of other manufacturers; for panel filters, size for 18x18 filter media, minimum 2 inches thick; for extended surface and high efficiency particulate air filters, provide for upstream mounting of panel filters.

C. Filered Return Housings: of reinforced 16 gage, 0.0598 inch galvanized steel; hinged drop down register access doors with continuous gasketing and positive locking devices; extruded aluminum tracks or channels for primary secondary filters with positive sealing gaskets.

2.04 FILTER GAGES

A. Manufacturers:
   1. Dwyer Instruments, Inc: www.dwyer-inst.com.
   2. H.O. Trerice Co: www.trerice.com.
   3. Weiss Instruments: www.weissinstruments.com.
   4. Substitutions: See Section 01 60 00 - Product Requirements.

B. Direct Reading Dial: 3-1/2 inch diameter diaphragm actuated dial in metal case, vent valves, black figures on white background, front recalibration adjustment, range 0-0.5 inch WG, 2 percent of full scale accuracy.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install air cleaning devices in accordance with manufacturer's instructions.

B. Prevent passage of unfiltered air around filters with felt, rubber, or neoprene gaskets.

C. Install filter gage static pressure tips upstream and downstream of filters. Mount filter gages on outside of filter housing or filter plenum, in accessible position. Adjust and level.

D. Do not operate fan system until filters (temporary or permanent) are in place. Replace temporary filters used during construction and testing, with clean set.

E. Provide filter gages on filter banks, installed with separate static pressure tips upstream and downstream of filters.

END OF SECTION

SECTION 23 81 27
SMALL SPLIT-SYSTEM HEATING AND COOLING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Air cooled condensing units.

B. Indoor air handler (fan & coil) units for duct connection.

C. Indoor ductless fan & coil units.

D. Controls.

1.02 RELATED REQUIREMENTS

A. Section 23 09 13 - Instrumentation and Control Devices for HVAC: Thermostats, humidistats, time clocks.

B. Section 26 27 17 - Equipment Wiring: Electrical characteristics and wiring connections and installation and wiring of thermostats and other controls components.

1.03 REFERENCE STANDARDS

A. AHRI 210/240 - Standard for Performance Rating of Unitary Air Conditioning and Air-Source Heat Pump Equipment; Air-Conditioning, Heating, and Refrigeration Institute; 2008.

B. AHRI 520 - Performance Rating of Positive Displacement Condensing Units; Air-Conditioning, Heating, and Refrigeration Institute; 2004.

C. ASHRAE Std 15 - Safety Standard for Refrigeration Systems; American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.; 2013 (ANSI/ASHRAE Std 15).

D. ASHRAE Std 23.1 - Methods of Testing for Rating Positive Displacement Refrigerant Compressors and Condensing Units that Operate at Subcritical Temperatures of the Refrigerant; American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.; 2010.

E. NFPA 90A - Standard for the Installation of Air-Conditioning and Ventilating Systems; National Fire Protection Association; 2015.

F. NFPA 90B - Standard for the Installation of Warm Air Heating and Air-Conditioning Systems; National Fire Protection Association; 2015.

G. UL 207 - Refrigerant-Containing Components and Accessories, Nonelectrical; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.04 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Warranty: Submit manufacturers warranty and ensure forms have been filled out in Red Clay Consolidated School District s name and registered with manufacturer.

C. Maintenance Materials: Furnish the following for Red Clay Consolidated School District's use in maintenance of project.
   1. See Section 01 60 00 - Product Requirements, for additional provisions.

1.05 QUALITY ASSURANCE

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

1.06 WARRANTY

A. See Section 01 78 00 - Closeout Submittals, for additional warranty requirements.

PART 2 PRODUCTS

2.01 SYSTEM DESIGN

A. Split-System Heating and Cooling Units: Self-contained, packaged, matched factory-engineered and assembled, pre-wired indoor and outdoor units; UL listed.
   1. Heating and Cooling: Air-source electric heat pump located in outdoor unit with evaporator.
   2. Provide refrigerant lines internal to units and between indoor and outdoor units, factory cleaned, dried, pressurized and sealed, with insulated suction line.

B. Performance Requirements: See Drawings for additional requirements.

C. Electrical Characteristics:
   1. Disconnect Switch: Factory mount disconnect switch on equipment under provisions of Section 26 27 17.

2.02 INDOOR UNITS FOR DUCTLESS SYSTEMS

A. Indoor Units: Self-contained, packaged, factory assembled, pre-wired unit consisting of cabinet, supply fan, evaporator coil, and controls; wired for single power connection with control transformer.

B. Evaporator Coils: Copper tube aluminum fin assembly, galvanized or polymer drain pan sloped in all directions to drain, drain connection, refrigerant piping connections, restricted distributor or thermostatic expansion valve.
   1. Construction and Ratings: In accordance with AHRI 210/240 and UL 207.
   2. Manufacturer: System manufacturer.

C. Remote Actuators:

2.03 OUTDOOR UNITS

A. Outdoor Units: Self-contained, packaged, pre-wired unit consisting of cabinet, with compressor and condenser.
   1. Construction and Ratings: In accordance with AHRI 210/240 with testing in accordance with ASHRAE Std 23.1 and UL 207.

B. Air Cooled Condenser: Aluminum fin and copper tube coil, AHRI 520 with direct drive axial propeller fan resiliently mounted, galvanized fan guard.

C. Accessories: Filter drier, high pressure switch (manual reset), low pressure switch (automatic reset), service valves and gage ports, thermometer well (in liquid line).
   1. Provide thermostatic expansion valves.
   2. Provide heat pump reversing valves.

D. Operating Controls:
   1. Control by room thermostat to maintain room temperature setting.
   2. Low Ambient Kit: Provide refrigerant pressure switch to cycle condenser fan on when condenser refrigerant pressure is above 285 psig and off when pressure drops below 140 psig for operation to 0 degrees F.

2.04 ACCESSORY EQUIPMENT

A. Room Thermostat: Wall-mounted, electric solid state microcomputer based room thermostat with remote sensor to maintain temperature setting; low-voltage; with following features:
   1. Automatic switching from heating to cooling.
   2. Preferential rate control to minimize overshoot and deviation from setpoint.
   3. Programming based on weekdays, Saturday and Sunday.
   4. Thermostat display:
      a. Actual room temperature.
      b. System mode indication: Heating, Cooling, Fan Auto, Off, and On, Auto or On, Off.
   5. Manufacturers:

a. Substitutions: See Section 01 60 00 - Product Requirements and Section 01 25 50 - Substitution Procedures.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with NFPA 90A and NFPA 90B.

B. Install refrigeration systems in accordance with ASHRAE Std 15.

END OF SECTION

SECTION 23 82 00
CONVECTION HEATING AND COOLING UNITS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Unit heaters.

1.02 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Product Data: Provide typical catalog of information including arrangements.

C. Shop Drawings:
   1. Indicate cross sections of cabinets, grilles, bracing and reinforcing, and typical elevations.
   2. Indicate air coil and frame configurations, dimensions, materials, rows, connections, and rough-in dimensions.
   3. Submit schedules of equipment and enclosures typically indicating length and number of pieces of element and enclosure, corner pieces, end caps, cap strips, access doors, pilaster covers, and comparison of specified heat required to actual heat output provided.

1.03 QUALITY ASSURANCE

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

B. Products Requiring Electrical Connection: Listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

1.04 WARRANTY

A. See Section 01 78 00 - Closeout Submittals, for additional warranty requirements.

PART 2 PRODUCTS

2.01 SEE SECTION 01 60 00 FOR ADDITIONAL REQUIREMENTS.

2.02 HYDRONIC UNIT HEATERS

A. Manufacturers:
   1. Modine Manufacturing Company: www.modineHVAC.com.
   2. Sterling Hydronics, a Mestek Company: www.sterlingheat.com.
   3. Trane Inc: www.trane.com.

B. Coils: Seamless copper tubing, silver brazed to steel headers, and with evenly spaced aluminum fins mechanically bonded to tubing.

C. Perform factory run test under normal operating conditions, water, and steam flow rates.

D. Casing: Minimum 18 gage, 0.0478 inch thick sheet steel casing with threaded pipe connections for hanger rods for horizontal models and minimum 18 gage, 0.0478 inch thick sheet steel top and bottom plates for vertical projection models.

E. Finish: Factory applied baked primer coat.

F. Fan: Direct drive propeller type, statically and dynamically balanced, with fan guard; horizontal models with permanently lubricated sleeve bearings; vertical models with grease lubricated ball bearings.

G. Air Outlet: Adjustable pattern diffuser on vertical projection models and two or four way louvers on horizontal projection models.

H. Control: Local solid state disconnect switch.

I. Electrical Characteristics:

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's recommendations.

B. Install equipment exposed to finished areas after walls and ceilings are finished and painted.

C. Do not damage equipment or finishes.

D. Cabinet Unit Heaters:
   1. Install as indicated.

E. Unit Ventilators:
   1. Locate as indicated, level and shim units, and anchor to structure.
   2. Coordinate exact location of wall louvers.

3.02 FIELD QUALITY CONTROL

A. See Section 01 40 00 - Quality Requirements, for additional requirements.

END OF SECTION

SECTION 25 00 00
BUILDING AUTOMATION SYSTEM (BAS) INTEGRATION

PART 1 GENERAL

1.01 SUMMARY

A. This section describes the Systems Integration scope of work for the project. This section also coordinates the responsibilities of the Mechanical and Electrical trade contractors pertaining to control products or systems, furnished by each trade, that will be integrated by this Division

B. All labor, material, equipment and software not specifically referred to herein or on the plans, that is required to meet the functional intent of this specification, shall be provided without additional cost to the Owner.

C. It is the owner's goal to extend an open system that will allow products from various suppliers to be integrated into a unified system in order to provide flexibility for expansion, maintenance, and service of the system. The Owner shall be the named license holder of all software associated with any and all incremental work on the project(s).

1.02 SYSTEM DESCRIPTION

A. The Building Automation System (BAS) shall be comprised of Network Area Controller (NAC) within each facility. The NAC shall connect to the owner's local or wide area network, depending on configuration. Access to the system, either locally in each building, or remotely from a central site or sites, shall be accomplished through standard Web browsers, via the Internet and/or local area network. Each NAC shall communicate to LonMark/LonTalk (IDC) and/or BACnet (IBC) controllers and other open and legacy protocol systems/devices provided under Division 23 or Division 26.

B. The Building Automation System (BAS) as provided in this Division shall be Building Logix branded controllers based on the Niagara Framework (or "Niagara"), a Java-based framework developed by Tridium and supplied by Seiberlich Trane Energy Services. Niagara provides an open automation infrastructure that integrates diverse systems and devices (regardless of manufacturer, communication standard or software) into a unified platform that can be easily managed in real time over the Internet using a standard Web browser. Systems not developed on the Niagara Framework platform are unacceptable.

1.03 SUBMITTAL

A. One copy of shop drawings of the entire BAS shall be submitted in a PDF format and shall consist of a complete list of equipment and materials, including manufacturers catalog data sheets and installation instructions. Shop drawings shall also contain complete wiring and schematic diagrams, software descriptions, calculations, and any other details required to demonstrate that the system has been coordinated and will properly function as a system. Terminal identification for all control wiring shall be shown on the shop drawings. A complete written Sequence of Operation shall also be included with the submittal package. Division 23 and 26 contractors supplying products and systems, as part of their packages shall provide catalog data sheets, wiring diagrams, equipment specific sequence of operations, and integration points lists to the Division 25 contractor for proper coordination of work.

B. Submittal shall also include a trunk cable schematic diagram depicting operator workstations, control panel locations and a description of the communication type, media and protocol. Though the Division 23 and 26 contractors shall provide these diagrams for their portions of work, the Systems Integrator shall be responsible for integrating those diagrams into the overall trunk cable schematic diagrams for the entire Wide Area Network (WAN).

C. Submittal shall also include a complete point list of all points to be connected to the BAS by the Systems Integrator. Division 23 and 26 contractors shall provide necessary point lists, protocol documentation, and factory support information for systems provided in their respective divisions but integrated into the BAS.

D. Submittal shall also include a copy of each of the graphics developed for the Graphic User Interface including a flowchart (site map) indicating how the graphics are to be linked to one another for system navigation. The graphics are intended to be 80% - 90% complete at this stage with the only remaining changes to be based on review comments from the A/E design team and/or Owner. Graphics should be consistent with the established Red Clay standards.

E. Upon completion of the work, provide a complete set of 'as-built' drawings and application software on compact disk. Drawings shall be provided as PDF compatible files. Division 23 and 26 contractors shall provide as-builts for their portions of work. The Division 25 contractor shall be responsible for as-builts pertaining to overall BAS architecture and network diagrams. All as built drawings shall also be installed into the BAS server in a dedicated directory.

1.04 SPECIFICATION NOMENCLATURE

A. Acronyms used in this specification are as follows:
1. Building Automation System
2. Temperature Control System
3. Network Area Controller
4. Interoperable BACnet Controller
5. Graphical User Interface
6. Web Browser Interface
7. Portable Operator's Terminal
8. Power Measurement Interface
9. Direct Digital Controls
10. Local Area Network
11. Wide Area Network
12. Object Oriented Technology
13. Product Interoperability Compliance Statement

1.05 DIVISION OF WORK

A. The Division 23 and 26 (if applicable) contractors shall be responsible for all controllers (IBC), control devices, control panels, controller programming, controller programming software, controller input/output and power wiring and controller network wiring.

B. The Division 25 contractor shall be responsible for the Network Area Controller(s) (NAC), software and programming of the NAC, graphical user interface software (GUI), development of all graphical screens, Web browser pages, setup of schedules, logs and alarms, network management and connection of the NAC to the local or wide area network.

1.06 RELATED WORK SPECIFIED ELSEWHERE

A. Division 23, Mechanical:
1. Providing control devices and systems including but not limited to:
2. Interoperable BACnet Controllers and programming
3. Control panels, devices and wiring
4. Local controller and control device networks

B. Division 26, Electrical:
1. Providing motor starters and disconnect switches (unless otherwise noted).
2. Power wiring and conduit (unless otherwise noted).
3. Provision, installation and wiring of smoke detectors (unless otherwise noted).
4. Other equipment and wiring as specified in Division 26.

1.07 AGENCY AND CODE APPROVALS

A. All products of Division 25 shall be provided with the following agency approvals. Verification that the approvals exist for all submitted products shall be provided with the submittal package. Systems or products not currently offering the following approvals are not acceptable.
1. UL-916; Energy Management Systems
2. C-UL listed to Canadian Standards Association C22.2 No. 205-M1983 "signal Equipment"

3. CE
4. FCC, Part 15, Subpart J, Class A Computing Devices

1.08 SOFTWARE LICENSE AGREEMENT

A. The Owner shall sign a copy of the manufacturer's standard software and firmware licensing agreement as a condition of this contract. Such license shall grant use of all programs and application software to Owner as defined by the manufacturer's license agreement, but shall protect manufacturer's rights to disclosure of trade secrets contained within such software.

B. It is the owners express goal to implement an open system that will allow products from various suppliers to be integrated into a unified system in order to provide flexibility for expansion, maintenance, and service of the system. The Owner shall be the named license holder of all software associated with any and all incremental work on the project(s). In addition, the Owner shall receive ownership of all job specific configuration documentation, data files, and application-level software developed for the project. This shall include all custom, job specific software code and documentation for all configuration and programming that is generated for a given project and/or configured for use with the NAC, BAS Server(s), and any related LAN / WAN / Intranet and Internet connected routers and devices. Any and all required IDs and passwords for access to any component or software program shall be provided to the owner. The owner shall determine which organizations to be named in the SI organization ID (“orgid”) of all software licenses. Owner shall be free to direct the modification of the “orgid” in any software license, regardless of supplier, by Tridium Inc.

1.09 DELIVERY, STORAGE AND HANDLING

A. Provide factory-shipping cartons for each piece of equipment and control device. Maintain cartons through shipping, storage, and handling as required to prevent equipment damage. Store equipment and materials inside and protected from weather.

1.10 JOB CONDITIONS

A. Cooperation with Other Trades: Coordinate the Work of this section with that of other sections to ensure that the Work will be carried out in an orderly fashion. It shall be this Contractor's responsibility to check the Contract Documents for possible conflicts between his Work and that of other crafts in equipment location, pipe, duct and conduit runs, electrical outlets and fixtures, air diffusers, and structural and architectural features.

PART 2 PRODUCTS

2.01 GENERAL

A. The Building Automation System (BAS) shall be comprised of a network of interoperable, stand-alone digital controllers, a computer system, graphical user interface software, network devices and other devices as specified herein.

B. The installed system shall provide secure password access to all features, functions and data contained in the overall BAS.

2.02 OPEN, INTEROPERABLE, INTEGRATED ARCHITECTURES

A. The intent of this specification is to provide a peer-to-peer networked, stand-alone, distributed control system with the capability to integrate ANSI/ASHRAE Standard 135-2001 BACnet protocols in one open, interoperable system.

B. The supplied computer software shall employ object-oriented technology (OOT) for representation of all data and control devices within the system. In addition, adherence to industry standards including ANSI / ASHRAE™ Standard 135-2001, BACnet to assure interoperability between all system components is required. For each BACnet device, the device supplier must provide a PICS document showing the installed device’s compliance level. Minimum compliance shall support the ability to support data read and write functionality and those features as specified. Physical connection of BACnet devices shall be via Ethernet (BACnet Ethernet/IP,) and/or RS-485 (BACnet MSTP) as specified.

C. All components and controllers supplied under this Division shall be true “peer-to-peer” communicating devices. Components or controllers requiring “polling” by a host to pass data shall not be acceptable.

D. The supplied system must incorporate the ability to access all data using standard Web browsers without requiring proprietary operator interface and configuration programs. An Open DataBase Connectivity (ODBC) or Structured Query Language (SQL) compliant server database is required for all system database parameter storage. This data shall reside on a supplier-installed server for all database access. Systems requiring proprietary database and user interface programs shall not be acceptable.

E. A hierarchical topology is required to assure reasonable system response times and to manage the flow and sharing of data without unduly burdening the customer’s internal Intranet network. Systems employing a “flat” single tiered architecture shall not be acceptable.

2.03 NETWORKS

A. The Local Area Network (LAN) shall be a 100 Megabits/sec Ethernet network supporting BACnet, Java, XML, HTTP, and SOAP for maximum flexibility for integration of building data with enterprise information systems and providing support for multiple Network Area Controllers (NACs), user workstations and, if specified, a local server.

B. Local area network minimum physical and media access requirements:
   1. Ethernet; IEEE standard 802.3
   2. Cable; 100 Base-T, UTP-8 wire, category 5
   3. Minimum throughput; 100 Mbps.

2.04 NETWORK ACCESS

A. Remote Access.
   1. For Local Area Network installations, provide access to the LAN from a remote location, via the Internet. The Owner shall provide a connection to the Internet to enable this access via high speed cable modem, asynchronous digital subscriber line (ADSL) modem, ISDN line, T1 Line or via the customer’s Intranet to a corporate server providing access to an Internet Service Provider (ISP). Customer agrees to pay monthly access charges for connection and ISP.

2.05 NETWORK AREA CONTROLLER (NAC)

A. The Division 25 contractor shall supply one or more Network Area Controllers (NAC) as part of this contract. Number of area controllers required is dependent on the type and quantity of devices provided under Divisions 23 and 26. It is the responsibility of the Division 25 contractor to coordinate with the Division 23 and 26 contractors to determine the quantity and type of devices.

B. The Network Area Controller (NAC) shall provide the interface between the LAN or WAN and the field control devices, and provide global supervisory control functions over the control devices connected to the NAC. It shall be capable of executing application control programs to provide:
   1. Calendar functions
   2. Scheduling
   3. Trending
   4. Alarm monitoring and routing
   5. Time synchronization
   6. Integration of the BACnet controller data, and any device connected through an optional software driver installed in the NAC

C. The Network Area Controller (must provide the following hardware features as a minimum):
   1. One Ethernet Port – 10/100 Mbps
   2. One RS-232 port
   3. One RS-485 port (electrically isolated)

4. Battery Backup
5. Flash memory for long term data backup (If battery backup or flash memory is not supplied, the controller must contain a hard disk with at least 1 gigabyte storage capacity)
6. The NAC must be capable of operation over a temperature range of 32 to 122°F
7. The NAC must be capable of withstanding storage temperatures of between 0 and 158°F
8. The NAC must be capable of operation over a humidity range of 5 to 95% RH, non-condensing

D. The NAC shall support standard Web browser access via the Intranet/Internet. It shall support a minimum of 32 simultaneous users.

E. Event Alarm Notification and actions
1. The NAC shall provide alarm recognition, storage; routing, management, and analysis to supplement distributed capabilities of equipment or application specific controllers.
2. The NAC shall be able to route any alarm condition to any defined user location whether connected to a local network or remote via dial-up telephone connection, or wide-area network.
3. Alarm generation shall be selectable for annunciation type and acknowledgement requirements including but limited to:
   a. To alarm
   b. Return to normal
   c. To fault
4. Provide for the creation of a minimum of eight of alarm classes for the purpose of routing types and or classes of alarms, i.e.: security, HVAC, Fire, etc.
5. Provide timed (schedule) routing of alarms by class, object, group, or node.
6. Provide alarm generation from binary object “runtime” and /or event counts for equipment maintenance. The user shall be able to reset runtime or event count values with appropriate password control.

F. Control equipment and network failures shall be treated as alarms and annunciated.

G. Alarms shall be annunciated in any of the following manners as defined by the user:
1. Screen message text
2. Email of the complete alarm message to multiple recipients. Provide the ability to route and email alarms based on:
   a. Day of week
   b. Time of day
   c. Recipient
3. Pagers via paging services that initiate a page on receipt of email message
4. Graphic with flashing alarm object(s)
5. Printed message, routed directly to a dedicated alarm printer

H. The following shall be recorded by the NAC for each alarm (at a minimum):
1. Time and date
2. Location (building, floor, zone, office number, etc.)
3. Equipment (air handler #, accessway, etc.)
4. Acknowledge time, date, and user who issued acknowledgement.
5. Number of occurrences since last acknowledgement.

I. Alarm actions may be initiated by user defined programmable objects created for that purpose.

J. Defined users shall be given proper access to acknowledge any alarm, or specific types or classes of alarms defined by the user.

K. A log of all alarms shall be maintained by the NAC and/or a server (if configured in the system) and shall be available for review by the user.

L. Provide a “query” feature to allow review of specific alarms by user defined parameters.

M. A separate log for system alerts (controller failures, network failures, etc.) shall be provided and available for review by the user.

N. An Error Log to record invalid property changes or commands shall be provided and available for review by the user.

2.06 DATA COLLECTION AND STORAGE

A. The NAC shall have the ability to collect data for any property of any object and store this data for future use.

B. The data collection shall be performed by log objects, resident in the NAC that shall have, at a minimum, the following configurable properties:
   1. Designating the log as interval or deviation.
   2. For interval logs, the object shall be configured for time of day, day of week and the sample collection interval.
   3. For deviation logs, the object shall be configured for the deviation of a variable to a fixed value. This value, when reached, will initiate logging of the object.
   4. For all logs, provide the ability to set the maximum number of data stores for the log and to set whether the log will stop collecting when full, or rollover the data on a first-in, first-out basis.
   5. Each log shall have the ability to have its data cleared on a time-based event or by a user-defined event or action.

C. All log data shall be stored in a relational database in the NAC and the data shall be accessed from a server (if the system is so configured) or a standard Web browser.

D. All log data, when accessed from a server, shall be capable of being manipulated using standard SQL statements.

E. All log data shall be available to the user in the following data formats:
   1. HTML
   2. XML
   3. Plain Text
   4. Comma or tab separated values

F. Systems that do not provide log data in HTML and XML formats at a minimum shall not be acceptable.

G. The NAC shall have the ability to archive its log data either locally (to itself), or remotely to a server or other NAC on the network. Provide the ability to configure the following archiving properties, at a minimum:
   1. Archive on time of day
   2. Archive on user-defined number of data stores in the log (buffer size)
   3. Archive when log has reached it's user-defined capacity of data stores
   4. Provide ability to clear logs once archived

2.07 AUDIT LOG

A. Provide and maintain an Audit Log that tracks all activities performed on the NAC. Provide the ability to specify a buffer size for the log and the ability to archive log based on time or when the log has reached its user-defined buffer size. Provide the ability to archive the log locally (to the NAC), to another NAC on the network, or to a server. For each log entry, provide the following data:
   1. Time and date
   2. User ID
   3. Change or activity: i.e., Change setpoint, add or delete objects, commands, etc.

2.08 DATABASE BACKUP AND STORAGE

A. The NAC shall have the ability to automatically backup its database. The database shall be backed up based on a user-defined time interval.

B. Copies of the current database and, at the most recently saved database shall be stored in the NAC. The age of the most recently saved database is dependent on the user-defined database save interval.

C. The NAC database shall be stored, at a minimum, in XML format to allow for user viewing and editing, if desired. Other formats are acceptable as well, as long as XML format is supported.

2.09 GRAPHICAL USER INTERFACE SOFTWARE

A. The system graphics shall reside in both the local NAC and District Supervisor and will be accessed via a standard web browser. Niagara export tags shall be used to transition the graphics to the supervisor.

2.10 WEB BROWSER CLIENTS

A. The system shall be capable of supporting an unlimited number of clients using a standard Web browser such as Internet Explorer™ . Systems requiring additional software (to enable a standard Web browser) to be resident on the client machine, or manufacture-specific browsers shall not be acceptable.

B. The Web browser software shall run on any operating system and system configuration that is supported by the Web browser. Systems that require specific machine requirements in terms of processor speed, memory, etc., in order to allow the Web browser to function with the BAS, shall not be acceptable.

C. The Web browser shall provide the same view of the system, in terms of graphics, schedules, calendars, logs, etc., and provide the same interface methodology as is provided by the Graphical User Interface. Systems that require different views or that require different means of interacting with objects such as schedules, or logs, shall not be permitted.

D. The Web browser client shall support at a minimum, the following functions:
   1. User log-on identification and password shall be required. If an unauthorized user attempts access, a blank web page shall be displayed. Security using Java authentication and encryption techniques to prevent unauthorized access shall be implemented.
   2. Graphical screens developed for the GUI shall be the same screens used for the Web browser client. Any animated graphical objects supported by the GUI shall be supported by the Web browser interface.
   3. HTML programming shall not be required to display system graphics or data on a Web page. HTML editing of the Web page shall be allowed if the user desires a specific look or format.
   4. Storage of the graphical screens shall be in the Network Area Controller (NAC), without requiring any graphics to be stored on the client machine. Systems that require graphics storage on each client are not acceptable.
   5. Real-time values displayed on a Web page shall update automatically without requiring a manual “refresh” of the Web page.
   6. Users shall have administrator-defined access privileges. Depending on the access privileges assigned, the user shall be able to perform the following:
      a. Modify common application objects, such as schedules, calendars, and set points in a graphical manner.
         1) Schedule times will be adjusted using a graphical slider, without requiring any keyboard entry from the operator.
         2) Holidays shall be set by using a graphical calendar, without requiring any keyboard entry from the operator.
      b. Commands to start and stop binary objects shall be done by right-clicking the selected object and selecting the appropriate command from the pop-up menu. No entry of text shall be required.
      c. View logs and charts
      d. View and acknowledge alarms
      e. Setup and execute SQL queries on log and archive information
   7. The system shall provide the capability to specify a user’s (as determined by the log-on user identification) home page. Provide the ability to limit a specific user to just their defined home page. From the home page, links to other views, or pages in the system shall be possible, if allowed by the system administrator.

8. Graphic screens on the Web Browser client shall support hypertext links to other locations on the Internet or on Intranet sites, by specifying the Uniform Resource Locator (URL) for the desired link.

2.11 SERVER FUNCTIONS AND HARDWARE

A. The existing central server, located at the District IT office, shall be utilized. The server shall support all Network Area Controllers (NAC) connected to the customer's network whether local or remote.

B. Local connections shall be via an Ethernet LAN. Remote connections can be via ISDN, ADSL, T1 or dial-up connection.

C. It shall be possible to provide access to all Network Area Controllers via a single connection to the server. In this configuration, each Network Area Controller can be accessed from a remote Graphical User Interface (GUI) or from a standard Web browser (WBI) by connecting to the server.

D. The server shall provide the following functions, at a minimum:
   1. Global Data Access: The server shall provide complete access to distributed data defined anywhere in the system.
   2. Distributed Control: The server shall provide the ability to execute global control strategies based on control and data objects in any NAC in the network, local or remote.
   3. The server shall include a master clock service for its subsystems and provide time synchronization for all Network Area Controllers (NAC).
   4. The server shall accept time synchronization messages from trusted precision Atomic Clock Internet sites and update its master clock based on this data.
   5. The server shall provide scheduling for all Network Area Controllers and their underlying field control devices.
   6. The server shall provide demand limiting that operates across all Network Area Controllers. The server must be capable of multiple demand programs for sites with multiple meters and or multiple sources of energy. Each demand program shall be capable of supporting separate demand shed lists for effective demand control.
   7. The server shall implement the BACnet Command Prioritization scheme (16 levels) for safe and effective contention resolution of all commands issued to Network Area Controllers. Systems not employing this prioritization shall not be accepted.
   8. Each Network Area Controller supported by the server shall have the ability to archive its log data, alarm data and database to the server, automatically. Archiving options shall be user-defined including archive time and archive frequency.
   9. The server shall provide central alarm management for all Network Area Controllers supported by the server. Alarm management shall include:
      a. Routing of alarms to display, printer, email and pagers
      b. View and acknowledge alarms
      c. Query alarm logs based on user-defined parameters
   10. The server shall provide central management of log data for all Network Area Controllers supported by the server. Log data shall include process logs, runtime and event counter logs, audit logs and error logs. Log data management shall include:
      a. Viewing and printing log data
      b. Exporting log data to other software applications
      c. Query log data based on user-defined parameters

E. Server Hardware Requirements: The server hardware platform shall have the minimum following requirements:
   1. The computer shall be an Intel Pentium M based computer (minimum processing speed of 2.4 GHz with 1 GB RAM and a 100-gigabyte minimum hard drive). It shall include a DVD-ROM/CD-RW Combination Drive, 2-parallel ports, 2-asynchronous serial ports and 2-USB ports. A minimum 17" flat panel color monitor, 1280 x 1024 optimal preset resolution, 25 ms response time shall also be included.

2. The server operating system shall be Microsoft Windows XP Professional. Include Microsoft Internet Explorer 6.0 or later.
3. Connection to the BAS network shall be via an Ethernet network interface card, 100 Mbps.
4. A system printer shall be provided. Printer shall be laser type with a minimum 600 x 600-dpi resolution and rated for 12-PPM print speed minimum.
5. For dedicated alarm printing, provide a dot matrix printer, either 80 or 132 column width. The printer shall have a parallel port interface.

2.12 SYSTEM PROGRAMMING

A. The Graphical User Interface software (GUI) shall provide the ability to perform system programming and graphic display engineering as part of a complete software package. Access to the programming functions and features of the GUI shall be through password access as assigned by the system administrator.

B. A library of control, application, and graphic objects shall be provided to enable the creation of all applications and user interface screens. Applications are to be created by selecting the desired control objects from the library, dragging or pasting them on the screen, and linking them together using a built in graphical connection tool. Completed applications may be stored in the library for future use. Graphical User Interface screens shall be created in the same fashion. Data for the user displays is obtained by graphically linking the user display objects to the application objects to provide “real-time” data updates. Any real-time data value or object property may be connected to display its current value on a user display. Systems requiring separate software tools or processes to create applications and user interface displays shall not be acceptable.

C. Programming Methods
1. Provide the capability to copy objects from the supplied libraries, or from a user-defined library to the user’s application. Objects shall be linked by a graphical linking scheme by dragging a link from one object to another. Object links will support one-to-one, many-to-one, or one-to-many relationships. Linked objects shall maintain their connections to other objects regardless of where they are positioned on the page and shall show link identification for links to objects on other pages for easy identification. Links will vary in color depending on the type of link; i.e., internal, external, hardware, etc.
2. Configuration of each object will be done through the object’s property sheet using fill-in the blank fields, list boxes, and selection buttons. Use of custom programming, scripting language, or a manufacturer-specific procedural language for configuration will not be accepted.
3. The software shall provide the ability to view the logic in a monitor mode. When on-line, the monitor mode shall provide the ability to view the logic in real time for easy diagnosis of the logic execution. When off-line (debug), the monitor mode shall allow the user to set values to inputs and monitor the logic for diagnosing execution before it is applied to the system.
4. All programming shall be done in real-time. Systems requiring the uploading, editing, and downloading of database objects shall not be allowed.
5. The system shall support object duplication within a customer’s database. An application, once configured, can be copied and pasted for easy re-use and duplication. All links, other than to the hardware, shall be maintained during duplication.

2.13 OBJECT LIBRARIES

A. A standard library of objects shall be included for development and setup of application logic, user interface displays, system services, and communication networks.

B. The objects in this library shall be capable of being copied and pasted into the user’s database and shall be organized according to their function. In addition, the user shall have the capability to group objects created in their application and store the new instances of these objects in a user-defined library.

C. In addition to the standard libraries specified here, the supplier of the system shall maintain an on-line accessible (over the Internet) library, available to all registered users to provide new or updated objects and applications as they are developed.

D. All control objects shall conform to the control objects specified in the BACnet specification.

E. The library shall include applications or objects for the following functions, at a minimum:
   1. Scheduling Object. The schedule must conform to the schedule object as defined in the BACnet specification, providing 7-day plus holiday & temporary scheduling features and a minimum of 10 on/off events per day. Data entry to be by graphical sliders to speed creation and selection of on-off events.
   2. Calendar Object. . The calendar must conform to the calendar object as defined in the BACnet specification, providing 12-month calendar features to allow for holiday or special event data entry. Data entry to be by graphical “point-and-click” selection. This object must be “linkable” to any or all scheduling objects for effective event control.
   3. Duty Cycling Object. Provide a universal duty cycle object to allow repetitive on/off time control of equipment as an energy conserving measure. Any number of these objects may be created to control equipment at varying intervals
   4. Temperature Override Object. Provide a temperature override object that is capable of overriding equipment turned off by other energy saving programs (scheduling, duty cycling etc.) to maintain occupant comfort or for equipment freeze protection.
   5. Start-Stop Time Optimization Object. Provide a start-stop time optimization object to provide the capability of starting equipment just early enough to bring space conditions to desired conditions by the scheduled occupancy time. Also, allow equipment to be stopped before the scheduled un-occupancy time just far enough ahead to take advantage of the building’s “flywheel” effect for energy savings. Provide automatic tuning of all start / stop time object properties based on the previous day’s performance.
   6. Demand Limiting Object. Provide a comprehensive demand-limiting object that is capable of controlling demand for any selected energy utility (electric, oil, and gas). The object shall provide the capability of monitoring a demand value and predicting (by use of a sliding window prediction algorithm) the demand at the end of the user defined interval period (1-60 minutes). This object shall also accommodate a utility meter time sync pulse for fixed interval demand control. Upon a prediction that will exceed the user defined demand limit (supply a minimum of 6 per day), the demand limiting object shall issue shed commands to either turn off user specified loads or modify equipment set points to effect the desired energy reduction. If the list of sheddable equipment is not enough to reduce the demand to below the set point, a message shall be displayed on the users screen (as an alarm) instructing the user to take manual actions to maintain the desired demand. The shed lists are specified by the user and shall be selectable to be shed in either a fixed or rotating order to control which equipment is shed the most often. Upon suitable reductions in demand, the demand-limiting object shall restore the equipment that was shed in the reverse order in which it was shed. Each sheddable object shall have a minimum and maximum shed time property to effect both equipment protection and occupant comfort.

F. The library shall include control objects for the following functions. All control objects shall conform to the objects as specified in the BACnet specification.
   1. Analog Input Object - Minimum requirement is to comply with the BACnet standard for data sharing. Allow high, low and failure limits to be assigned for alarming. Also, provide a time delay filter property to prevent nuisance alarms caused by temporary excursions above or below the user defined alarm limits.
   2. Analog Output Object - Minimum requirement is to comply with the BACnet standard for data sharing.
   3. Binary Input Object - Minimum requirement is to comply with the BACnet standard for data sharing. The user must be able to specify either input condition for alarming. This object must also include the capability to record equipment run-time by counting the amount of time the hardware input is in an “on” condition. The user must be able to specify either input condition as the “on” condition.

4. Binary Output Object - Minimum requirement is to comply with the BACnet standard for data sharing. Properties to enable minimum on and off times for equipment protection as well as interstart delay must be provided. The BACnet Command Prioritization priority scheme shall be incorporated to allow multiple control applications to execute commands on this object with the highest priority command being invoked. Provide sixteen levels of priority as a minimum. Systems not employing the BACnet method of contention resolution shall not be acceptable.
5. PID Control Loop Object - Minimum requirement is to comply with the BACnet standard for data sharing. Each individual property must be adjustable as well as to be disabled to allow proportional control only, or proportional with integral control, as well as proportional, integral and derivative control.
6. Comparison Object - Allow a minimum of two analog objects to be compared to select either the highest, lowest, or equality between the two linked inputs. Also, allow limits to be applied to the output value for alarm generation.
7. Math Object - Allow a minimum of four analog objects to be tested for the minimum or maximum, or the sum, difference, or average of linked objects. Also, allow limits to be applied to the output value for alarm generation.
8. Custom Programming Objects - Provide a blank object template for the creation of new custom objects to meet specific user application requirements. This object must provide a simple BASIC-like programming language that is used to define object behavior. Provide a library of functions including math and logic functions, string manipulation, and e-mail as a minimum. Also, provide a comprehensive on-line debug tool to allow complete testing of the new object. Allow new objects to be stored in the library for re-use.
9. Interlock Object - Provide an interlock object that provides a means of coordination of objects within a piece of equipment such as an Air Handler or other similar types of equipment. An example is to link the return fan to the supply fan such that when the supply fan is started, the return fan object is also started automatically without the user having to issue separate commands or to link each object to a schedule object. In addition, the control loops, damper objects, and alarm monitoring (such as return air, supply air, and mixed air temperature objects) will be inhibited from alarming during a user-defined period after startup to allow for stabilization. When the air handler is stopped, the interlocked return fan is also stopped, the outside air damper is closed, and other related objects within the air handler unit are inhibited from alarming thereby eliminating nuisance alarms during the off period.
10. Temperature Override Object - Provide an object whose purpose is to provide the capability of overriding a binary output to an “On” state in the event a user specified high or low limit value is exceeded. This object is to be linked to the desired binary output object as well as to an analog object for temperature monitoring, to cause the override to be enabled. This object will execute a Start command at the Temperature Override level of start/stop command priority unless changed by the user.
11. Composite Object - Provide a container object that allows a collection of objects representing an application to be encapsulated to protect the application from tampering, or to more easily represent large applications. This object must have the ability to allow the user to select the appropriate parameters of the “contained” application that are represented on the graphical shell of this container.

G. The object library shall include objects to support the integration of devices connected to the Network Area Controller (NAC). At a minimum, provide the following as part of the standard library included with the programming software:
   1. For BACnet devices, provide the following objects at a minimum:
      a. Analog In
      b. Analog Out
      c. Analog Value
      d. Binary
      e. Binary In

f. Binary Out
g. Binary Value
h. Multi-State In
i. Multi-State Out
j. Multi-State Value
k. Schedule Export
l. Calendar Export
m. Trend Export
n. Device

2. For each BACnet object, provide the ability to assign the object a BACnet device and object instance number.
3. For BACnet devices, provide the following support at a minimum
   a. Segmentation
   b. Segmented Request
   c. Segmented Response
   d. Application Services
   e. Read Property
   f. Read Property Multiple
   g. Write Property
   h. Write Property Multiple
   i. Confirmed Event Notification
   j. Unconfirmed Event Notification
   k. Acknowledge Alarm
   l. Get Alarm Summary
   m. Who-has
   n. I-have
   o. Who-is
   p. I-am
   q. Subscribe COV
   r. Confirmed COV notification
   s. Unconfirmed COV notification
   t. Media Types
   u. Ethernet
   v. BACnet IP Annex J
   w. MSTP
   x. BACnet Broadcast Management Device (BBMD) function
   y. Routing

2.14 GRAPHICAL USER INTERFACE COMPUTER HARDWARE (DESKTOP)

A. The owner will furnish all computer hardware as necessary.

2.15 GRAPHICAL USER INTERFACE COMPUTER HARDWARE (LAPTOP COMPUTER)

A. The owner will furnish all computer hardware as necessary.

PART 3 EXECUTION

3.01 INSTALLATION

A. All work described in this section shall be performed by Seiberlich Trane Energy Services, or a pre-approved equal. Substitutions shall have a minimum of five years of integration experience and shall be pre-qualified prior to bid submittal.

B. Install system and materials in accordance with manufacturer's instructions, and as detailed on the project drawing set.

C. Line and low voltage electrical connections to control equipment shown specified or shown on the control diagrams shall be furnished and installed by the Temperature Control sub-contractor in accordance with the specifications in Divisions 23 and 26.

3.02 WIRING

A. The electrical contractor (Div. 26) shall furnish all power wiring to NAC, computer and any networking equipment (routers, hubs, switches, etc.).

B. All wiring shall be in accordance with the Project Electrical Specifications (Division 26), the National Electrical Code and any applicable local codes. All BAS wiring shall be installed in the conduit types specified in the Project Electrical Specifications (Division 26) unless otherwise allowed by the National Electrical Code or applicable local codes. Where BAS plenum rated cable wiring is allowed it shall be run parallel to or at right angles to the structure, properly supported and installed in a neat and workmanlike manner.

3.03 WARRANTY

A. Equipment, materials and workmanship incorporated into the work shall be warranted for a period of one year from the time of system acceptance.

B. Within this period, upon notice by the Owner, any defects in the work provided under this section due to faulty materials, methods of installation or workmanship shall be promptly (within 48 hours after receipt of notice) repaired or replaced by the Division 25 contractor at no expense to the Owner

3.04 WARRANTY ACCESS

A. The Owner shall grant to the Division 25 contractor, reasonable access to the BAS during the warranty period. The owner shall allow the contractor to access the BAS from a remote location for the purpose of diagnostics and troubleshooting, via the Internet, during the warranty period.

3.05 SOFTWARE LICENSE

A. The Owner shall be the named license holder of all software associated with any and all incremental work on the project(s). The owner, or his appointed agent, shall determine which organizations to be named in the “orgid” of all Niagara Framework software licenses.

B. The owner, or his appointed agent, shall be free to direct the modification of the “orgid” in any Niagara Framework software license, regardless of supplier.

C. The owner, or his appointed agent, shall receive ownership of all job specific software configuration documentation, data files, and application-level software developed for the project. This shall include all custom, job specific software code and documentation for all configuration and programming that is generated for a given project and /or configured for use within Niagara Framework (Niagara) based controllers and/or servers and any related LAN / WAN / Intranet and Internet connected routers and devices. Any and all required Ids and passwords for access to any component or software program shall be provided to the owner.

3.06 ACCEPTANCE TESTING

A. Upon completion of the installation, the Division 25 contractor shall load all system software and start-up the system. The Division 23 contractor shall perform all necessary calibration, testing and de-bugging and perform all required operational checks to insure that the system is functioning in full accordance with these specifications. The Division 23 and 17 contractors are to coordinate the checkout of the system such that each Division has a representative present during system checkout.

B. The Division 23 contractor shall perform tests to verify proper performance of components, routines, and points. Repeat tests until proper performance results. This testing shall include a point-by-point log to validate 100% of the input and output points of the DDC system operation. The Division 25 contractor shall have a representative present during system checkout by the Division 23 contractor.

C. System Acceptance: Satisfactory completion is when the Division 23, 26 and 25 contractors have performed successfully all the required testing to show performance compliance with the requirements of the Contract Documents to the satisfaction of the Owner's Representative. System acceptance shall be contingent upon completion and review of all corrected deficiencies.

3.07 OPERATOR INSTRUCTION, TRAINING

A. During system commissioning and at such time acceptable performance of the BAS hardware and software has been established the Temperature Control sub-contractor shall provide on-site operator instruction to the owner's operating personnel. Operator instruction shall be done during normal working hours and shall be performed by a competent representative familiar with the system hardware, software and accessories.

B. The Division 25 contractor shall provide 40 hours of instruction to the owner's designated personnel on the operation of the BAS and describe its intended use with respect to the programmed functions specified. Operator orientation of the BAS shall include, but not be limited to; the overall operation program, equipment functions (both individually and as part of the total integrated system), commands, systems generation, advisories, and appropriate operator intervention required in responding to the System's operation.

C. The training shall be in three sessions as follows:
   1. Initial Training: One day session (8 hours) after system is started up and at least one week before first acceptance test. Manual shall have been submitted at least two weeks prior to training so that the owners' personnel can start to familiarize themselves with the system before classroom instruction begins.
   2. First Follow-Up Training: Two days (16 hours total) approximately two weeks after initial training, and before Formal Acceptance. These sessions will deal with more advanced topics and answer questions.
   3. Warranty Follow Up: Two days (16 hours total) in no less than 4 hour increments, to be scheduled at the request of the owner during the one year warranty period. These sessions shall cover topics as requested by the owner such as; how to add additional points, create and gather data for trends, graphic screen generation or modification of control routines.

END OF SECTION

SECTION 26 05 01
MINOR ELECTRICAL DEMOLITION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Electrical demolition.

1.02 RELATED REQUIREMENTS

A. Section 01 77 00 and 01 77 50: Addional requirements for alterations work.

PART 2 PRODUCTS

2.01 MATERIALS AND EQUIPMENT

A. Materials and equipment for patching and extending work: As specified in individual sections.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify field measurements and circuiting arrangements are as shown on Drawings.

B. Verify that abandoned wiring and equipment serve only abandoned facilities.

C. Demolition drawings are based on casual field observation and existing record documents.

D. Report discrepancies to Red Clay Consolidated School District before disturbing existing installation.

E. Beginning of demolition means installer accepts existing conditions.

3.02 PREPARATION

A. Disconnect electrical systems in walls, floors, and ceilings to be removed.

B. Coordinate utility service outages with utility company.

C. Provide temporary wiring and connections to maintain existing systems in service during construction. When work must be performed on energized equipment or circuits, use personnel experienced in such operations.

D. Existing Electrical Service: Maintain existing system in service until new system is complete and ready for service. Disable system only to make switchovers and connections. Minimize outage duration.
   1. Obtain permission from Red Clay Consolidated School District at least 24 hours before partially or completely disabling system.
   2. Make temporary connections to maintain service in areas adjacent to work area.

E. Existing Fire Alarm System: Maintain existing system in service until new system is accepted. Disable system only to make switchovers and connections. Minimize outage duration.
   1. Notify Red Clay Consolidated School District before partially or completely disabling system.
   2. Notify local fire service.
   3. Make notifications at least 24 hours in advance.
   4. Make temporary connections to maintain service in areas adjacent to work area.

3.03 DEMOLITION AND EXTENSION OF EXISTING ELECTRICAL WORK

A. Remove, relocate, and extend existing installations to accommodate new construction.

B. Remove abandoned wiring to source of supply.

C. Remove exposed abandoned conduit, including abandoned conduit above accessible ceiling finishes. Cut conduit flush with walls and floors, and patch surfaces.

D. Disconnect abandoned outlets and remove devices. Remove abandoned outlets if conduit servicing them is abandoned and removed. Provide blank cover for abandoned outlets that are not removed.

E. Repair adjacent construction and finishes damaged during demolition and extension work.

F. Maintain access to existing electrical installations that remain active. Modify installation or provide access panel as appropriate.

3.04 CLEANING AND REPAIR

A. See Section 01 74 19 - Construction Waste Management and Disposal for additional requirements.

B. Clean and repair existing materials and equipment that remain or that are to be reused.

C. Panelboards: Clean exposed surfaces and check tightness of electrical connections. Replace damaged circuit breakers and provide closure plates for vacant positions. Provide typed circuit directory showing revised circuiting arrangement.

D. Luminaires: Remove existing luminaires for cleaning. Use mild detergent to clean all exterior and interior surfaces; rinse with clean water and wipe dry. Replace lamps, ballasts and broken electrical parts.

3.05 UNIVERSAL WASTE DIVERSION

A. Remove all universal waste from fixtures, panels, and related devices for proper diversion and reclamation.

B. Universal waste components are as follows: electric motors, PCB ballasts, non PCB ballasts, capacitors, contactors, circuit breakers, elemental and liquid mercury containing articles, transformers, lead acid batteries, fluorescent light bulbs, and all HID light bulbs.

C. Exemption: electric motors, circuit breakers, transformers and lighting contactors are exempt from this provision provided the contractor chooses to salvage or reuse the components.

D. No identified universal waste will be discarded into the waste stream.

END OF SECTION

SECTION 26 05 19
LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Single conductor building wire.

B. Metal-clad cable.

C. Wire and cable for 600 volts and less.

D. Wiring connectors.

1.02 REFERENCE STANDARDS

A. ASTM B3 - Standard Specification for Soft or Annealed Copper Wire; 2013.

B. ASTM B8 - Standard Specification for Concentric-Lay-Stranded Copper Conductors, Hard, Medium-Hard, or Soft; 2011.

C. ASTM B33 - Standard Specification for Tin-Coated Soft or Annealed Copper Wire for Electrical Purposes; 2010 (Reapproved 2014).

D. ASTM B787/B787M - Standard Specification for 19 Wire Combination Unilay-Stranded Copper Conductors for Subsequent Insulation; 2004 (Reapproved 2014).

E. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

F. NECA 120 - Standard for Installing Armored Cable (AC) and Metal-Clad Cable (MC); National Electrical Contractors Association; 2012 (NECA/NACMA 102).

G. NEMA WC 70 - Power Cables Rated 2000 Volts or Less for the Distribution of Electrical Energy; National Electrical Manufacturers Association; 2009 (ANSI/NEMA WC 70/ICEA S-95-658).

H. NETA ATS - Acceptance Testing Specifications for Electrical Power Equipment and Systems; International Electrical Testing Association; 2013 (ANSI/NETA ATS).

I. NFPA 70 - National Electrical Code; National Fire Protection Association; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

J. UL 44 - Thermoset-Insulated Wires and Cables; Current Edition, Including All Revisions.

K. UL 83 - Thermoplastic-Insulated Wires and Cables; Current Edition, Including All Revisions.

L. UL 486A-486B - Wire Connectors; Current Edition, Including All Revisions.

M. UL 486C - Splicing Wire Connectors; Current Edition, Including All Revisions.

N. UL 1569 - Metal-Clad Cables; Current Edition, Including All Revisions.

1.03 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

1.04 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

PART 2 PRODUCTS

2.01 CONDUCTOR AND CABLE APPLICATIONS

A. Do not use conductors and cables for applications other than as permitted by NFPA 70 and product listing.

B. Provide single conductor building wire installed in suitable raceway unless otherwise indicated, permitted, or required.

C. Concealed Dry Interior Locations: Use only building wire in raceway or metal clad cable.

D. Exposed Dry Interior Locations: Use only building wire in raceway.

E. Above Accessible Ceilings: Use only building wire in raceway or metal clad cable.
F. Wet or Damp Interior Locations: Use only building wire in raceway.
G. Exterior Locations: Use only building wire with Type THWN-2 insulation in raceway.
H. Use solid conductor for feeders and branch circuits 10 AWG and smaller.
I. Use stranded conductors for control circuits.
J. Use conductor not smaller than 12 AWG for power and lighting circuits.
K. Use conductor not smaller than 14 AWG for control circuits.
L. Use 10 AWG conductors for 20 ampere, 120 volt branch circuits longer than 75 feet.
M. Use 10 AWG conductors for 20 ampere, 277 volt branch circuits longer than 200 feet.

2.02 CONDUCTOR AND CABLE GENERAL REQUIREMENTS

A. Provide products that comply with requirements of NFPA 70.
B. Provide products listed, classified, and labeled as suitable for the purpose intended.
C. Unless specifically indicated to be excluded, provide all required conduit, boxes, wiring, connectors, etc. as required for a complete operating system.
D. Comply with NEMA WC 70.
E. Thermoplastic-Insulated Conductors and Cables: Listed and labeled as complying with UL 83.
F. Thermoset-Insulated Conductors and Cables: Listed and labeled as complying with UL 44.
G. Conductor Material:
   1. Copper Conductors: Soft drawn annealed, 98 percent conductivity, uncoated copper conductors complying with ASTM B3, ASTM B8, or ASTM B787/B 787M unless otherwise indicated.
   2. Tinned Copper Conductors: Comply with ASTM B33.
H. Conductor Color Coding:
   1. Color code conductors as indicated unless otherwise required by the authority having jurisdiction. Maintain consistent color coding throughout project.
   2. Color Coding Method: Integrally colored insulation.
   3. Color Code:
      a. Equipment Ground, All Systems: Green.

2.03 SINGLE CONDUCTOR BUILDING WIRE

A. Description: Single conductor insulated wire.
B. Conductor Stranding:
   1. Feeders and Branch Circuits:
      a. Size 10 AWG and Smaller: Solid.
      b. Size 8 AWG and Larger: Stranded.
C. Insulation Voltage Rating: 600 V.
D. Insulation:
   1. Copper Building Wire: Type THHN/THWN or THHN/THWN-2, except as indicated below.
E. Conductor: Copper.
F. Insulation Voltage Rating: 600 volts.
G. Insulation: NFPA 70, Type THHN/THWN.
H. Insulation: Thermoplastic material rated 75 degrees C.

2.04 METAL-CLAD CABLE

A. Description: NFPA 70, Type MC cable listed and labeled as complying with UL 1569, and listed for use in classified firestop systems to be used.

B. Conductor Stranding:
   1. Size 10 AWG and Smaller: Solid.
   2. Size 8 AWG and Larger: Stranded.
C. Insulation Voltage Rating: 600 V.
D. Insulation: Type THHN, THHN/THWN, or THHN/THWN-2.
E. Grounding: Full-size integral equipment grounding conductor.
F. Armor: Steel, interlocked tape.
G. Description: NFPA 70, Type MC.
H. Conductor: Copper.
I. Insulation Voltage Rating: 600 volts.
J. Insulation Temperature Rating: 75 degrees C.
K. Insulation Material: Thermoplastic.
L. Armor Material: Steel.
M. Armor Design: Interlocked metal tape.

2.05 WIRING CONNECTORS

A. Description: Wiring connectors appropriate for the application, suitable for use with the conductors to be connected, and listed as complying with UL 486A-486B or UL 486C as applicable.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that interior of building has been protected from weather.
B. Verify that work likely to damage wire and cable has been completed.
C. Verify that raceways, boxes, and equipment enclosures are installed and are properly sized to accommodate conductors and cables in accordance with NFPA 70.
D. Verify that raceway installation is complete and supported.
E. Verify that field measurements are as shown on the drawings.
F. Verify that conditions are satisfactory for installation prior to starting work.

3.02 PREPARATION

A. Clean raceways thoroughly to remove foreign materials before installing conductors and cables.

3.03 INSTALLATION

A. Install products in accordance with manufacturer's instructions.
B. Install conductors and cable in a neat and workmanlike manner in accordance with NECA 1.
C. Install metal-clad cable (Type MC) in accordance with NECA 120.
D. Installation in Raceway:
   1. Tape ends of conductors and cables to prevent infiltration of moisture and other contaminants.
   2. Pull all conductors and cables together into raceway at same time.
   3. Do not damage conductors and cables or exceed manufacturer's recommended maximum pulling tension and sidewall pressure.
   4. Use suitable wire pulling lubricant where necessary, except when lubricant is not recommended by the manufacturer.
E. Paralleled Conductors: Install conductors of the same length and terminate in the same manner.

F. Secure and support conductors and cables in accordance with NFPA 70 using suitable supports and methods approved by the authority having jurisdiction. Provide independent support from building structure. Do not provide support from raceways, piping, ductwork, or other systems.

G. Terminate cables using suitable fittings.
   1. Metal-Clad Cable (Type MC):
      a. Use listed fittings.
      b. Cut cable armor only using specialized tools to prevent damaging conductors or insulation. Do not use hacksaw or wire cutters to cut armor.

H. Install conductors with a minimum of 12 inches of slack at each outlet.

I. Neatly train and bundle conductors inside boxes, wireways, panelboards and other equipment enclosures.

J. Group or otherwise identify neutral/grounded conductors with associated ungrounded conductors inside enclosures in accordance with NFPA 70.

K. Make wiring connections using specified wiring connectors.
   1. Make splices and taps only in accessible boxes. Do not pull splices into raceways or make splices in conduit bodies or wiring gutters.
   2. Remove appropriate amount of conductor insulation for making connections without cutting, nicking or damaging conductors.
   3. Do not remove conductor strands to facilitate insertion into connector.
   4. Clean contact surfaces on conductors and connectors to suitable remove corrosion, oxides, and other contaminates. Do not use wire brush on plated connector surfaces.

L. Insulate splices and taps that are made with uninsulated connectors using methods suitable for the application, with insulation and mechanical strength at least equivalent to unspliced conductors.

M. Insulate ends of spare conductors using vinyl insulating electrical tape.

N. Color Code Legend: Provide identification label identifying color code for ungrounded conductors at each piece of feeder or branch-circuit distribution equipment when premises has feeders or branch circuits served by more than one nominal voltage system.

O. Install firestopping to preserve fire resistance rating of partitions and other elements, using materials and methods specified in Section 07 84 13.

P. Unless specifically indicated to be excluded, provide final connections to all equipment and devices, including those furnished by others, as required for a complete operating system.

Q. Install wire and cable securely, in a neat and workmanlike manner, as specified in NECA 1.

R. Route wire and cable as required to meet project conditions.
   1. Wire and cable routing indicated is approximate unless dimensioned.
   2. Where wire and cable destination is indicated and routing is not shown, determine exact routing and lengths required.

S. Use wiring methods indicated.

T. Pull all conductors into raceway at same time.

U. Use suitable wire pulling lubricant for building wire 4 AWG and larger.

V. Protect exposed cable from damage.

W. Support cables above accessible ceiling, using spring metal clips or metal cable ties to support cables from structure or ceiling suspension system. Do not rest cable on ceiling panels.

X. Use suitable cable fittings and connectors.

Y. Neatly train and lace wiring inside boxes, equipment, and panelboards.

Z. Clean conductor surfaces before installing lugs and connectors.

AA. Make splices, taps, and terminations to carry full ampacity of conductors with no perceptible temperature rise.

AB. Use split bolt connectors for copper conductor splices and taps, 6 AWG and larger. Tape uninsulated conductors and connector with electrical tape to 150 percent of insulation rating of conductor.

AC. Use solderless pressure connectors with insulating covers for copper conductor splices and taps, 8 AWG and smaller.

AD. Use insulated spring wire connectors with plastic caps for copper conductor splices and taps, 10 AWG and smaller.

AE. Identify and color code wire and cable under provisions of Section 26 05 53. Identify each conductor with its circuit number or other designation indicated.

3.04 FIELD QUALITY CONTROL

A. See Section 01 40 00 - Quality Requirements, for additional requirements.

B. Perform field inspection and testing in accordance with Section 01 40 00.

C. Inspect and test in accordance with NETA ATS, except Section 4.

D. Perform inspections and tests listed in NETA ATS, Section 7.3.2. The insulation resistance test is required for all conductors. The resistance test for parallel conductors listed as optional is not required.

E. Correct deficiencies and replace damaged or defective conductors and cables.

F. Perform inspections and tests listed in NETA STD ATS, Section 7.3.2.

END OF SECTION

SECTION 26 05 26
GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Grounding and bonding requirements.

B. Conductors for grounding and bonding.

C. Connectors for grounding and bonding.

D. Grounding and bonding components.

E. Provide all components necessary to complete the grounding system(s) consisting of:
   1. Existing metal underground water pipe.
   2. Metal underground water pipe.
   3. Metal frame of the building.
   4. Rod electrodes.

1.02 RELATED REQUIREMENTS

A. Section 26 05 19 - Low-Voltage Electrical Power Conductors and Cables: Additional requirements for conductors for grounding and bonding, including conductor color coding.

B. Section 26 05 53 - Identification for Electrical Systems: Identification products and requirements.

C. Section 03 30 00 - Cast-in-Place Concrete.

1.03 REFERENCE STANDARDS

A. IEEE 81 - Guide for Measuring Earth Resistivity, Ground Impedance, and Earth Surface Potentials of a Ground System; Institute of Electrical and Electronic Engineers; 2012.

B. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

C. NFPA 70 - National Electrical Code; National Fire Protection Association; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

D. UL 467 - Grounding and Bonding Equipment; Current Edition, Including All Revisions.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Coordination:
   1. Verify exact locations of underground metal water service pipe entrances to building.
   2. Coordinate the work with other trades to provide steel reinforcement complying with specified requirements for concrete-encased electrode.
   3. Notify DEDC, LLC of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

1.05 PERFORMANCE REQUIREMENTS

A. Grounding System Resistance: 5 ohms.

1.06 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittals procedures.

B. Test Reports: Indicate overall resistance to ground and resistance of each electrode.

1.07 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

PART 2 PRODUCTS

2.01 GROUNDING AND BONDING REQUIREMENTS

A. Do not use products for applications other than as permitted by NFPA 70 and product listing.

B. Unless specifically indicated to be excluded, provide all required components, conductors, connectors, conduit, boxes, fittings, supports, accessories, etc. as necessary for a complete grounding and bonding system.

C. Where conductor size is not indicated, size to comply with NFPA 70 but not less than applicable minimum size requirements specified.

D. Grounding System Resistance:
   1. Achieve specified grounding system resistance under normally dry conditions unless otherwise approved by DEDC, LLC. Precipitation within the previous 48 hours does not constitute normally dry conditions.
   2. Grounding Electrode System: Not greater than 5 ohms to ground, when tested according to IEEE 81 using "fall-of-potential" method.
   3. Between Grounding Electrode System and Major Electrical Equipment Frames, System Neutral, and Derived Neutral Points: Not greater than 0.5 ohms, when tested using "point-to-point" methods.

E. Grounding Electrode System:
   1. Provide connection to required and supplemental grounding electrodes indicated to form grounding electrode system.
      a. Provide continuous grounding electrode conductors without splice or joint.
      b. Install grounding electrode conductors in raceway where exposed to physical damage. Bond grounding electrode conductor to metallic raceways at each end with bonding jumper.
   2. Metal Building or Structure Frame:
      a. Provide connection to metal building or structure frame effectively grounded in accordance with NFPA 70 at nearest accessible location.
   3. Ground Ring:
      a. Provide a ground ring encircling the building or structure consisting of bare copper conductor not less than 2 AWG in direct contact with earth, installed at a depth of not less than 30 inches.
      b. Where location is not indicated, locate ground ring conductor at least 24 inches outside building perimeter foundation.
   4. Provide additional ground electrode(s) as required to achieve specified grounding electrode system resistance.

2.02 GROUNDING AND BONDING COMPONENTS

A. General Requirements:
   1. Provide products listed, classified, and labeled as suitable for the purpose intended.
   2. Provide products listed and labeled as complying with UL 467 where applicable.

B. Conductors for Grounding and Bonding, in Addition to Requirements of Section 26 05 26:
   1. Use insulated copper conductors unless otherwise indicated.
      a. Exceptions:
         1) Use bare copper conductors where installed underground in direct contact with earth.
         2) Use bare copper conductors where directly encased in concrete (not in raceway).

C. Connectors for Grounding and Bonding:
   1. Description: Connectors appropriate for the application and suitable for the conductors and items to be connected; listed and labeled as complying with UL 467.

2. Unless otherwise indicated, use exothermic welded connections for underground, concealed and other inaccessible connections.
3. Unless otherwise indicated, use mechanical connectors, compression connectors, or exothermic welded connections for accessible connections.

2.03 MANUFACTURERS

A. Cooper Power Systems, a division of Cooper Industries: www.cooperindustries.com.

B. Substitutions: See Section 01 60 00 - Product Requirements.

2.04 ELECTRODES

A. Manufacturers:
1. Cooper Power Systems, a division of Cooper Industries: www.cooperindustries.com.
2. Substitutions: See Section 01 60 00 - Product Requirements.

B. Rod Electrodes: Copper-clad steel.
1. Diameter: 3/4 inch.
2. Length: 10 feet.
3. Substitutions: See Section 01 60 00 - Product Requirements.

2.05 CONNECTORS AND ACCESSORIES

A. Mechanical Connectors: Bronze.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that work likely to damage grounding and bonding system components has been completed.

B. Verify that field measurements are as shown on the drawings.

C. Verify that conditions are satisfactory for installation prior to starting work.

D. Verify existing conditions prior to beginning work.

E. Verify that final backfill and compaction has been completed before driving rod electrodes.

3.02 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Install grounding and bonding system components in a neat and workmanlike manner in accordance with NECA 1.

C. Make grounding and bonding connections using specified connectors.
1. Remove appropriate amount of conductor insulation for making connections without cutting, nicking or damaging conductors. Do not remove conductor strands to facilitate insertion into connector.
2. Remove nonconductive paint, enamel, or similar coating at threads, contact points, and contact surfaces.
3. Exothermic Welds: Make connections using molds and weld material suitable for the items to be connected in accordance with manufacturer's recommendations.
4. Mechanical Connectors: Secure connections according to manufacturer's recommended torque settings.
5. Compression Connectors: Secure connections using manufacturer's recommended tools and dies.

D. Identify grounding and bonding system components in accordance with Section 26 05 53.

E. Install ground electrodes at locations indicated. Install additional rod electrodes as required to achieve specified resistance to ground.

F. Provide grounding electrode conductor and connect to reinforcing steel in foundation footing where indicated. Bond steel together.

G. Provide bonding to meet requirements described in Quality Assurance.

H. Equipment Grounding Conductor: Provide separate, insulated conductor within each feeder and branch circuit raceway. Terminate each end on suitable lug, bus, or bushing.

END OF SECTION

SECTION 26 05 29
HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Support and attachment components for equipment, conduit, cable, boxes, and other electrical work.

1.02 REFERENCE STANDARDS

A. ASTM A123/A123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products; 2013.

B. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2009.

C. ASTM B633 - Standard Specification for Electrodeposited Coatings of Zinc on Iron and Steel; 2013.

D. MFMA-4 - Metal Framing Standards Publication; Metal Framing Manufacturers Association; 2004.

E. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

F. NFPA 70 - National Electrical Code; National Fire Protection Association; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.03 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Product Data: Provide manufacturer's standard catalog pages and data sheets for metal channel (strut) framing systems, non-penetrating rooftop supports, and post-installed concrete and masonry anchors.

1.04 QUALITY ASSURANCE

A. Comply with NFPA 70.

B. Comply with applicable building code.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Receive, inspect, handle, and store products in accordance with manufacturer's instructions.

B. Products: Listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

PART 2 PRODUCTS

2.01 SUPPORT AND ATTACHMENT COMPONENTS

A. General Requirements:
   1. Provide all required hangers, supports, anchors, fasteners, fittings, accessories, and hardware as necessary for the complete installation of electrical work.
   2. Provide products listed, classified, and labeled as suitable for the purpose intended, where applicable.
   3. Where support and attachment component types and sizes are not indicated, select in accordance with manufacturer's application criteria as required for the load to be supported. Include consideration for vibration, equipment operation, and shock loads where applicable.
   4. Do not use products for applications other than as permitted by NFPA 70 and product listing.
   5. Steel Components: Use corrosion resistant materials suitable for the environment where installed.

a. Zinc-Plated Steel: Electroplated in accordance with ASTM B633.
b. Galvanized Steel: Hot-dip galvanized after fabrication in accordance with ASTM A123/A123M or ASTM A153/A153M.

B. Conduit and Cable Supports: Straps, clamps, etc. suitable for the conduit or cable to be supported.
1. Conduit Straps: One-hole or two-hole type; steel or malleable iron.
2. Conduit Clamps: Bolted type unless otherwise indicated.

C. Outlet Box Supports: Hangers, brackets, etc. suitable for the boxes to be supported.

D. Metal Channel (Strut) Framing Systems: Factory-fabricated continuous-slot metal channel (strut) and associated fittings, accessories, and hardware required for field-assembly of supports.
1. Comply with MFMA-4.

E. Hanger Rods: Threaded zinc-plated steel unless otherwise indicated.

F. Anchors and Fasteners:
1. Unless otherwise indicated and where not otherwise restricted, use the anchor and fastener types indicated for the specified applications.

2.02 MANUFACTURERS

A. Thomas & Betts Corporation: www.tnb.com.

B. Threaded Rod Company: www.threadedrod.com.

C. Substitutions: See Section 01 60 00 - Product Requirements.

2.03 MATERIALS

A. Hangers, Supports, Anchors, and Fasteners - General: Corrosion-resistant materials of size and type adequate to carry the loads of equipment and conduit, including weight of wire in conduit.

B. Supports: Fabricated of structural steel or formed steel members; galvanized.

C. Anchors and Fasteners:

	Drop in Sleeve Anchors	Expansion Machine Bolt Anchors	Lag Shield Anchors	Nail-in Anchors	Toggle Bolts	Hollow Wall Anchors	Power Driven Studs
Brick	X	X	X	X			X
Concrete	X	X	X	X			X
Concrete Block	X		X	X	X		
Cinder Block		X			X	X	
Stone	X	X		X			X
Marble	X		X				
Building Tile		X			X	X	
Ceramic Tile		X			X		
Terrazzo		X		X			
Terra Cotta		X			X	X	
Plaster					X	X	
Drywall				X	X		
Slate		X			X		
Steel							X

ANCHOR HARDWARE TABLE

D. Formed Steel Channel:
   1. Product: Steel "U" shaped with in-turned clamping ridges manufactured by Unitstrut, Power Wtrut, B-Line Strut or Kindorf.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Install support and attachment components in a neat and workmanlike manner in accordance with NECA 1.

C. Provide independent support from building structure. Do not provide support from piping, ductwork, or other systems.

D. Unless specifically indicated or approved by DEDC, LLC, do not provide support from suspended ceiling support system or ceiling grid.

E. Unless specifically indicated or approved by DEDC, LLC, do not provide support from roof deck.

F. Do not penetrate or otherwise notch or cut structural members without approval of Structural Engineer.

G. Equipment Support and Attachment:
   1. Use metal fabricated supports or supports assembled from metal channel (strut) to support equipment as required.
   2. Use metal channel (strut) secured to studs to support equipment surface-mounted on hollow stud walls when wall strength is not sufficient to resist pull-out.
   3. Use metal channel (strut) to support surface-mounted equipment in wet or damp locations to provide space between equipment and mounting surface.
   4. Securely fasten floor-mounted equipment. Do not install equipment such that it relies on its own weight for support.

H. Secure fasteners according to manufacturer's recommended torque settings.

I. Remove temporary supports.

END OF SECTION

SECTION 26 05 34
CONDUIT

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Flexible metal conduit (FMC).

B. Liquidtight flexible metal conduit (LFMC).

C. Electrical metallic tubing (EMT).

D. Conduit fittings.

E. Conduit, fittings and conduit bodies.

1.02 REFERENCE STANDARDS

A. ANSI C80.1 - American National Standard for Electrical Rigid Steel Conduit (ERSC); 2005.

B. ANSI C80.3 - American National Standard for Steel Electrical Metallic Tubing (EMT); 2005.

C. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

D. NECA 101 - Standard for Installing Steel Conduits (Rigid, IMC, EMT); National Electrical Contractors Association; 2013.

E. NEMA FB 1 - Fittings, Cast Metal Boxes, and Conduit Bodies for Conduit, Electrical Metallic Tubing, and Cable; National Electrical Manufacturers Association; 2012 (ANSI/NEMA FB 1).

F. NFPA 70 - National Electrical Code; National Fire Protection Association; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

G. UL 1 - Flexible Metal Conduit; Current Edition, Including All Revisions.

H. UL 360 - Liquid-Tight Flexible Steel Conduit; Current Edition, Including All Revisions.

I. UL 514B - Conduit, Tubing, and Cable Fittings; Current Edition, Including All Revisions.

J. UL 797 - Electrical Metallic Tubing-Steel; Current Edition, Including All Revisions.

1.03 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures for submittals procedures.

1.04 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Products: Listed and classified by Underwriters Laboratories Inc. as suitable for purpose specified and shown.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Receive, inspect, handle, and store conduit and fittings in accordance with manufacturer's instructions.

B. Accept conduit on site. Inspect for damage.

C. Protect conduit from corrosion and entrance of debris by storing above grade. Provide appropriate covering.

PART 2 PRODUCTS

2.01 CONDUIT REQUIREMENTS

A. Provide all conduit, fittings, supports, and accessories required for a complete raceway system.

B. Provide products listed, classified, and labeled as suitable for the purpose intended.

C. Where conduit size is not indicated, size to comply with NFPA 70 but not less than applicable minimum size requirements specified.

2.02 METAL CONDUIT

A. Manufacturers:
   1. Allied Tube & Conduit: www.alliedtube.com.
   2. Wheatland Tube Company: www.wheatland.com.
   3. Triangle
   4. Substitutions: See Section 01 60 00 - Product Requirements.

B. Rigid Steel Conduit: ANSI C80.1.

C. Fittings and Conduit Bodies: NEMA FB 1; material to match conduit.

2.03 FLEXIBLE METAL CONDUIT (FMC)

A. Description: NFPA 70, Type FMC standard wall steel flexible metal conduit listed and labeled as complying with UL 1, and listed for use in classified firestop systems to be used.

B. Fittings:
   1. Description: Fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.
   2. Material: Use steel or malleable iron.

C. Description: Interlocked steel construction.

D. Fittings: NEMA FB 1.

2.04 LIQUIDTIGHT FLEXIBLE METAL CONDUIT (LFMC)

A. Manufacturers:
   1. AFC Cable Systems, Inc: www.afcweb.com.
   2. Electri-Flex Company: www.electriflex.com.
   3. International Metal Hose: www.metalhose.com.
   4. Substitutions: See Section 01 60 00 - Product Requirements.

B. Description: NFPA 70, Type LFMC polyvinyl chloride (PVC) jacketed steel flexible metal conduit listed and labeled as complying with UL 360.

C. Fittings:
   1. Description: Fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.
   2. Material: Use steel or malleable iron.

D. Description: Interlocked steel construction with PVC jacket.

E. Fittings: NEMA FB 1.

2.05 ELECTRICAL METALLIC TUBING (EMT)

A. Manufacturers:
   1. Allied Tube & Conduit: www.alliedeg.com.
   2. Wheatland Tube Company: www.wheatland.com.
   3. Triangle

B. Description: NFPA 70, Type EMT steel electrical metallic tubing complying with ANSI C80.3 and listed and labeled as complying with UL 797.

C. Fittings:
   1. Description: Fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.
   2. Material: Use steel or malleable iron.
   3. Connectors and Couplings: Use compression (gland) or set-screw type.
      a. Do not use indenter type connectors and couplings.

D. Description: ANSI C80.3; galvanized tubing.

E. Fittings and Conduit Bodies: NEMA FB 1; steel or malleable iron compression type.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that field measurements are as shown on drawings.

B. Verify that mounting surfaces are ready to receive conduits.

C. Verify that conditions are satisfactory for installation prior to starting work.

D. Conduit routing is shown on drawings in approximate locations unless dimensioned. Route as required to complete wiring system.

3.02 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Install conduit in a neat and workmanlike manner in accordance with NECA 1.

C. Conduit Support:
   1. Secure and support conduits in accordance with NFPA 70 and Section 26 05 29 using suitable supports and methods approved by the authority having jurisdiction.
   2. Provide independent support from building structure. Do not provide support from piping, ductwork, or other systems.

D. Connections and Terminations:
   1. Use suitable adapters where required to transition from one type of conduit to another.
   2. Provide drip loops for liquidtight flexible conduit connections to prevent drainage of liquid into connectors.
   3. Provide insulating bushings or insulated throats at all conduit terminations to protect conductors.
   4. Secure joints and connections to provide maximum mechanical strength and electrical continuity.

E. Penetrations:
   1. Do not penetrate or otherwise notch or cut structural members, including footings and grade beams, without approval of Structural Engineer.
   2. Make penetrations perpendicular to surfaces unless otherwise indicated.
   3. Provide sleeves for penetrations as indicated or as required to facilitate installation. Set sleeves flush with exposed surfaces unless otherwise indicated or required.
   4. Conceal bends for conduit risers emerging above ground.
   5. Seal interior of conduits entering the building from underground at first accessible point to prevent entry of moisture and gases.
   6. Where conduits penetrate waterproof membrane, seal as required to maintain integrity of membrane.
   7. Make penetrations for roof-mounted equipment within associated equipment openings and curbs where possible to minimize roofing system penetrations. Where penetrations are necessary, seal as indicated or as required to preserve integrity of roofing system and maintain roof warranty. Include proposed locations of penetrations and methods for sealing with submittals.
   8. Install firestopping to preserve fire resistance rating of partitions and other elements, using materials and methods specified in Section 07 84 00.

F. Conduit Movement Provisions: Where conduits are subject to movement, provide expansion and expansion/deflection fittings to prevent damage to enclosed conductors or connected equipment. This includes, but is not limited to:
   1. Where conduits cross structural joints intended for expansion, contraction, or deflection.
   2. Where conduits are subject to earth movement by settlement or frost.

G. Condensation Prevention: Where conduits cross barriers between areas of potential substantial temperature differential, provide sealing fitting or approved sealing compound at an accessible point near the penetration to prevent condensation. This includes, but is not limited to:
   1. Where conduits pass from outdoors into conditioned interior spaces.

2. Where conduits pass from unconditioned interior spaces into conditioned interior spaces.

H. Provide grounding and bonding in accordance with Section 26 05 26.

3.03 INTERFACE WITH OTHER PRODUCTS

A. Install conduit to preserve fire resistance rating of partitions and other elements, using materials and methods specified in Section 07 84 00.

B. Route conduit through roof openings for piping and ductwork wherever possible. Where separate roofing penetration is required, coordinate location and installation method with roofing installation specified in Section 01700.

END OF SECTION

SECTION 26 05 37
BOXES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Outlet and device boxes up to 100 cubic inches, including those used as junction and pull boxes.

B. Cabinets and enclosures, including junction and pull boxes larger than 100 cubic inches.

C. Wall and ceiling outlet boxes.

D. Pull and junction boxes.

1.02 REFERENCE STANDARDS

A. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

B. NECA 130 - Standard for Installing and Maintaining Wiring Devices; National Electrical Contractors Association; 2010.

C. NEMA FB 1 - Fittings, Cast Metal Boxes, and Conduit Bodies for Conduit, Electrical Metallic Tubing, and Cable; National Electrical Manufacturers Association; 2012 (ANSI/NEMA FB 1).

D. NEMA OS 1 - Sheet-Steel Outlet Boxes, Device Boxes, Covers, and Box Supports; National Electrical Manufacturers Association; 2013 (ANSI/NEMA OS 1).

E. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); National Electrical Manufacturers Association; 2014.

F. NFPA 70 - National Electrical Code; National Fire Protection Association; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

G. UL 50 - Enclosures for Electrical Equipment, Non-Environmental Considerations; Current Edition, Including All Revisions.

H. UL 50E - Enclosures for Electrical Equipment, Environmental Considerations; Current Edition, Including All Revisions.

I. UL 508A - Industrial Control Panels; Current Edition, Including All Revisions.

J. UL 514A - Metallic Outlet Boxes; Current Edition, Including All Revisions.

1.03 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

1.04 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

PART 2 PRODUCTS

2.01 BOXES

A. General Requirements:
   1. Do not use boxes and associated accessories for applications other than as permitted by NFPA 70 and product listing.
   2. Provide all boxes, fittings, supports, and accessories required for a complete raceway system and to accommodate devices and equipment to be installed.
   3. Provide products listed, classified, and labeled as suitable for the purpose intended.
   4. Where box size is not indicated, size to comply with NFPA 70 but not less than applicable minimum size requirements specified.
   5. Provide grounding terminals within boxes where equipment grounding conductors terminate.

B. Outlet and Device Boxes Up to 100 cubic inches, Including Those Used as Junction and Pull Boxes:
   1. Use sheet-steel boxes for dry locations unless otherwise indicated or required.
   2. Use cast iron boxes or cast aluminum boxes for damp or wet locations unless otherwise indicated or required; furnish with compatible weatherproof gasketed covers.
   3. Use suitable concrete type boxes where flush-mounted in concrete.
   4. Use suitable masonry type boxes where flush-mounted in masonry walls.
   5. Use raised covers suitable for the type of wall construction and device configuration where required.
   6. Use shallow boxes where required by the type of wall construction.
   7. Do not use "through-wall" boxes designed for access from both sides of wall.
   8. Sheet-Steel Boxes: Comply with NEMA OS 1, and list and label as complying with UL 514A.
   9. Cast Metal Boxes: Comply with NEMA FB 1, and list and label as complying with UL 514A; furnish with threaded hubs.
   10. Boxes for Supporting Luminaires and Ceiling Fans: Listed as suitable for the type and weight of load to be supported; furnished with fixture stud to accommodate mounting of luminaire where required.
   11. Boxes for Ganged Devices: Use multigang boxes of single-piece construction. Do not use field-connected gangable boxes.
   12. Wall Plates: Comply with Section 26 27 26.

C. Cabinets and Enclosures, Including Junction and Pull Boxes Larger Than 100 cubic inches:
   1. Comply with NEMA 250, and list and label as complying with UL 50 and UL 50E, or UL 508A.
   2. NEMA 250 Environment Type, Unless Otherwise Indicated:
   3. Junction and Pull Boxes Larger Than 100 cubic inches:
      a. Provide screw-cover or hinged-cover enclosures unless otherwise indicated.

2.02 MANUFACTURERS

A. Appleton Electric: www.appletonelec.com.

B. Hoffman

C. Steel City

D. Crouse-Hinds

E. Substitutions: See Section 01 60 00 - Product Requirements.

2.03 OUTLET BOXES

A. Sheet Metal Outlet Boxes: NEMA OS 1, galvanized steel.
   1. Luminaire and Equipment Supporting Boxes: Rated for weight of equipment supported; include 1/2 inch male fixture studs where required.

B. Cast Boxes: NEMA FB 1, Type FD, aluminum. Provide gasketed cover by box manufacturer. Provide threaded hubs.

C. Wall Plates for Finished Areas: As specified in Section 26 27 26.

2.04 PULL AND JUNCTION BOXES

A. Sheet Metal Boxes: NEMA OS 1, galvanized steel.

B. Surface Mounted Cast Metal Box: NEMA 250, Type 4; flat-flanged, surface mounted junction box:
   1. Material: Galvanized cast iron.
   2. Cover: Furnish with ground flange, neoprene gasket, and stainless steel cover screws.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Perform work in a neat and workmanlike manner in accordance with NECA 1 and, where applicable, NECA 130, including mounting heights specified in those standards where mounting heights are not indicated.

C. Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.

D. Box Supports:
   1. Secure and support boxes in accordance with NFPA 70 and Section 26 05 29 using suitable supports and methods approved by the authority having jurisdiction.
   2. Provide independent support from building structure except for cast metal boxes (other than boxes used for fixture support) supported by threaded conduit connections in accordance with NFPA 70. Do not provide support from piping, ductwork, or other systems.

E. Install boxes plumb and level.

F. Flush-Mounted Boxes:
   1. Install boxes in noncombustible materials such as concrete, tile, gypsum, plaster, etc. so that front edge of box or associated raised cover is not set back from finished surface more than 1/4 inch or does not project beyond finished surface.
   2. Install boxes in combustible materials such as wood so that front edge of box or associated raised cover is flush with finished surface.
   3. Repair rough openings around boxes in noncombustible materials such as concrete, tile, gypsum, plaster, etc. so that there are no gaps or open spaces greater than 1/8 inch at the edge of the box.

G. Install boxes as required to preserve insulation integrity.

H. Install permanent barrier between ganged wiring devices when voltage between adjacent devices exceeds 300 V.

I. Install firestopping to preserve fire resistance rating of partitions and other elements, using materials and methods specified in Section 07 84 13.

J. Close unused box openings.

K. Install blank wall plates on junction boxes and on outlet boxes with no devices or equipment installed or designated for future use.

L. Provide grounding and bonding in accordance with Section 26 05 26.

M. Install boxes securely, in a neat and workmanlike manner, as specified in NECA 1.

N. Install in locations as shown on Drawings, and as required for splices, taps, wire pulling, equipment connections, and as required by NFPA 70.

O. Set wall mounted boxes at elevations to accommodate mounting heights indicated.

P. Electrical boxes are shown on Drawings in approximate locations unless dimensioned.
   1. Adjust box locations up to 10 feet if required to accommodate intended purpose.

Q. Orient boxes to accommodate wiring devices oriented as specified in Section 26 27 26.

R. Maintain headroom and present neat mechanical appearance.

S. Install pull boxes and junction boxes above accessible ceilings and in unfinished areas only.

T. Install boxes to preserve fire resistance rating of partitions and other elements, using materails and methods specified in Section 07 84 13.

U. Align adjacent wall mounted outlet boxes for switches, thermostats, and similar devices.

V. Use flush mounting outlet box in finished areas.

W. Locate flush mounting box in masonry wall to require cutting of masonry unit corner only. Coordinate masonry cutting to achieve neat opening.

X. Do not install flush mounting box back-to-back in walls; provide minimum 6 inches separation. Provide minimum 24 inches separation in acoustic rated walls.

Y. Secure flush mounting box to interior wall and partition studs. Accurately position to allow for surface finish thickness.

Z. Do not fasten boxes to ceiling support wires.

AA. Support boxes independently of conduit, except cast box that is connected to two rigid metal conduits both supported within 12 inches of box.

AB. Use gang box where more than one device is mounted together. Do not use sectional box.

AC. Use cast outlet box in exterior locations exposed to the weather and wet locations.

AD. Use cast floor boxes for installations in slab on grade; formed steel boxes are acceptable for other installations.

3.02 ADJUSTING

A. Adjust flush-mounting outlets to make front flush with finished wall material.

B. Install knockout closures in unused box openings.

3.03 CLEANING

A. Clean interior of boxes to remove dirt, debris, plaster and other foreign material.

END OF SECTION

SECTION 26 05 53
IDENTIFICATION FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Electrical identification requirements.

B. Large Device Identification.

C. Nameplates and Labels.

D. Wire and cable markers.

E. Voltage markers.

F. Warning signs and labels.

1.02 REFERENCE STANDARDS

A. ANSI Z535.2 - American National Standard for Environmental and Facility Safety Signs; 2011.

B. ANSI Z535.4 - American National Standard for Product Safety Signs and Labels; 2011.

C. NFPA 70 - National Electrical Code; National Fire Protection Association; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

D. UL 969 - Marking and Labeling Systems; Current Edition, Including All Revisions.

1.03 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures for submittals procedures.

PART 2 PRODUCTS

2.01 IDENTIFICATION REQUIREMENTS

A. Identification for Equipment:
   1. Use identification nameplate to identify each piece of electrical distribution and control equipment and associated sections, compartments, and components.

B. Identification for Conductors and Cables:
   1. Color Coding for Power Conductors 600 V and Less: Comply with Section 26 05 19.
   2. Use identification nameplate or identification label to identify color code for ungrounded and grounded power conductors inside door or enclosure at each piece of feeder or branch-circuit distribution equipment when premises has feeders or branch circuits served by more than one nominal voltage system.

2.02 MANUFACTURERS

A. Brady Corporation: www.bradycorp.com.

B. Substitutions: See Section 01 60 00 - Product Requirements.

2.03 LARGE DEVICE IDENTIFICATION

A. Identify all disconnect switches, pull boxes, junction boxes (larger than 4" X 4") in unfinished areas with Brady voltage markers, catalog #B-498, series #44xxx (xxx indicates last 3 numbers of model number which vary based on voltage, size, etc. Contractor shall coordinate this information prior to ordering). Sizes for each label shall be as large as possible, style "A", "B" or "C" as the device permits.

B. Identify all disconnect switches, pull boxes, junction boxes (larger than 4" X 4") finished with black engraved lamicoid self-adhesive labels, 1" X 4". The label shall state the power feed, circuit or section number, and the equipment identification number that the large device serves.

2.04 IDENTIFICATION NAMEPLATES AND LABELS

A. Identification Nameplates:
   1. Materials:

2. Mounting Holes for Mechanical Fasteners: Two, centered on sides for sizes up to 1 inch high; Four, located at corners for larger sizes.

B. Identification Labels:
1. Materials: Use self-adhesive laminated plastic labels; UV, chemical, water, heat, and abrasion resistant.
2. Text: Use factory pre-printed or machine-printed text. Do not use handwritten text unless otherwise indicated.

C. Nameplates: Engraved three-layer laminated plastic, black letters on white background, 2" by 6" in size

D. Locations:
1. Each electrical distribution and control equipment enclosure.
2. Disconnect Switches
3. Panelboards.

E. Letter Size:
1. Use 1/8 inch letters for identifying individual equipment and loads.

F. Labels: Embossed adhesive tape, with 3/16 inch (5 mm) white letters on black background. Use only for identification of individual wall switches and receptacles, and control device stations.

2.05 WIRE AND CABLE MARKERS

A. Manufacturers:
1. Brady, Bradysleeve, Catalog #B-320 PVC.
2. Substitutions: See Section 01 60 00 - Product Requirements.

B. Markers for Conductors and Cables: Use wrap-around self-adhesive vinyl cloth, wrap-around self-adhesive vinyl self-laminating, heat-shrink sleeve, plastic sleeve, plastic clip-on, or vinyl split sleeve type markers suitable for the conductor or cable to be identified.

C. Markers for Conductor and Cable Bundles: Use plastic marker tags secured by nylon cable ties.

D. Legend: Power source and circuit number or other designation indicated.

E. Text: Use factory pre-printed or machine-printed text, all capitalized unless otherwise indicated.

F. Minimum Text Height: 1/8 inch.

G. Color: Black text on white background unless otherwise indicated.

H. Locations: Each conductor at pull boxes, junction boxes, and Termination or connection points including each load connection.

I. Legend:
1. Power and Lighting Circuits: Branch circuit or feeder number indicated on drawings.

2.06 VOLTAGE MARKERS

A. Minimum Size:

B. Legend:

C. Color: Black text on orange background unless otherwise indicated.

D. Location: Furnish markers for each conduit longer than 6 feet.

E. Spacing: 20 feet on center.

2.07 WARNING SIGNS AND LABELS

A. Comply with ANSI Z535.2 or ANSI Z535.4 as applicable.

B. Warning Signs:
1. Materials:
2. Minimum Size: 7 by 10 inches unless otherwise indicated.

C. Warning Labels:
   1. Materials: Use factory pre-printed or machine-printed self-adhesive polyester or self-adhesive vinyl labels; UV, chemical, water, heat, and abrasion resistant; produced using materials recognized to UL 969.
   2. Machine-Printed Labels: Use thermal transfer process printing machines and accessories recommended by label manufacturer.
   3. Minimum Size: 2 by 4 inches unless otherwise indicated.

PART 3 EXECUTION

3.01 PREPARATION

A. Clean surfaces to receive adhesive products according to manufacturer's instructions.

B. Degrease and clean surfaces to receive nameplates and labels.

3.02 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Install identification products to be plainly visible for examination, adjustment, servicing, and maintenance. Unless otherwise indicated, locate products as follows:
   1. Surface-Mounted Equipment: Enclosure front.
   2. Flush-Mounted Equipment: Inside of equipment door.
   3. Free-Standing Equipment: Enclosure front; also enclosure rear for equipment with rear access.
   4. Elevated Equipment: Legible from the floor or working platform.
   5. Interior Components: Legible from the point of access.
   6. Conductors and Cables: Legible from the point of access.

C. Install identification products centered, level, and parallel with lines of item being identified.

D. Secure nameplates to exterior surfaces of enclosures using stainless steel screws and to interior surfaces using self-adhesive backing or epoxy cement.

E. Install self-adhesive labels and markers to achieve maximum adhesion, with no bubbles or wrinkles and edges properly sealed.

END OF SECTION

SECTION 26 09 23
LIGHTING CONTROL DEVICES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Occupancy sensors.

PART 2 PRODUCTS

2.01 LIGHTING CONTROL DEVICES - GENERAL REQUIREMENTS

A. Provide products listed, classified, and labeled as suitable for the purpose intended.

B. Unless specifically indicated to be excluded, provide all required conduit, wiring, connectors, hardware, components, accessories, etc. as required for a complete operating system.

2.02 OCCUPANCY SENSORS

A. All Occupancy Sensors:
   1. Description: Factory-assembled commercial specification grade devices for indoor use capable of sensing both major motion, such as walking, and minor motion, such as small desktop level movements, according to published coverage areas, for automatic control of load indicated.
   2. Sensor Technology:
      a. Passive Infrared/Ultrasonic Dual Technology Occupancy Sensors: Designed to detect occupancy using a combination of both passive infrared and ultrasonic technologies.
   3. Provide LED to visually indicate motion detection with separate color LEDs for each sensor type in dual technology units.
   4. Operation: Unless otherwise indicated, occupancy sensor to turn load on when occupant presence is detected and to turn load off when no occupant presence is detected during an adjustable turn-off delay time interval.
   5. Turn-Off Delay: Field adjustable, with time delay settings up to 30 minutes.
   6. Compatibility (Non-Dimming Sensors): Suitable for controlling incandescent lighting, low-voltage lighting with electronic and magnetic transformers, fluorescent lighting with electronic and magnetic ballasts, and fractional motor loads, with no minimum load requirements.

PART 3 EXECUTION

3.01 INSTALLATION

A. Perform work in a neat and workmanlike manner in accordance with NECA 1 and, where applicable, NECA 130, including mounting heights specified in those standards unless otherwise indicated.

B. Coordinate locations of outlet boxes provided under Section 26 05 37 as required for installation of lighting control devices provided under this section.

C. Install lighting control devices in accordance with manufacturer's instructions.

D. Unless otherwise indicated, connect lighting control device grounding terminal or conductor to branch circuit equipment grounding conductor and to outlet box with bonding jumper.

E. Install lighting control devices plumb and level, and held securely in place.

F. Where required and not furnished with lighting control device, provide wall plate in accordance with Section 26 27 26.

G. Where applicable, install lighting control devices and associated wall plates to fit completely flush to mounting surface with no gaps and rough opening completely covered without strain on wall plate. Repair or reinstall improperly installed outlet boxes or improperly sized rough openings. Do not use oversized wall plates in lieu of meeting this requirement.

END OF SECTION

SECTION 26 27 17
EQUIPMENT WIRING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Electrical connections to equipment.

1.02 RELATED REQUIREMENTS

A. Section 26 05 19 - Low-Voltage Electrical Power Conductors and Cables.

B. Section 26 05 34 - Conduit.

C. Section 26 05 37 - Boxes.

D. Section 26 27 26 - Wiring Devices.

1.03 REFERENCE STANDARDS

A. NEMA WD 1 - General Color Requirements for Wiring Devices; National Electrical Manufacturers Association; 1999 (R 2010).

B. NEMA WD 6 - Wiring Devices - Dimensional Requirements; National Electrical Manufacturers Association; 2012.

C. NFPA 70 - National Electrical Code; National Fire Protection Association; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Coordination:
   1. Obtain and review shop drawings, product data, manufacturer's wiring diagrams, and manufacturer's instructions for equipment furnished under other sections.
   2. Determine connection locations and requirements.

B. Sequencing:
   1. Install rough-in of electrical connections before installation of equipment is required.
   2. Make electrical connections before required start-up of equipment.

1.05 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Product Data: Provide wiring device manufacturer’s catalog information showing dimensions, configurations, and construction.

1.06 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Products: Listed, classified, and labeled as suitable for the purpose intended.

PART 2 PRODUCTS

2.01 MATERIALS

A. Cords and Caps: NEMA WD 6; match receptacle configuration at outlet provided for equipment.
   1. Colors: Conform to NEMA WD 1.
   2. Cord Construction: NFPA 70, Type SO, multiconductor flexible cord with identified equipment grounding conductor, suitable for use in damp locations.
   3. Size: Suitable for connected load of equipment, length of cord, and rating of branch circuit overcurrent protection.

B. Wiring Devices: As specified in Section 26 27 26.

C. Flexible Conduit: As specified in Section 26 05 34.

D. Wire and Cable: As specified in Section 26 05 19.

E. Boxes: As specified in Section 26 05 37.

2.02 EQUIPMENT CONNECTIONS

A. Water Source Heat Pumps

B. HVAC Pumps

C. Electric Hot Water heaters

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that equipment is ready for electrical connection, wiring, and energization.

3.02 ELECTRICAL CONNECTIONS

A. Make electrical connections in accordance with equipment manufacturer's instructions.

B. Make conduit connections to equipment using flexible conduit. Use liquidtight flexible conduit with watertight connectors in damp or wet locations.

C. Connect heat producing equipment using wire and cable with insulation suitable for temperatures encountered.

D. Provide receptacle outlet to accommodate connection with attachment plug.

E. Provide cord and cap where field-supplied attachment plug is required.

F. Install suitable strain-relief clamps and fittings for cord connections at outlet boxes and equipment connection boxes.

G. Install disconnect switches, controllers, control stations, and control devices to complete equipment wiring requirements.

H. Install terminal block jumpers to complete equipment wiring requirements.

I. Install interconnecting conduit and wiring between devices and equipment to complete equipment wiring requirements.

END OF SECTION

SECTION 26 27 26
WIRING DEVICES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Wall switches.

B. Wall dimmers.

C. Receptacles.

D. Wall plates.

1.02 RELATED REQUIREMENTS

A. Section 26 05 37 - Boxes.

B. Section 26 05 53 - Identification for Electrical Systems: Identification products and requirements.

1.03 REFERENCE STANDARDS

A. FS W-C-596 - Connector, Electrical, Power, General Specification for; Federal Specification; Revision G, 2001.

B. FS W-S-896 - Switches, Toggle (Toggle and Lock), Flush-mounted (General Specification); Federal Specification; Revision F, 1999.

C. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

D. NEMA WD 1 - General Color Requirements for Wiring Devices; National Electrical Manufacturers Association; 1999 (R 2010).

E. NEMA WD 6 - Wiring Device -- Dimensional Specifications; National Electrical Manufacturers Association; 2012.

F. NFPA 70 - National Electrical Code; National Fire Protection Association; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

G. UL 20 - General-Use Snap Switches; Current Edition, Including All Revisions.

H. UL 498 - Attachment Plugs and Receptacles; Current Edition, Including All Revisions.

I. UL 514D - Cover Plates for Flush-Mounted Wiring Devices; Current Edition, Including All Revisions.

J. UL 1472 - Solid-State Dimming Controls; Current Edition, Including All Revisions.

1.04 SUBMITTALS

A. See Section 01 33 00 Submittal Procedures, for submittal procedures.

B. Product Data: Provide manufacturer's catalog information showing dimensions, colors, and configurations.

1.05 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Products: Listed, classified, and labeled as suitable for the purpose intended.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Cooper Wiring Devices: www.cooperwiringdevices.com.

B. Leviton Manufacturing, Inc: www.leviton.com.

C. Bryant

2.02 ALL WIRING DEVICES

A. Provide products listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

B. Finishes:

2.03 WALL SWITCHES

A. Wall Switches - General Requirements: AC only, quiet operating, general-use snap switches with silver alloy contacts, complying with NEMA WD 1 and NEMA WD 6, and listed as complying with UL 20 and where applicable, FS W-S-896; types as indicated on the drawings.
   1. Wiring Provisions: Terminal screws for side wiring and screw actuated binding clamp for back wiring with separate ground terminal screw.

B. Wall Switches: Extra Heavy Duty Industrial Series, AC only general-use snap switch, complying with NEMA WD 6 and WD 1.
   1. Body and Handle: Ivory plastic with toggle handle.
   2. Ratings:
      a. Voltage: 120 volts, AC.
      b. Current: 20 amperes.

C. Switch Types: Single pole, 3-way, and 4-way.

2.04 WALL DIMMERS

A. Wall Dimmers - General Requirements: Solid-state with continuous full-range even control following square law dimming curve, integral radio frequency interference filtering, power failure preset memory, air gap switch accessible without removing wall plate, complying with NEMA WD 1 and NEMA WD 6, and listed as complying with UL 1472; types and ratings suitable for load controlled as indicated on the drawings.

2.05 RECEPTACLES

A. Receptacles - General Requirements: Self-grounding, complying with NEMA WD 1 and NEMA WD 6, and listed as complying with UL 498, and where applicable, FS W-C-596; types as indicated on the drawings.
   1. Wiring Provisions: Terminal screws for side wiring or screw actuated binding clamp for back wiring with separate ground terminal screw.
   2. NEMA configurations specified are according to NEMA WD 6.

B. Receptacles: Extra Heavy Duty Industrial Series, complying with NEMA WD 6 and WD 1.
   1. Device Body: Ivory plastic.
   2. Configuration: NEMA WD 6, type as specified and indicated.

C. Convenience Receptacles: Type 5-20R.

D. Single Convenience Receptacles.

E. Duplex Convenience Receptacles.

F. GFCI Receptacles: 5-20R Duplex Convenience receptacle with integral ground fault circuit interrupter to meet regulatory requirements.

2.06 WALL PLATES

A. Wall Plates: Comply with UL 514D.
   1. Configuration: One piece cover as required for quantity and types of corresponding wiring devices.
   2. Size: Standard.
   3. Screws: Metal with slotted heads finished to match wall plate finish.

B. Decorative Cover Plates: , Smooth stainless steel.

C. Weatherproof Cover Plates: Gasketed cast metal with gasketed device cover.

D. Surface Mounted Device Wall Plates: Stamped steel.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that field measurements are as shown on the drawings.

B. Verify that outlet boxes are installed in proper locations and at proper mounting heights and are properly sized to accommodate devices and conductors in accordance with NFPA 70.

C. Verify that wall openings are neatly cut and will be completely covered by wall plates.

D. Verify that final surface finishes are complete, including painting.

E. Verify that branch circuit wiring installation is completed, tested, and ready for connection to wiring devices.

F. Verify that conditions are satisfactory for installation prior to starting work.

3.02 PREPARATION

A. Provide extension rings to bring outlet boxes flush with finished surface.

B. Clean dirt, debris, plaster, and other foreign materials from outlet boxes.

3.03 INSTALLATION

A. Perform work in a neat and workmanlike manner in accordance with NECA 1 and, where applicable, NECA 130, including mounting heights specified in those standards unless otherwise indicated.

B. Perform work in a neat and workmanlike manner in accordance with NECA 1, including mounting heights specified in that standard unless otherwise indicated.

C. Coordinate locations of outlet boxes provided under Section 26 05 37 as required for installation of wiring devices provided under this section.

D. Install wiring devices in accordance with manufacturer's instructions.

E. Install permanent barrier between ganged wiring devices when voltage between adjacent devices exceeds 300 V.

F. Where required, connect wiring devices using pigtails not less than 6 inches long. Do not connect more than one conductor to wiring device terminals.

G. Connect wiring devices by wrapping conductor clockwise 3/4 turn around screw terminal and tightening to proper torque specified by the manufacturer. Where present, do not use push-in pressure terminals that do not rely on screw-actuated binding.

H. Unless otherwise indicated, connect wiring device grounding terminal to branch circuit equipment grounding conductor and to outlet box with bonding jumper.

I. Install securely, in a neat and workmanlike manner, as specified in NECA 1.

J. Install wiring devices plumb and level with mounting yoke held rigidly in place.

K. Install wall switches with OFF position down.

L. Install wall dimmers to achieve full rating specified and indicated after derating for ganging as instructed by manufacturer.

M. Do not share neutral conductor on branch circuits utilizing wall dimmers.

N. Install vertically mounted receptacles with grounding pole on top and horizontally mounted receptacles with grounding pole on left.

O. Install wall plates to fit completely flush to wall with no gaps and rough opening completely covered without strain on wall plate. Repair or reinstall improperly installed outlet boxes or improperly sized rough openings. Do not use oversized wall plates in lieu of meeting this requirement.

P. Install blank wall plates on junction boxes and on outlet boxes with no wiring devices installed or designated for future use.

Q. Install receptacles with grounding pole on bottom.

R. Connect wiring device grounding terminal to outlet box with bonding jumper.

S. Install decorative plates on switch, receptacle, and blank outlets in finished areas.

T. Connect wiring devices by wrapping conductor around screw terminal.

U. Install galvanized steel cover plates on outlet boxes and junction boxes in unfinished areas, above accessible ceilings, and on surface mounted switches & outlets.

3.04 INTERFACE WITH OTHER PRODUCTS

A. Coordinate locations of outlet boxes provided under Section 26 05 37 to obtain mounting heights specified.

B. Install wall switch 48 inches above finished floor.

C. Install convenience receptacle 18 inches above finished floor.

D. Install convenience receptacle 6 inches above counter.

E. Install telephone jack 18 inches above finished floor.

F. Install telephone jack for side-reach wall telephone to position top of telephone at 54 inches above finished floor.

G. Install telephone jack for forward-reach wall telephone to position top of telephone at 48 inches above finished floor.

3.05 FIELD QUALITY CONTROL

A. See Section 01 40 00 - Quality Requirements, for additional requirements.

B. Inspect each wiring device for damage and defects.

C. Operate each wall switch, wall dimmer, and fan speed controller with circuit energized to verify proper operation.

D. Operate each wall switch with circuit energized and verify proper operation.

E. Test each GFCI receptacle for proper tripping operation according to manufacturer's instructions.

F. Correct wiring deficiencies and replace damaged or defective wiring devices.

3.06 ADJUSTING

A. Adjust devices and wall plates to be flush and level.

3.07 CLEANING

A. Clean exposed surfaces to remove dirt, paint, or other foreign material and restore to match original factory finish.

END OF SECTION

SECTION 26 28 13
FUSES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Fuses.

1.02 REFERENCE STANDARDS

A. NEMA FU 1 - Low Voltage Cartridge Fuses; National Electrical Manufacturers Association; 2012.

B. NFPA 70 - National Electrical Code; National Fire Protection Association; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

C. UL 248-1 - Low-Voltage Fuses - Part 1: General Requirements; Current Edition, Including All Revisions.

1.03 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Maintenance Materials: Furnish the following for Red Clay Consolidated School District's use in maintenance of project.
   1. See Section 01 60 00 - Product Requirements, for additional provisions.
   2. Fuse Pullers: One set(s) compatible with each type and size installed.

1.04 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Products: Listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Bussmann, a division of Eaton Corporation: www.cooperindustries.com.

B. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 FUSES

A. Provide products listed, classified, and labeled as suitable for the purpose intended.

B. Unless specifically indicated to be excluded, provide fuses for all fusible equipment as required for a complete operating system.

C. Provide fuses of the same type, rating, and manufacturer within the same switch.

D. Comply with UL 248-1.

E. Unless otherwise indicated, provide cartridge type fuses complying with NEMA FU 1, Class and ratings as indicated.

F. Voltage Rating: Suitable for circuit voltage.

G. Power Load Feeder Switches: Class RK1 (time delay).

H. Motor Load Feeder Switches: Class RK1 (time delay).

2.03 CLASS RK1 (TIME DELAY) FUSES

A. Manufacturers:
   1. Bussman, Ferraz-Shawmut.
   2. Substitutions: See Section 01 60 00 - Product Requirements.

PART 3 EXECUTION

3.01 INSTALLATION

A. Do not install fuses until circuits are ready to be energized.

B. Install fuses with label oriented such that manufacturer, type, and size are easily read.

END OF SECTION

SECTION 26 28 17
ENCLOSED CIRCUIT BREAKERS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Enclosed circuit breakers.

1.02 RELATED REQUIREMENTS

A. Section 26 05 26 - Grounding and Bonding for Electrical Systems.

B. Section 26 05 29 - Hangers and Supports for Electrical Systems.

C. Section 26 05 53 - Identification for Electrical Systems: Identification products and requirements.

1.03 REFERENCE STANDARDS

A. FS W-C-375 - Circuit Breakers, Molded Case; Branch Circuit and Service; Federal Specification; Revision E, 2013.

B. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

C. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); National Electrical Manufacturers Association; 2014.

D. NETA ATS - Acceptance Testing Specifications for Electrical Power Equipment and Systems; International Electrical Testing Association; 2013 (ANSI/NETA ATS).

E. NFPA 70 - National Electrical Code; National Fire Protection Association; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

F. UL 50 - Enclosures for Electrical Equipment, Non-Environmental Considerations; Current Edition, Including All Revisions.

G. UL 50E - Enclosures for Electrical Equipment, Environmental Considerations; Current Edition, Including All Revisions.

H. UL 489 - Molded-Case Circuit Breakers, Molded-Case Switches and Circuit Breaker Enclosures; Current Edition, Including All Revisions.

1.04 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

1.05 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Maintain one copy of each document on site.

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

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Eaton Corporation: www.eaton.com.

B. General Electric Company: www.geindustrial.com.

C. Schneider Electric; Square D Products: www.schneider-electric.us.

D. Siemens: www.siemens.com.

E. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 ENCLOSED CIRCUIT BREAKERS

A. Description: Units consisting of molded case circuit breakers individually mounted in enclosures.

B. Provide products listed, classified, and labeled as suitable for the purpose intended.

C. Unless otherwise indicated, provide products suitable for continuous operation under the following service conditions:
   1. Altitude: Less than 6,600 feet.
   2. Ambient Temperature: Between 23 degrees F and 104 degrees F.

D. Short Circuit Current Rating:

E. Conductor Terminations: Suitable for use with the conductors to be installed.

F. Provide solidly bonded equipment ground bus in each enclosed circuit breaker, with a suitable lug for terminating each equipment grounding conductor.

G. Enclosures: Comply with NEMA 250, and list and label as complying with UL 50 and UL 50E.
   1. Environment Type per NEMA 250: Unless otherwise indicated, as specified for the following installation locations:

H. Provide externally operable handle with means for locking in the OFF position.

2.03 MOLDED CASE CIRCUIT BREAKERS

A. Description: Quick-make, quick-break, over center toggle, trip-free, trip-indicating circuit breakers listed and labeled as complying with UL 489, and complying with FS W-C-375 where applicable; ratings, configurations, and features as indicated on the drawings.

B. Interrupting Capacity:
   1. Provide circuit breakers with interrupting capacity as required to provide the short circuit current rating indicated, but not less than:
   2. Fully Rated Systems: Provide circuit breakers with interrupting capacity not less than the short circuit current rating indicated.

C. Conductor Terminations:
   1. Lug Material: Aluminum, suitable for terminating aluminum or copper conductors.

D. Multi-Pole Circuit Breakers: Furnish with common trip for all poles.

E. Molded Case Circuit Breakers: UL listed for the following service conditions:

2.04 TRIP UNITS

A. Field-Adjustable Trip Circuit Breakers: Provide circuit breakers with frame sizes 600 amperes and larger with mechanism for adjusting long time continuous current, short time pickup current setting for automatic operation.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install enclosed circuit breakers where indicated, in accordance with manufacturer's instructions.

B. Install enclosed circuit breakers securely, in a neat and workmanlike manner in accordance with NECA 1.

C. Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.

D. Provide required supports in accordance with Section 26 05 29.

E. Install enclosed circuit breakers plumb.

F. Except where indicated to be mounted adjacent to the equipment they supply, mount enclosed circuit breakers such that the highest position of the operating handle does not exceed 79 inches above the floor or working platform.

G. Provide grounding and bonding in accordance with Section 26 05 26.

H. Provide identification nameplates for each enclosed circuit breaker in accordance with Section 26 05 53.

I. Provide arc flash warning labels in accordance with NFPA 70.

3.02 FIELD QUALITY CONTROL

A. See Section 01 40 00 - Quality Requirements, for additional requirements.

B. Inspect and test in accordance with manufacturer's instructions and NETA ATS, except Section 4.

C. Perform inspections and tests listed in NETA ATS, Section 7.6.1.1 for circuit breakers used for service entrance. Tests listed as optional are not required.

D. Correct deficiencies and replace damaged or defective enclosed circuit breakers.

E. Perform field inspection and testing in accordance with Section 01 40 00.

F. Inspect and test each circuit breaker.

G. Inspect each circuit breaker visually.

H. Perform several mechanical ON-OFF operations on each circuit breaker.

I. Verify circuit continuity on each pole in closed position.

J. Determine that circuit breaker will trip on overcurrent condition, with tripping time to NEMA AB 1 requirements.

K. Include description of testing and results in test report.

3.03 ADJUSTING

A. Adjust tightness of mechanical and electrical connections to manufacturer's recommended torque settings.

END OF SECTION

SECTION 26 28 18
ENCLOSED SWITCHES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Fusible switches.

B. Nonfusible switches.

1.02 RELATED REQUIREMENTS

A. Section 26 05 26 - Grounding and Bonding for Electrical Systems.

B. Section 26 05 29 - Hangers and Supports for Electrical Systems.

C. Section 26 05 53 - Identification for Electrical Systems: Identification products and requirements.

D. Section 26 28 13 - Fuses.

1.03 REFERENCE STANDARDS

A. NECA 1 - Standard for Good Workmanship in Electrical Construction; National Electrical Contractors Association; 2010.

B. NEMA FU 1 - Low Voltage Cartridge Fuses; National Electrical Manufacturers Association; 2002 (R2007).

C. NEMA KS 1 - Heavy Duty Enclosed and Dead-Front Switches (600 Volts Maximum); National Electrical Manufacturers Association; 2013.

D. NETA ATS - Acceptance Testing Specifications for Electrical Power Equipment and Systems; International Electrical Testing Association; 2013 (ANSI/NETA ATS).

E. NFPA 70 - National Electrical Code; National Fire Protection Association; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.04 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures, for submittal procedures.

B. Product Data: Provide manufacturer's standard catalog pages and data sheets for enclosed switches and other installed components and accessories.

1.05 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Eaton Corporation: www.eaton.com.

B. General Electric Company: www.geindustrial.com.

C. Schneider Electric; Square D Products: www.schneider-electric.us.

D. Siemens: www.sea.siemens.com.

E. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 COMPONENTS

A. Fusible Switch Assemblies: NEMA KS 1, Type HD enclosed load interrupter knife switch.
   1. Externally operable handle interlocked to prevent opening front cover with switch in ON position.
   2. Handle lockable in OFF position.
   3. Fuse clips: Designed to accommodate NEMA FU1, Class R fuses. Provide rejection clips to reject all other than Class R fuses.

4. Fuse extenders where indicated on contract drawings.

B. Nonfusible Switch Assemblies: NEMA KS 1, Type HD enclosed load interrupter knife switch.
   1. Externally operable handle interlocked to prevent opening front cover with switch in ON position.
   2. Handle lockable in OFF position.
   3. Electrical interlocks, break before switch opens and close after switch closes, where indicated on contract drawings.

C. Enclosures: NEMA KS 1.
   1. Interior Dry Locations: Type 1.
   2. Exterior Locations: Type 3R.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install enclosed switches in accordance with manufacturer's instructions.

B. Install enclosed switches securely, in a neat and workmanlike manner in accordance with NECA 1.

C. Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.

D. Provide required supports in accordance with Section 26 05 29.

E. Install enclosed switches plumb.

F. Except where indicated to be mounted adjacent to the equipment they supply, mount enclosed switches such that the highest position of the operating handle does not exceed 79 inches above the floor or working platform.

G. Provide grounding and bonding in accordance with Section 26 05 26.

H. Provide identification nameplate for each enclosed switch in accordance with Section 26 05 53.

I. Provide arc flash warning labels in accordance with NFPA 70.

J. Install fuses in fusible disconnect switches.

K. Apply adhesive tag on inside door of each fused switch indicating NEMA fuse class and size installed.

3.02 FIELD QUALITY CONTROL

A. See Section 01 40 00 - Quality Requirements, for additional requirements.

B. Inspect and test in accordance with NETA ATS, except Section 4.

C. Perform inspections and tests listed in NETA ATS, Section 7.5.1.1.

D. Correct deficiencies and replace damaged or defective enclosed safety switches or associated components.

END OF SECTION

SECTION 017700 – CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:
   1. Inspection procedures.
   2. Warranties.
   3. Final cleaning.

B. See Volume I "Payment Procedures" for requirements for Applications for Payment for Substantial and Final Completion.

C. See Division 1 Section "Project Record Documents" for submitting Record Drawings, Record Specifications, and Record Product Data.

D. See Division 1 Section "Operation and Maintenance Data" for operation and maintenance manual requirements.

E. See Division 1 Section "Demonstration and Training" for requirements for instructing Owner's personnel.

F. See Divisions 2 through 16 Sections for specific closeout and special cleaning requirements for the Work in those Sections.

1.2 SUBSTANTIAL COMPLETION

A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete in request.
   1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.
   2. Advise Owner of pending insurance changeover requirements.
   3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
   4. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
   5. Prepare and submit Project Record Documents, operation and maintenance manuals, Final Completion construction photographs, damage or settlement surveys, property surveys, and similar final record information.
   6. Deliver tools, spare parts, extra materials, and similar items to location designated by Owner. Label with manufacturer's name and model number where applicable.
   7. Make final changeover of permanent locks. Advise Owner's personnel of changeover in security provisions.
   8. Complete startup testing of systems.
   9. Submit test/adjust/balance records.

10. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
11. Advise Owner of changeover in heat and other utilities.
12. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
13. Complete final cleaning requirements, including touchup painting.
14. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

B. Inspection: Submit a written request for inspection for Substantial Completion. On receipt of request, Construction Manager and Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.
1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
2. Results of completed inspection will form the basis of requirements for Final Completion.

1.3 FINAL COMPLETION

A. Preliminary Procedures: Before requesting final inspection for determining date of Final Completion, complete the following:
1. Submit a final Application for Payment according to Division 1 Section "Payment Procedures."
2. Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. The certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
3. Submit evidence of final, continuing insurance coverage complying with insurance requirements.
4. Submit pest-control final inspection report and warranty.
5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.

B. Inspection: Submit a written request for final inspection for acceptance. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.
1. Re-inspection: Request re-inspection when the Work identified in previous inspections as incomplete is completed or corrected.

1.4 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

A. Preparation: Submit three copies of list. Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction. Use CSI Form 14.1A or approved comparable form.

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

1.5 WARRANTIES

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

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

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

PART 2 - PRODUCTS

2.1 MATERIALS

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

PART 3 - EXECUTION

3.1 FINAL CLEANING

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

B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a portion of Project:

a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
c. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.
d. Remove tools, construction equipment, machinery, and surplus material from Project site.
e. Remove snow and ice to provide safe access to building.
f. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
g. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
h. Sweep concrete floors broom clean in unoccupied spaces.
i. Vacuum carpet and similar soft surfaces, removing debris and excess nap; shampoo if visible soil or stains remain.
j. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish mirrors and glass, taking care not to scratch surfaces.
k. Remove labels that are not permanent.
l. Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.
    1) Do not paint over "UL" and similar labels, including mechanical and electrical nameplates.
m. Wipe surfaces of mechanical and electrical equipment, elevator equipment, and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
n. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
o. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
p. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned-out bulbs, and those noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.
q. Leave Project clean and ready for occupancy.

C. Pest Control: Engage an experienced, licensed exterminator to make a final inspection and rid Project of rodents, insects, and other pests. Prepare a report.

D. Comply with safety standards for cleaning. Do not burn waste materials. Do not bury debris or excess materials on Owner's property. Do not discharge volatile, harmful, or dangerous materials into drainage systems. Remove waste materials from Project site and dispose of lawfully.

END OF SECTION 017700

SECTION 017750 – CLOSEOUT REQUIREMENTS

1. The following documents are included in this section:
    A. Trade Contractors Partial Release of Lien (to be submitted with each invoice)
    B. Partial Release of Lien – 2nd tier subcontractors and suppliers (to be submitted by every subcontractor and supplier when the contract is 50% billed)
    C. Trade Contractors Final Release of Lien (to be submitted with final invoice)
    D. Final Release of Lien – 2nd tier subcontractors and suppliers (to be submitted by every subcontractor and supplier prior to or with final invoice)
    E. Affidavit Taxes have been paid. (to be submitted prior to or with final invoice)
    F. Guarantee and Warranty (to be submitted prior to or with final invoice)
    G. AIA Document G706, Contractors Affidavit of Payment of Debts and Claims (to be submitted prior to or with final invoice)
    H. AIA Document G706A, Contractors Affidavit of Release of Liens (to be submitted prior to or with final invoice)
    I. AIA Document G707, Consent of Surety to Final Payment (to be submitted prior to or with final invoice)

END OF SECTION 017750
(ATTACHMENTS FOLLOW)

TRADE CONTRACTOR'S PARTIAL RELEASE,
WAIVER OF LIEN AND AFFIDAVIT

TO: Red Clay Consolidated School District
1502 Spruce Avenue
Wilmington, DE 19805

RE: Red Clay School District Contract No.:
CM: Whiting-Turner Contracting Company
PROJECT: Forest Oak ES - Renovations
CURRENT INVOICE NO.:
FOR THE PERIOD ENDING:

The undersigned Contractor, in consideration of the payments previously made and payment for the period covered by the current invoice set forth above, hereby waives and releases all mechanic's, materialman's or other liens and, to the fullest extent permitted by law, all rights to file any such liens in the future, and all claims and demands against Owner, Construction Manager, and the real property on which the project is located, in any manner arising out of work, labor, services, equipment or materials, performed or furnished by Contractor, its subcontractors and suppliers, in connection with the Project and trade contract, through the period covered by the current invoice and all previous invoices. The release does not apply to retention, nor to extra work which Contractor has been authorized to proceed with by the Construction Manager, but for which payment has not yet been approved.

Except as noted below, Contractor acknowledges and represents that for the period and work covered by all previous invoices for which Contractor has received payment:

1. Contractor has paid in full all amounts for subcontracts, labor, materials and rented equipment.
2. Contractor has properly applied previous payments to pay all outstanding invoices related to the Project.
3. Contractor is aware of no claims nor any circumstances that could give rise to any future claims against Owner, Construction Manager, Architect or other Trade Contractor on the Project.
4. All payroll, withholding, sales and other taxes, union benefits, insurance premiums and any other amount required by law, regulation or agreement to be paid in connection with labor, materials, and equipment for the Project have been paid in full.

List exceptions, if any:

Contractor represents that the amounts set forth below are correct and that the amount of the current payment due will be applied promptly to full payment of all outstanding amounts due from Contractor to others in connection with the Project.

Contract Sum to Date	$
Total Completed and Stored to Date	$
Total Retention to Date	$
Total Earned Less Retention	$
Less Previous Payments	$
Current Payment Due	$

BY: _____
(Name of Subcontractor)

BY: _____
(Signature, Printed Name and Title), Duly Authorized Agent of Subcontractor

STATE OF)
(CITY)(COUNTY)OF)) to wit:

On this _____ day of _____, 20___, appeared before me _____ and he/she made oath in due form of law that the facts, information and representations set forth in the foregoing Trade Contractor's Partial Release, Waiver of lien and Affidavit, are true and accurate to the best of his/her knowledge, information and belief.

_____ My commission expires: _____
Notary Public

PARTIAL WAIVER AND RELEASE
FOR SECOND TIER SUBCONTRACTORS AND SUPPLIERS

TO: Red Clay Consolidated School District*(Owner)* DATE: _____

CONSTRUCTION MANAGER: The Whiting-Turner Contracting Co.

PROJECT: Forest Oak Elementary School - Renovations

CONTRACTOR: _____

The undersigned Company, a subcontractor or supplier to the Trade Contractor named above, and hereinafter referred to as the "Company", in consideration of payments previously received and in consideration of payment for work performed through the current date set forth below, hereby waives and releases all mechanics', materialman's, or other liens and, to the fullest extent permitted by law, all rights to file any such liens in the future, and all claims and demands against the Owner, the Construction Manager and the real property on which the Project is located, and any claims arising out of work, labor, services, equipment or materials, performed or furnished by the Company, its subcontractors and suppliers, in connection with the Project, through the period covered by the current invoice.

Except as noted below, the Company further acknowledges and represents that all persons and entities which have provided labor or material, or rented equipment, for or through the Company in connection with the project have been paid in full, for the periods covered by previous payments, that previous payments to the Company have been properly applied to pay all outstanding invoices relating to the Project, that the Company is not aware of any claims, or circumstances which could give rise to future claims, against the Owner, the Construction Manager or the Project, and that all payroll, withholding and other taxes, union benefits, insurance premiums or other amounts required by law, regulation or agreement to be paid in connection with labor for the project have been paid in full through the last date of work covered by the current invoice.

List exceptions, if any:

Last date of work period covered by current Invoice: _____

_____
(Name of Company)

BY: _____ Address: _____
Signature, Duly Authorized Agent of Company

_____

_____
Printed Name and Title

STATE OF)
(CITY)(COUNTY)OF))to wit:

On this _____ day of _____, _____, appeared before me _____ and he/she made oath in due form of law that the facts, information and representations set forth in the foregoing Company's Partial Waiver and Release, are true and accurate to the best of his/her knowledge, information and belief.

_____ My commission expires: _____
Notary Public

TRADE CONTRACTOR'S FINAL RELEASE AND AFFIDAVIT

TO: Red Clay Consolidated School District*(OWNER)* **DATE:**_____
1502 Spruce Avenue
Wilmington, DE 19805

FROM: _____ *(Trade Contractor)*

RE: _____ **DATED:**_____

CONSTRUCTION MANAGER: The Whiting-Turner Contracting Company

PROJECT: Forest Oak Elementary School - Renovations

The undersigned Trade Contractor, in consideration of final payment as set forth herein, hereby waives all mechanic's liens and rights to file mechanic's liens and generally releases, and agrees to indemnify and save harmless, the above Owner, the construction manager, their successors and assigns, from all causes of action, suits, debts, contracts, damages, judgments, decrees, claims, demands, liens, rights to assert liens, awards and expenses, including attorneys' fees, in law, equity or otherwise, which Trade Contractor, its subcontractors and suppliers, their successors and assigns and any persons claiming through them or based upon their acts or omissions ever had, now have or hereafter may have against the above Owner, the construction manager, and any real property or improvements of Owner, from the beginning of the world to the date of this Release, in any manner relating to or arising in connection with the above referenced contract or project.

Trade Contractor represents that the amounts set forth below are correct and that the amount of the current payment due will promptly be applied to full payment of all outstanding amounts due from Trade Contractor to others in connection with the Project.

Final Contract Amount	$_____
Less Previous Payments	$_____
Final Payment Due	$_____

I hereby certify, under penalties of perjury, that the information and representations set forth above are true and accurate to the best of my knowledge, information and belief.

_____
Trade Contractor

BY:_____ Address: _____

Signature, Duly Authorized Agent of Trade Contractor

_____

_____
Printed Name and Title

STATE OF)
(CITY)(COUNTY)OF)) to wit:

On this _____ day of _____, 20___, appeared before me _____ and he/she made oath in due form of law that the facts, information and representations set forth in the foregoing Trade Contractor's Final Release and Affidavit, are true and accurate to the best of his/her knowledge, information and belief.

_____ My commission expires: _____
(Notary Public)

FINAL WAIVER AND RELEASE
FOR SECOND TIER SUBCONTRACTORS AND SUPPLIERS

OWNER: Red Clay Consolidated School District DATE: _____

CONSTRUCTION MANAGER: The Whiting-Turner Contracting Co.

PROJECT: Forest Oak Elementary School - Renovations

CONTRACTOR: _____

The undersigned Company, a subcontractor or supplier to the contractor named above, and hereinafter referred to as the "Company", in consideration of payments previously received and in consideration of final payment set forth below, hereby waives and releases all mechanics', materialman's, or other liens and, to the fullest extent permitted by law, all rights to file any such liens in the future, and all claims and demands against the Owner, the Construction Manager and the real property on which the Project is located, and any claims arising out of work, labor, services, equipment or materials, performed or furnished by the Company, its subcontractors and suppliers, in connection with the Project, from the beginning of the world to the date of this Waiver and Release.

Except as noted below, the Company further acknowledges and represents that all persons and entities which have provided labor or material, or rented equipment, for or through the Company in connection with the project have been paid in full, that previous payments to the Company have been properly applied to pay all outstanding invoices relating to the project, that the Company is not aware of any claims, or circumstances which could give rise to future claims, against the Owner, the Construction Manager or the Project, and that all payroll, withholding and other taxes, union benefits, insurance premiums or other amounts required by law, regulation or agreement to be paid in connection with labor for the project have been paid in full.

Final Payment Due: $_____

_____
(Name of Company)

BY: _____ Address: _____
Signature, Duly Authorized Agent of Company

_____

_____
Printed Name and Title

STATE OF)
(CITY)(COUNTY)OF))to wit:

On this _____ day of _____, _____, appeared before me _____ and he/she made oath in due form of law that the facts, information and representations set forth in the foregoing Company's Final Waiver and Release, are true and accurate to the best of his/her knowledge, information and belief.

_____ My commission expires: _____
(Notary Public)

AFFIDAVIT THAT ALL TAXES HAVE BEEN PAID

RE: Forest Oak Elementary School - Renovations

Date: _____

TO: RED CLAY CONSOLIDATED SCHOOL DISTRICT
1502 SPRUCE AVENUE
WILMINGTON, DE 19805

The undersigned certifies that all federal, state and local taxes (including sales, consumer, use and excise taxes) applicable to the work and services performed and materials and equipment incorporated into the work, in each case pursuant to the contract referred to above, have been paid in full.

SUPPLIER/CONTRACTOR: _____

By: _____

Date: _____ Title: _____

STATE OF)

COUNTY OF)

On this _____ day of _____, ____, before me personally came _____

_____, to me known who, being by me duly sworn, did depose and say that

he resides at _____ that

he is _____ of _____

the corporation that executed the foregoing instrument and that he signed his name thereto by order of the Board of Directors of said corporation.

_____
Notary Public

My Commission Expires: _____

GUARANTEE AND WARRANTY

WHEREAS, _____, hereinafter called the "Guarantor," entered into a contract dated_____, hereinafter called the "Contract," with the Christina School District, hereinafter called the Owner, for the construction of the Forest Oak Elementary School - Renovations (hereinafter referred to as the "Work"), located at 55 South Meadowood Drive, Newark, DE 19711.

WHEREAS, the Owner has performed, kept, observed and fulfilled each and every one of the obligations, promises, stipulated, terms and conditions on its part, and

WHEREAS, by the terms of the Contract, one of the conditions precedent to the making of final payment is the execution and delivery by the Grantor of this guarantee and warranty; and

WHEREAS, the Guarantor is now desirous of obtaining payment pursuant to the terms of said Contract and as a condition precedent to such payment, furnishes this separate guarantee and warranty for all work and material included in said Contract,

NOW THEREFORE, in consideration of the premises and of the payments made to the Guarantor under said Contract and in further consideration of final payment, the Guarantor does hereby for itself and its successors, heirs and assigns, guarantee and warrant to the Owner, its successors and assigns, that the Guarantor has performed all the work required by said Contract in accordance with the terms thereof including but not limited to satisfactory operation of all equipment by means or acceptance tests, correction of items on punchlists prepared by the Architect, and that all portions of the work completed under the Contract are perfect as to materials and workmanship and will so remain from _____ _____ for a period of one (1) year; and

The Guarantor does hereby further guarantee and warrant that the Guarantor will make good and replace at its own cost and expense all defects in material and workmanship appearing during the period aforesaid and the Guarantor will be responsible for all damage caused to the Owner by such defects or by the work required to remedy such defects. All corrections to material and workmanship shall be made at the convenience of the Owner and shall be performed in a good workmanlike manner.

The Guarantor does hereby warrant and represent that it has obtained warranties and guarantees from its material and equipment suppliers and from its subcontractors to the fullest extent possible and as customary in the various trades and has delivered all assignable warranties and guarantees to the Owner.

It is understood that this guarantee shall in no way be construed to limit in any manner any of the provisions of the Contract or to modify or limit any of the obligations, liabilities and duties of the Guarantor thereunder.

It is further understood that his guarantee shall remain binding and irrevocable during the above stated period and that the Guarantor shall not contest the validly of, or in any way attempt to revoke or withdraw from, this guarantee for any cause whatsoever, whatever arising before or after the execution of the Contract or this guarantee.

IN WITNESS WHEREOF, the Guarantor has caused this instrument to be signed and executed this _____ day of _____, 20___.

_____
(GUARANTOR)

WITNESS: BY: _____

_____ TITLE: _____

STATE OF)
COUNTY OF)

On this _____ day of _____, 20 ___, before me personally came _____, to me known who, being by me duly sworn, did depose and say that he resides at _____, that he is _____ of _____ _____, the corporation that executed the foregoing instrument and that he signed his name thereto by order of the Board of Directors of said corporation.

_____
NOTARY PUBLIC

My Commission Expires: _____

DRAFT

AIA® Document G706™ – 1994

Contractor's Affidavit of Payment of Debts and Claims

PROJECT: *(Name and address)*

ARCHITECT'S PROJECT NUMBER:

CONTRACT FOR: General Construction

TO OWNER: *(Name and address)*

CONTRACT DATED:

OWNER: ☐
ARCHITECT: ☐
CONTRACTOR: ☐
SURETY: ☐
OTHER: ☐

STATE OF:
COUNTY OF:

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required. AIA Document G707, Consent of Surety, may be used for this purpose

Indicate Attachment ☐ Yes ☒ No

The following supporting documents should be attached hereto if required by the Owner:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.

2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

3. Contractor's Affidavit of Release of Liens (AIA Document G706A).

CONTRACTOR: *(Name and address)*

BY: _____

(Signature of authorized representative)

_____

(Printed name and title)

Subscribed and sworn to before me on this date:

Notary Public:
My Commission Expires:

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User Notes: (1446003026)

DRAFT

AIA® Document G706A™ – 1994

Contractor's Affidavit of Release of Liens

PROJECT: *(Name and address)*

ARCHITECT'S PROJECT NUMBER:

CONTRACT FOR: General Construction

CONTRACT DATED:

TO OWNER: *(Name and address)*

OWNER: ☐
ARCHITECT: ☐
CONTRACTOR: ☐
SURETY: ☐
OTHER: ☐

STATE OF:
COUNTY OF:

The undersigned hereby certifies that to the best of the undersigned's knowledge, information and belief, except as listed below, the Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of Work, labor or services who have or may have liens or encumbrances or the right to assert liens or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.

2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

CONTRACTOR: *(Name and address)*

BY:

(Signature of authorized representative)

(Printed name and title)

Subscribed and sworn to before me on this date:

Notary Public:
My Commission Expires:

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User Notes: (1462458164)

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AIA® Document G707™ – 1994

Consent Of Surety to Final Payment

PROJECT: *(Name and address)*	**ARCHITECT'S PROJECT NUMBER:**	OWNER: ☐
	CONTRACT FOR: General Construction	ARCHITECT: ☐
		CONTRACTOR: ☐
TO OWNER: *(Name and address)*	**CONTRACT DATED:**	SURETY: ☐
		OTHER: ☐

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

, SURETY,

on bond of
(Insert name and address of Contractor)

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of any of its obligations to
(Insert name and address of Owner)

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date:
(Insert in writing the month followed by the numeric date and year.)

_____
(Surety)

_____
(Signature of authorized representative)

Attest:
(Seal):

_____
(Printed name and title)

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User Notes: (1850035023)

SECTION 017823 - OPERATION AND MAINTENANCE DATA

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

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

1. Operation and maintenance documentation directory.
2. Emergency manuals.
3. Operation manuals for systems, subsystems, and equipment.
4. Product maintenance manuals.
5. Systems and equipment maintenance manuals.

B. Related Requirements:
1. Section 013300 "Submittal Procedures" for submitting copies of submittals for operation and maintenance manuals.
2. Section 019113 "General Commissioning Requirements" for verification and compilation of data into operation and maintenance manuals.

1.3 DEFINITIONS

A. System: An organized collection of parts, equipment, or subsystems united by regular interaction.

B. Subsystem: A portion of a system with characteristics similar to a system.

1.4 CLOSEOUT SUBMITTALS

A. Manual Content: Operations and maintenance manual content is specified in individual Specification Sections to be reviewed at the time of Section submittals. Submit reviewed manual content formatted and organized as required by this Section.

1. Architect will comment on whether content of operations and maintenance submittals are acceptable.
2. Where applicable, clarify and update reviewed manual content to correspond to revisions and field conditions.

B. Initial Manual Submittal: Submit draft copy of each manual at least 30 days before commencing demonstration and training. Architect and Engineer will comment on whether general scope and content of manual are acceptable.

1. PDF electronic file. Assemble each manual into a composite electronically indexed file. Submit on digital media acceptable to Architect.

a. Name each indexed document file in composite electronic index with applicable item name. Include a complete electronically linked operation and maintenance directory.
b. Enable inserted reviewer comments on draft submittals.

2. One paper copy. Include a complete operation and maintenance directory. Enclose title pages and directories in clear plastic sleeves. Architect will return copy to contractor.

C. Final Manual Submittal: Submit each manual in final form prior to requesting inspection for Substantial Completion and at least 15 days before commencing demonstration and training.

1. Three paper copies. Include a complete operation and maintenance directory. Enclose title pages and directories in clear plastic sleeves. Architect will return copies to contractor.

2. Electronic copy, PDF file format.

1) Provide 3 copies of manual on DVD / CD organized in binder w/ digital media file sheets.

PART 2 - PRODUCTS

2.1 OPERATION AND MAINTENANCE DOCUMENTATION DIRECTORY

A. Directory: Prepare a single, comprehensive directory of emergency, operation, and maintenance data and materials, listing items and their location to facilitate ready access to desired information. Include a section in the directory for each of the following:

1. List of documents.
2. List of systems.
3. List of equipment.
4. Table of contents.

B. List of Systems and Subsystems: List systems alphabetically. Include references to operation and maintenance manuals that contain information about each system.

C. List of Equipment: List equipment for each system, organized alphabetically by system. For pieces of equipment not part of system, list alphabetically in separate list.

D. Tables of Contents: Include a table of contents for each emergency, operation, and maintenance manual.

E. Identification: In the documentation directory and in each operation and maintenance manual, identify each system, subsystem, and piece of equipment with same designation used in the Contract Documents. If no designation exists, assign a designation according to ASHRAE Guideline 4, "Preparation of Operating and Maintenance Documentation for Building Systems."

2.2 REQUIREMENTS FOR EMERGENCY, OPERATION, AND MAINTENANCE MANUALS

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

1. Title page.
2. Table of contents.

3. Manual contents.

B. Title Page: Include the following information:

1. Subject matter included in manual.
2. Name and address of Project.
3. Name and address of Owner.
4. Date of submittal.
5. Name and contact information for Contractor.
6. Name and contact information for Construction Manager.
7. Name and contact information for Architect.
8. Name and contact information for Commissioning Authority.
9. Names and contact information for major consultants to the Architect that designed the systems contained in the manuals.
10. Cross-reference to related systems in other operation and maintenance manuals.

C. Table of Contents: List each product included in manual, identified by product name, indexed to the content of the volume, and cross-referenced to Specification Section number in Project Manual.

1. If operation or maintenance documentation requires more than one volume to accommodate data, include comprehensive table of contents for all volumes in each volume of the set.

D. Manual Contents: Organize into sets of manageable size. Arrange contents alphabetically by system, subsystem, and equipment. If possible, assemble instructions for subsystems, equipment, and components of one system into a single binder.

E. Manuals, Electronic Files: Submit manuals in the form of a multiple file composite electronic PDF file for each manual type required.

1. Electronic Files: Use electronic files prepared by manufacturer where available. Where scanning of paper documents is required, configure scanned file for minimum readable file size.
2. File Names and Bookmarks: Enable bookmarking of individual documents based on file names. Name document files to correspond to system, subsystem, and equipment names used in manual directory and table of contents. Group documents for each system and subsystem into individual composite bookmarked files, then create composite manual, so that resulting bookmarks reflect the system, subsystem, and equipment names in a readily navigated file tree. Configure electronic manual to display bookmark panel on opening file.

F. Manuals, Paper Copy: Submit manuals in the form of hard copy, bound and labeled volumes.

1. Binders: Heavy-duty, three-ring, vinyl-covered, post-type binders, in thickness necessary to accommodate contents, sized to hold 8-1/2-by-11-inch (215-by-280-mm) paper; with clear plastic sleeve on spine to hold label describing contents and with pockets inside covers to hold folded oversize sheets.

a. If two or more binders are necessary to accommodate data of a system, organize data in each binder into groupings by subsystem and related components. Cross-reference other binders if necessary to provide essential information for proper operation or maintenance of equipment or system.
b. Identify each binder on front and spine, with printed title "OPERATION AND MAINTENANCE MANUAL," Project title or name, subject matter of contents, and indicate Specification Section number on bottom of spine. Indicate volume number for multiple-volume sets.

2. Dividers: Heavy-paper dividers with plastic-covered tabs for each section of the manual. Mark each tab to indicate contents. Include typed list of products and major components of equipment included in the section on each divider, cross-referenced to Specification Section number and title of Project Manual.
3. Protective Plastic Sleeves: Transparent plastic sleeves designed to enclose diagnostic software storage media for computerized electronic equipment.
4. Supplementary Text: Prepared on 8-1/2-by-11-inch (215-by-280-mm) white bond paper.
5. Drawings: Attach reinforced, punched binder tabs on drawings and bind with text.

    a. If oversize drawings are necessary, fold drawings to same size as text pages and use as foldouts.
    b. If drawings are too large to be used as foldouts, fold and place drawings in labeled envelopes and bind envelopes in rear of manual. At appropriate locations in manual, insert typewritten pages indicating drawing titles, descriptions of contents, and drawing locations.

2.3 EMERGENCY MANUALS

A. Content: Organize manual into a separate section for each of the following:

1. Type of emergency.
2. Emergency instructions.
3. Emergency procedures.

B. Type of Emergency: Where applicable for each type of emergency indicated below, include instructions and procedures for each system, subsystem, piece of equipment, and component:

1. Fire.
2. Flood.
3. Gas leak.
4. Water leak.
5. Power failure.
6. Water outage.
7. System, subsystem, or equipment failure.
8. Chemical release or spill.

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

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

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

2.4 OPERATION MANUALS

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

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

B. Descriptions: Include the following:

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

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

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

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

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

2.5 PRODUCT MAINTENANCE MANUALS

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

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

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

1. Product name and model number.
2. Manufacturer's name.
3. Color, pattern, and texture.
4. Material and chemical composition.
5. Reordering information for specially manufactured products.

D. Maintenance Procedures: Include manufacturer's written recommendations and the following:

1. Inspection procedures.
2. Types of cleaning agents to be used and methods of cleaning.
3. List of cleaning agents and methods of cleaning detrimental to product.
4. Schedule for routine cleaning and maintenance.
5. Repair instructions.

E. Repair Materials and Sources: Include lists of materials and local sources of materials and related services.

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

1. Include procedures to follow and required notifications for warranty claims.

2.6 SYSTEMS AND EQUIPMENT MAINTENANCE MANUALS

A. Content: For each system, subsystem, and piece of equipment not part of a system, include source information, manufacturers' maintenance documentation, maintenance procedures, maintenance and service schedules, spare parts list and source information, maintenance service contracts, and warranty and bond information, as described below.

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

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

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

D. Maintenance Procedures: Include the following information and items that detail essential maintenance procedures:

1. Test and inspection instructions.
2. Troubleshooting guide.
3. Precautions against improper maintenance.
4. Disassembly; component removal, repair, and replacement; and reassembly instructions.
5. Aligning, adjusting, and checking instructions.
6. Demonstration and training video recording, if available.

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

1. Scheduled Maintenance and Service: Tabulate actions for daily, weekly, monthly, quarterly, semiannual, and annual frequencies.
2. Maintenance and Service Record: Include manufacturers' forms for recording maintenance.

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

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

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

1. Include procedures to follow and required notifications for warranty claims.

PART 3 - EXECUTION

3.1 MANUAL PREPARATION

A. Operation and Maintenance Documentation Directory: Prepare a separate manual that provides an organized reference to emergency, operation, and maintenance manuals.

B. Emergency Manual: Assemble a complete set of emergency information indicating procedures for use by emergency personnel and by Owner's operating personnel for types of emergencies indicated.

C. Product Maintenance Manual: Assemble a complete set of maintenance data indicating care and maintenance of each product, material, and finish incorporated into the Work.

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

1. Engage a factory-authorized service representative to assemble and prepare information for each system, subsystem, and piece of equipment not part of a system.
2. Prepare a separate manual for each system and subsystem, in the form of an instructional manual for use by Owner's operating personnel.

E. Manufacturers' Data: Where manuals contain manufacturers' standard printed data, include only sheets pertinent to product or component installed. Mark each sheet to identify each product or component incorporated into the Work. If data include more than one item in a tabular format, identify each item using appropriate references from the Contract Documents. Identify data applicable to the Work and delete references to information not applicable.

1. Prepare supplementary text if manufacturers' standard printed data are not available and where the information is necessary for proper operation and maintenance of equipment or systems.

F. Drawings: Prepare drawings supplementing manufacturers' printed data to illustrate the relationship of component parts of equipment and systems and to illustrate control sequence and flow diagrams.

Coordinate these drawings with information contained in record Drawings to ensure correct illustration of completed installation.

1. Do not use original project record documents as part of operation and maintenance manuals.
2. Comply with requirements of newly prepared record Drawings in Section 017839 "Project Record Documents."

G. Comply with Section 017700 "Closeout Procedures" for schedule for submitting operation and maintenance documentation.

END OF SECTION 017823

SECTION 017839 - PROJECT RECORD DOCUMENTS

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 project record documents, including the following:

1. Record Drawings.
2. Record Specifications.
3. Record Product Data.
4. Miscellaneous record submittals.

B. Related Requirements:

1. Section 017300 "Execution" for final property survey.
2. Section 017700 "Closeout Procedures" for general closeout procedures.
3. Section 017823 "Operation and Maintenance Data" for operation and maintenance manual requirements.

1.3 CLOSEOUT SUBMITTALS

A. Record Drawings: Comply with the following:

1. Number of Copies: Submit copies of record Drawings as follows:

a. Initial Submittal:

1) Submit PDF electronic files of scanned record prints and of file prints.
2) Architect will indicate whether general scope of changes, additional information recorded, and quality of drafting are acceptable.

b. Final Submittal:

1) Submit PDF electronic files of scanned record prints and three set(s) of prints.
2) Print each drawing, whether or not changes and additional information were recorded.

B. Miscellaneous Record Submittals: See other Specification Sections for miscellaneous record-keeping requirements and submittals in connection with various construction activities. Submit annotated PDF electronic files and directories of each submittal.

C. Reports: Submit written report monthly indicating items incorporated into project record documents concurrent with progress of the Work, including revisions, concealed conditions, field changes, product selections, and other notations incorporated.

PART 2 - PRODUCTS

2.1 RECORD DRAWINGS

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

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

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

2. Content: Types of items requiring marking include, but are not limited to, the following:

    a. Dimensional changes to Drawings.
    b. Revisions to details shown on Drawings.
    c. Depths of foundations below first floor.
    d. Locations and depths of underground utilities.
    e. Revisions to routing of piping and conduits.
    f. Revisions to electrical circuitry.
    g. Actual equipment locations.
    h. Duct size and routing.
    i. Locations of concealed internal utilities.
    j. Changes made by Change Order or Construction Change Directive.
    k. Changes made following Architect's written orders.
    l. Details not on the original Contract Drawings.
    m. Field records for variable and concealed conditions.
    n. Record information on the Work that is shown only schematically.

3. Mark the Contract Drawings and Shop Drawings completely and accurately. Use personnel proficient at recording graphic information in production of marked-up record prints.
4. Mark record sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at same location.
5. Mark important additional information that was either shown schematically or omitted from original Drawings.
6. Note Construction Change Directive numbers, alternate numbers, Change Order numbers, and similar identification, where applicable.

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

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

2. Format: Annotated PDF electronic file.
3. Identification: As follows:

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

2.2 MISCELLANEOUS RECORD SUBMITTALS

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

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

1. Include miscellaneous record submittals directory organized by Specification Section number and title, electronically linked to each item of miscellaneous record submittals.

PART 3 - EXECUTION

3.1 RECORDING AND MAINTENANCE

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

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

END OF SECTION 017839

SECTION 017900 - DEMONSTRATION AND TRAINING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

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

1. Demonstration of operation of systems, subsystems, and equipment.
2. Training in operation and maintenance of systems, subsystems, and equipment.
3. Demonstration and training video recordings.

1.3 INFORMATIONAL SUBMITTALS

A. Instruction Program: Submit outline of instructional program for demonstration and training, including a list of training modules and a schedule of proposed dates, times, length of instruction time, and instructors' names for each training module. Include learning objective and outline for each training module.

1. Indicate proposed training modules using manufacturer-produced demonstration and training video recordings for systems, equipment, and products in lieu of video recording of live instructional module.

1.4 CLOSEOUT SUBMITTALS

A. Demonstration and Training Video Recordings: Submit two copies within seven days of end of each training module.

1. Identification: On each copy, provide an applied label with the following information:

a. Name of Project.
b. Name and address of videographer.
c. Name of Architect.
d. Name of Construction Manager.
e. Name of Contractor.
f. Date of video recording.

2. Transcript: Prepared and bound in format matching operation and maintenance manuals. Mark appropriate identification on front and spine of each binder. Include a cover sheet with same label information as the corresponding video recording. Include name of Project and date of video recording on each page.

3. Transcript: Prepared in PDF electronic format. Include a cover sheet with same label information as the corresponding video recording and a table of contents with links to corresponding training components. Include name of Project and date of video recording on each page.
4. At completion of training, submit complete training manual(s) for Owner's use prepared and bound in format matching operation and maintenance manuals and in PDF electronic file format on compact disc.

1.5 QUALITY ASSURANCE

A. Facilitator Qualifications: A firm or individual experienced in training or educating maintenance personnel in a training program similar in content and extent to that indicated for this Project, and whose work has resulted in training or education with a record of successful learning performance.

B. Instructor Qualifications: A factory-authorized service representative, complying with requirements in Section 014000 "Quality Requirements," experienced in operation and maintenance procedures and training.

C. Videographer Qualifications: A professional videographer who is experienced photographing demonstration and training events similar to those required.

D. Preinstruction Conference: Conduct conference at Project site to comply with requirements in Section 013100 "Project Management and Coordination." Review methods and procedures related to demonstration and training including, but not limited to, the following:

1. Inspect and discuss locations and other facilities required for instruction.
2. Review and finalize instruction schedule and verify availability of educational materials, instructors' personnel, audiovisual equipment, and facilities needed to avoid delays.
3. Review required content of instruction.
4. For instruction that must occur outside, review weather and forecasted weather conditions and procedures to follow if conditions are unfavorable.

1.6 COORDINATION

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

B. Coordinate instructors, including providing notification of dates, times, length of instruction time, and course content.

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

PART 2 - PRODUCTS

2.1 INSTRUCTION PROGRAM

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

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

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

   a. System, subsystem, and equipment descriptions.
   b. Performance and design criteria if Contractor is delegated design responsibility.
   c. Operating standards.
   d. Regulatory requirements.
   e. Equipment function.
   f. Operating characteristics.
   g. Limiting conditions.
   h. Performance curves.

2. Documentation: Review the following items in detail:

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

3. Emergencies: Include the following, as applicable:

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

4. Operations: Include the following, as applicable:

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

5. Adjustments: Include the following:

   a. Alignments.
   b. Checking adjustments.
   c. Noise and vibration adjustments.

d. Economy and efficiency adjustments.

6. Troubleshooting: Include the following:

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

7. Maintenance: Include the following:

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

8. Repairs: Include the following:

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

PART 3 - EXECUTION

3.1 PREPARATION

A. Assemble educational materials necessary for instruction, including documentation and training module. Assemble training modules into a training manual organized in coordination with requirements in Section 017823 "Operation and Maintenance Data."

B. Set up instructional equipment at instruction location.

3.2 INSTRUCTION

A. Facilitator: Engage a qualified facilitator to prepare instruction program and training modules, to coordinate instructors, and to coordinate between Contractor and Owner for number of participants, instruction times, and location.

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

1. Architect will furnish an instructor to describe basis of system design, operational requirements, criteria, and regulatory requirements.
2. Owner will furnish an instructor to describe Owner's operational philosophy.
3. Owner will furnish Contractor with names and positions of participants.

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

1. Schedule training with Owner with at least seven days' advance notice.

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

E. Cleanup: Collect used and leftover educational materials and give to Owner. Remove instructional equipment. Restore systems and equipment to condition existing before initial training use.

3.3 DEMONSTRATION AND TRAINING VIDEO RECORDINGS

A. General: Engage a qualified commercial videographer to record demonstration and training video recordings. Record each training module separately. Include classroom instructions and demonstrations, board diagrams, and other visual aids, but not student practice.

1. At beginning of each training module, record each chart containing learning objective and lesson outline.

B. Video: Provide minimum 640 x 480 video resolution converted to format file type acceptable to Owner, on electronic media.

1. Electronic Media: Read-only format compact disc acceptable to Owner, with commercial-grade graphic label.
2. File Hierarchy: Organize folder structure and file locations according to project manual table of contents. Provide complete screen-based menu.
3. File Names: Utilize file names based upon name of equipment generally described in video segment, as identified in Project specifications.
4. Contractor and Installer Contact File: Using appropriate software, create a file for inclusion on the Equipment Demonstration and Training DVD that describes the following for each Contractor involved on the Project, arranged according to Project table of contents:

    a. Name of Contractor/Installer.
    b. Business address.
    c. Business phone number.
    d. Point of contact.
    e. E-mail address.

C. Recording: Mount camera on tripod before starting recording, unless otherwise necessary to adequately cover area of demonstration and training. Display continuous running time.

1. Film training session(s) in segments not to exceed 15 minutes.

    a. Produce segments to present a single significant piece of equipment per segment.
    b. Organize segments with multiple pieces of equipment to follow order of Project Manual table of contents.
    c. Where a training session on a particular piece of equipment exceeds 15 minutes, stop filming and pause training session. Begin training session again upon commencement of new filming segment.

D. Light Levels: Verify light levels are adequate to properly light equipment. Verify equipment markings are clearly visible prior to recording.

1. Furnish additional portable lighting as required.

E. Narration: Describe scenes on video recording by dubbing audio narration off-site after video recording is recorded. Include description of items being viewed.

F. Transcript: Provide a transcript of the narration. Display images and running time captured from videotape opposite the corresponding narration segment.

G. Preproduced Video Recordings: Provide video recordings used as a component of training modules in same format as recordings of live training.

END OF SECTION 017900

BECKER MORGAN GROUP

ARCHITECTURE
PLANNING

Date:

Renovations to Forest Oak Elementary School
Newark, Delaware
2014123.00

Release for use of Digital Media

Revised to include Building Information Modeling

Pursuant to your request, the Digital Media being provided is forwarded in accordance with the following terms.

Definitions:

a. The Work: the instrument of professional services of the Firm including but not limited to the design drawings, sketches, renderings, photographs, models, specifications.
b. Digital Media: the electronic, electromagnetic and/or optical storage media, (i.e. physical media) on which the Work is stored.
c. Digital Information: the information stored on Digital Media or sent via an electronic exchange method (email and FTP) known as the Work of the contracted design professional, Becker Morgan Group, Inc. and their consultants, herein after referred to as the Firm.
d. Digital Documents: the collective Digital Information that constitutes equivalent physical documents or Work of the Firm. Digital Documents may include one or more electronic files produced by Computer Aided Design (CAD) software applications.

Terms:

1. In accepting and utilizing Digital Information on any form of Digital Media generated and provided by the Firm, the Recipient covenants and agrees that all such Digital Information are instruments of service of the Firm prepared solely for use in connection with the single project for which they were prepared, who shall be deemed the author of the Digital Information, and shall retain all common law, statutory law and other rights, including copyrights.
2. The Digital Documents are provided as a convenience to the Recipient for informational purposes only in connection with the Recipient's performance of its responsibilities and obligations relating to the Project. The Digital Documents do not replace or supplement the printed copies of the Drawings and Specifications that are, and remain, the Contract Documents for the Project.
3. The Digital Information is provided only as a design record prior to construction and for reference to the Recipient. The information in no way shall be used for "as-built" or record purposes.
4. The Recipient agrees not to use this Digital Information, in whole or in part for any purpose or project other than the specific project for which the Recipient and the Firm have a prior Professional Services Agreement. It is further understood and agreed that only printed copies of the Instruments of Services shall be signed and sealed by Architect or its sub-consultants in accordance with the laws of the state in which the project is built.

5. The Work cannot be distributed, altered, reused, sold, leased, printed, plotted, or duplicated without the expressed written consent of the Firm.
6. For Shop Drawings - Where the Recipient has received specific permission to use the Digital Documents in connection with Recipient's obligation to prepare certain documents for the Project, Recipient shall, in addition to the other obligations set forth herein, be obligated to remove Architect's or Architect's Consultant's title block from the copy of the Digital Documents used by Recipient. It is understood and agreed that the Digital Documents are not to be used by any contractor or any of its subcontractors of any tier or any material supplier or vendor as a shop drawing or any other type of submittal or as the basis for preparing such shop drawing or submittal. The sole exception to this prohibition shall be that the Recipient may use the Digital Documents as backgrounds upon which to prepare its shop drawing or other submittal when it is specifically permitted in technical section of project specification. When these digital documents are used as backgrounds in the preparation of shop drawings or other submittals, the Recipient agrees to confirm the accuracy of the digital documents before using then, Recipient agrees to accept all responsibility for any errors or inaccuracies and to release the Architect and its sub-consultants from any liability or claims for recovery of damages or expenses arising as the result of such errors or inaccuracies.
7. Under no circumstances shall transfer of the Digital Information for use by the Recipient be deemed a sale by the Firm. The parties agree that the Digital Documents are not, nor shall they be construed to be, a product. The Firm makes no warranties, either express or implied, of the Digital Media or the Digital Information as to merchantability or fitness for any particular purpose the Recipient may need.
8. The Digital Information submitted by the Firm to the Recipient is submitted for an acceptance period of sixty days. Any defects the Recipient discovers during this period shall be reported to the Firm and may be corrected as part of the Firm's Basic Scope of Services. Correction of defects detected and reported after the acceptance period will be compensated for as Additional Services.
9. The Digital Information is not guaranteed as to accuracy and completeness of all dimensions and details. Information contained in the signed and sealed printed documents should be deemed to be correct and superior to digital information.
10. The Digital Information is not guaranteed as to compatibility, in so far as incompatibilities may be present now or in the future with the Recipient's computers, storage devices, software, and output systems.
11. The Digital Media on which the Digital Information is provided cannot be guaranteed as to its durability, completeness or usability, in so far as instabilities may be present in the Digital Media, and in the transferring, archiving, recording or translating systems now and in the future. The Firm is not liable in any way for the perpetuation of this Digital Information on released digital media or on digital media retained by the Firm for its archives. Recipient agrees to accept all responsibility for any errors or inaccuracies and to release Architect and its sub-consultants from any liability or claims for recovery of damages or expenses arising as the result of such errors or inaccuracies.
12. Provision of the Information to the Recipient in no way limits the Firm to the further use of the Digital Information for the Firm's benefit.

14. Recipient agrees to waive any and all claims and liability against Architect and its sub-consultants resulting in any way from any failure by Recipient to comply with the requirements of this Agreement for the Delivery of Documents in Digital Format. The Recipient agrees, to the fullest extent permitted by law, to indemnify and hold the Firm harmless from any damage, liability or cost, including reasonable attorney's fees and costs of defense, arising from any changes made by anyone other than the Firm or from any reuse of the Digital Information without the prior written consent of the Firm. Recipient further agrees to indemnify and save harmless the Owner, Architect and its sub-consultants and each of their partners, officers, shareholders, directors and employees from any and all claims, judgments, suits, liabilities, damages, costs or expenses (including reasonable defense and attorney's fees) arising as the result of either: 1) Recipient's failure to comply with any of the requirements of this Agreement for the Delivery of Documents in Digital Format; or 2) a defect, error or omission in the Digital Documents or the information contained therein, which defect, error or omission was not contained in the Contract Documents as defined in Paragraph 2 or where the use of such Contract Documents would have prevented the claim, judgment, suit, liability, damage, cost or expense.

The Recipient agrees to a $200 charge per each of the following drawing sheets listed below, created within a CAD digital file, payable to this office prior to release of any Digital Information. NOTE: All sheets are available for release.

List Requested Drawing Sheets:

_____

_____

_____

_____

_____

_____

_____

_____

_____

The Recipient agrees to a $500 charge per each of the following groups of CAD digital files or RVT models checked below, payable to this office prior to release of any Digital Information. NOTE: Only those file groups listed below are available for release.

Check Requested Files:

____ Architectural Drawings (DWG)

____ MEP Drawings (DWG)

____ Architectural model (RVT)

____ Mechanical, Plumbing, Electrical model (RVT)

Please sign and return one copy of any release forms required by Consultants.

Please sign below and return one copy of this form with a check for the total payment made out to Becker Morgan Group.

Recipient sign here>

Accepted - signature Date

Name/Title – printed

Company

BMG Principal - signature Date

BMG Principal – printed

Prepared by – printed

SECTION 024119 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Demolition and removal of selected portions of building or structure.

B. Related Requirements:

1. Section 011000 "Summary" for restrictions on use of the premises, Owner-occupancy requirements, and phasing requirements.
2. Section 017300 "Execution" for cutting and patching procedures.

1.3 DEFINITIONS

A. Remove: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged or reinstalled.

B. Remove and Salvage: Detach items from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse and/or store.

C. Remove and Reinstall: Detach items from existing construction, in a manner to prevent damage, prepare for reuse, and reinstall where indicated.

D. Existing to Remain: Leave existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstalled.

E. Dismantle: To remove by disassembling or detaching an item from a surface, using gentle methods and equipment to prevent damage to the item and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

1.4 MATERIALS OWNERSHIP

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

B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.

1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.5 PREINSTALLATION MEETINGS

A. Predemolition Conference: Conduct conference at Project site.

1. Inspect and discuss condition of construction to be selectively demolished.
2. Review structural load limitations of existing structure.
3. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
4. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.
5. Review areas where existing construction is to remain and requires protection.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Data: For refrigerant recovery technician.

B. Engineering Survey: Submit engineering survey of condition of building.

C. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection , for dust control and , for noise control. Indicate proposed locations and construction of barriers.

D. Schedule of Selective Demolition Activities: Indicate the following:

1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's on-site operations are uninterrupted.
2. Interruption of utility services. Indicate how long utility services will be interrupted.
3. Coordination for shutoff, capping, and continuation of utility services.
4. Use of elevator and stairs.
5. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.

E. Predemolition Photographs or Video: Show existing conditions of adjoining construction, including finish surfaces, that might be misconstrued as damage caused by demolition operations. Comply with Section 013233 "Photographic Documentation." Submit before Work begins.

F. 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.

G. Warranties: Documentation indicating that existing warranties are still in effect after completion of selective demolition.

1.7 CLOSEOUT SUBMITTALS

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

1.8 QUALITY ASSURANCE

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

1.9 FIELD CONDITIONS

A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.

B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.

D. Hazardous Materials: Present in buildings and structures to be selectively demolished. A report on the presence of hazardous materials is on file for review and use. Examine report to become aware of locations where hazardous materials are present.

1. Hazardous material remediation is specified elsewhere in the Contract Documents.
2. Do not disturb hazardous materials or items suspected of containing hazardous materials except under procedures specified elsewhere in the Contract Documents.
3. Owner will provide material safety data sheets for suspected hazardous materials that are known to be present in buildings and structures to be selectively demolished because of building operations or processes performed there.

E. Storage or sale of removed items or materials on-site is not permitted.

F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

1. Maintain fire-protection facilities in service during selective demolition operations.

1.10 WARRANTY

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

1. Roof Warranty

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

1.11 COORDINATION

A. Arrange selective demolition schedule so as not to interfere with Owner's operations.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

B. Standards: Comply with ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that utilities have been disconnected and capped before starting selective demolition operations.

B. Review Project Record Documents of existing construction or other existing condition and hazardous material information provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in Project Record Documents.

C. Perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective building demolition operations.

1. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

D. Verify that hazardous materials have been remediated before proceeding with building demolition operations.

E. Survey of Existing Conditions: Record existing conditions by use of measured drawings preconstruction photographs or video.

1. Comply with requirements specified in Section 013233 "Photographic Documentation."
2. Inventory and record the condition of items to be removed and salvaged. Provide photographs or video of conditions that might be misconstrued as damage caused by salvage operations.
3. Before selective demolition or removal of existing building elements that will be reproduced or duplicated in final Work, make permanent record of measurements, materials, and construction details required to make exact reproduction.

3.2 PREPARATION

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

3.3 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

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

B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off utility services and mechanical/electrical systems serving areas to be selectively demolished.

1. Owner will arrange to shut off indicated services/systems when requested by Contractor.
2. Arrange to shut off utilities with utility companies.
3. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.

4. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated on Drawings to be removed.

    a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
    b. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material and leave in place.
    c. Equipment to Be Removed: Disconnect and cap services and remove equipment.
    d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
    e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
    f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
    g. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material and leave in place.

3.4 PROTECTION

A. Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.

1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
3. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
4. Cover and protect furniture, furnishings, and equipment that have not been removed.
5. Comply with requirements for temporary enclosures, dust control, heating, and cooling specified in Section 015000 "Temporary Facilities and Controls."

B. Temporary Shoring: Design, provide, and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

1. Strengthen or add new supports when required during progress of selective demolition.

C. Remove temporary barricades and protections where hazards no longer exist.

3.5 SELECTIVE DEMOLITION, GENERAL

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

1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or

small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.

3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
5. Maintain fire watch during and for at least two (2) hours after flame-cutting operations.
6. Maintain adequate ventilation when using cutting torches.
7. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
8. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
9. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
10. Dispose of demolished items and materials promptly.

B. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

C. Removed and Salvaged Items:

1. Clean salvaged items.
2. Pack or crate items after cleaning. Identify contents of containers.
3. Store items in a secure area until delivery to Owner.
4. Transport items to Owner's storage area designated by Owner.
5. Protect items from damage during transport and storage.

D. Removed and Reinstalled Items:

1. Clean and repair items to functional condition adequate for intended reuse.
2. Pack or crate items after cleaning and repairing. Identify contents of containers.
3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

E. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.6 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS

A. Concrete: Demolish in small sections. Using power-driven saw, cut concrete to a depth of at least 3/4 inch (19 mm) at junctures with construction to remain. Dislodge concrete from reinforcement at perimeter of areas being demolished, cut reinforcement, and then remove remainder of concrete. Neatly trim openings to dimensions indicated.

B. Concrete: Demolish in sections. Cut concrete full depth at junctures with construction to remain and at regular intervals using power-driven saw, and then remove concrete between saw cuts.

C. Masonry: Demolish in small sections. Cut masonry at junctures with construction to remain, using power-driven saw, and then remove masonry between saw cuts.

D. Concrete Slabs-on-Grade: Saw-cut perimeter of area to be demolished, and then break up and remove.

E. Resilient Floor Coverings: Remove floor coverings and adhesive according to recommendations in RFCI's "Recommended Work Practices for the Removal of Resilient Floor Coverings." Do not use methods requiring solvent-based adhesive strippers.

F. Roofing: Remove no more existing roofing than what can be covered in one day by new roofing and so that building interior remains watertight and weathertight. See Section 075323”Ethylene-Propylyne-Diene-Monomer (EPDM) Roofing for new roofing requirements.

1. Remove existing roof membrane, flashings, copings, and roof accessories.
2. Remove existing roofing system down to substrate.

3.7 DISPOSAL OF DEMOLISHED MATERIALS

A. Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction.

1. Do not allow demolished materials to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.

B. Burning: Do not burn demolished materials.

3.8 CLEANING

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

END OF SECTION 024119

SECTION 061000 - ROUGH CARPENTRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:
   1. Rooftop equipment bases and support curbs.
   2. Wood blocking, cants, and nailers.
   3. Plywood backing panels.

B. Related Requirements:
   1. Section 061000 "Rough Carpentry"
   2. Section 075323 “EPDM Roofing”

1.3 DEFINITIONS

A. Exposed Framing: Framing not concealed by other construction.

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

C. Timber: Lumber of 5 inches nominal (114 mm actual) or greater in least dimension.

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

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

1.4 ACTION SUBMITTALS

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

1.5 QUALITY ASSURANCE

A. Testing Agency Qualifications: For testing agency providing classification marking for fire-retardant treated material, an inspection agency acceptable to authorities having jurisdiction that periodically

performs inspections to verify that the material bearing the classification marking is representative of the material tested.

1.6 DELIVERY, STORAGE, AND HANDLING

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

PART 2 - PRODUCTS

2.1 WOOD PRODUCTS, GENERAL

A. Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, provide lumber that complies with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Provide lumber graded by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.

1. Factory mark each piece of lumber with grade stamp of grading agency.
2. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber.
3. Provide dressed lumber, S4S, unless otherwise indicated.

B. Maximum Moisture Content of Lumber: 15 percent unless otherwise indicated.

2.2 WOOD-PRESERVATIVE-TREATED LUMBER

A. Preservative Treatment by Pressure Process: AWPA U1; Use Category UC2 for interior construction not in contact with the ground, Use Category UC3b for exterior construction not in contact with the ground, and Use Category UC4a for items in contact with the ground.

1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.

B. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or that does not comply with requirements for untreated material.

C. Mark lumber with treatment quality mark of an inspection agency approved by the ALSC Board of Review.

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

1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
2. Wood sills, sleepers, blocking, and similar concealed members in contact with masonry or concrete.

2.3 FIRE-RETARDANT-TREATED MATERIALS

A. General: Where fire-retardant-treated materials are indicated, use materials complying with requirements in this article, that are acceptable to authorities having jurisdiction, and with fire-test-response characteristics specified as determined by testing identical products per test method indicated by a qualified testing agency.

B. Fire-Retardant-Treated Lumber and Plywood by Pressure Process: Products with a flame spread index of 25 or less when tested according to ASTM E 84, and with no evidence of significant progressive combustion when the test is extended an additional 20 minutes, and with the flame front not extending more than 10.5 feet (3.2 m) beyond the centerline of the burners at any time during the test.

1. Use treatment that does not promote corrosion of metal fasteners.
2. Interior Type A: Treated materials shall have a moisture content of 28 percent or less when tested according to ASTM D 3201 at 92 percent relative humidity. Use where exterior type is not indicated.

C. Kiln-dry plywood after treatment to a maximum moisture content of 15 percent.

D. Identify fire-retardant-treated wood with appropriate classification marking of qualified testing agency.

E. Application: Treat items indicated on Drawings, and the following:
1. Plywood backing panels.

2.4 MISCELLANEOUS LUMBER

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

1. Blocking.
2. Nailers.
3. Rooftop equipment bases and support curbs.
4. Cants.

B. For items of dimension lumber size, provide Construction or No. 2 grade lumber and the following species:

1. Hem-fir (north); NLGA.
2. Mixed southern pine; SPIB.
3. Spruce-pine-fir; NLGA.
4. Hem-fir; WCLIB or WWPA.
5. Northern species; NLGA.
6. Eastern softwoods; NeLMA.

C. For concealed boards, provide lumber with 15 percent maximum moisture content and the following species and grades:

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

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

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

2.5 PLYWOOD BACKING PANELS

A. Equipment Backing Panels: DOC PS 1, fire-retardant treated, in thickness indicated or, if not indicated, not less than 3/4-inch (19-mm) nominal thickness.

2.6 FASTENERS

A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.

1. Where rough carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners of Type 304 stainless steel.

B. Nails, Brads, and Staples: ASTM F 1667.

C. Power-Driven Fasteners: NES NER-272.

D. Wood Screws: ASME B18.6.1.

E. Lag Bolts: ASME B18.2.1 (ASME B18.2.3.8M).

F. Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 568M, Property Class 4.6); with ASTM A 563 (ASTM A 563M) hex nuts and, where indicated, flat washers.

G. Expansion Anchors: Anchor bolt and sleeve assembly of material indicated below with capability to sustain, without failure, a load equal to six times the load imposed when installed in unit masonry assemblies and equal to four times the load imposed when installed in concrete as determined by testing per ASTM E 488 conducted by a qualified independent testing and inspecting agency.

1. Material: Carbon-steel components, zinc plated to comply with ASTM B 633, Class Fe/Zn 5.
2. Material: Stainless steel with bolts and nuts complying with ASTM F 593 and ASTM F 594, Alloy Group 1 or 2 (ASTM F 738M and ASTM F 836M, Grade A1 or A4).

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

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

B. Install plywood backing panels by fastening to studs; coordinate locations with utilities requiring backing panels. Install fire-retardant treated plywood backing panels with classification marking of testing agency exposed to view.

C. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.

1. Provide metal clips for fastening gypsum board or lath at corners and intersections where framing or blocking does not provide a surface for fastening edges of panels. Space clips not more than 16 inches (406 mm) o.c.

D. Sort and select lumber so that natural characteristics will not interfere with installation or with fastening other materials to lumber. Do not use materials with defects that interfere with function of member or pieces that are too small to use with minimum number of joints or optimum joint arrangement.

E. Comply with AWPA M4 for applying field treatment to cut surfaces of preservative-treated lumber.

1. Use inorganic boron for items that are continuously protected from liquid water.
2. Use copper naphthenate for items not continuously protected from liquid water.

F. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:

1. NES NER-272 for power-driven fasteners.
2. Table 2304.9.1, "Fastening Schedule," in ICC's International Building Code.

G. Use steel common nails unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting wood. Drive nails snug but do not countersink nail heads unless otherwise indicated.

3.2 WOOD BLOCKING, AND NAILER INSTALLATION

A. Install where indicated and where required for attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.

B. Attach items to substrates to support applied loading. Recess bolts and nuts flush with surfaces unless otherwise indicated.

C. Where wood-preservative-treated lumber is installed adjacent to metal decking, install continuous flexible flashing separator between wood and metal decking.

3.3 PROTECTION

A. Protect wood that has been treated with inorganic boron (SBX) from weather. If, despite protection, inorganic boron-treated wood becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.

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

END OF SECTION 061000

SECTION 070150.19 - PREPARATION FOR REROOFING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Full tear-off of roof areas indicated on drawings.
2. Removal of base flashings.

B. Related Requirements:

1. Section 011000 "Summary" for use of the premises and phasing requirements.
2. Section 015000 "Temporary Facilities and Controls" for temporary construction and environmental-protection measures for reroofing preparation.

1.3 UNIT PRICES

A. Work of this Section is affected by insulation removal and replacement unit price.

1.4 DEFINITIONS

A. Roofing Terminology: Definitions in ASTM D 1079 and glossary of NRCA's "The NRCA Roofing and Waterproofing Manual" apply to work of this Section.

B. Roof Re-Cover Preparation: Existing roofing system is to remain and be prepared for new roof installed over it.

C. Full Roof Tear-Off: Removal of existing roofing system from Tectum deck.

1.5 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: Include plans, sections, and details.

C. Temporary Roofing Submittal: Product data and description of temporary roofing system. If temporary roof remains in place, include surface preparation requirements needed to receive permanent roof, and submit a letter from roofing manufacturer, stating acceptance of the temporary roof and that its inclusion does not adversely affect the roofing system's resistance to fire and wind.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer.

1. Include certificate that Installer is approved by warrantor of existing roofing system.
2. Include certificate that Installer is licensed to perform asbestos abatement.

B. Fastener pull-out test report.

C. Photographs or Videotape: Show existing conditions of adjoining construction and site improvements, including exterior and interior finish surfaces, that might be misconstrued as having been damaged by reroofing operations. Submit before Work begins.

D. Landfill Records: Indicate receipt and acceptance of demolished roofing materials and hazardous wastes, such as asbestos-containing materials, by a landfill facility licensed to accept them.

1.7 QUALITY ASSURANCE

A. Installer Qualifications: Approved by warrantor of existing roofing system to work on existing roofing and licensed to perform asbestos abatement in the state or jurisdiction where Project is located.

B. Regulatory Requirements: Comply with governing EPA notification regulations before beginning roofing removal. Comply with hauling and disposal regulations of authorities having jurisdiction.

C. Reroofing Conference: Conduct conference at Project site.

1. Meet with Owner; Architect; Owner's insurer if applicable; testing and inspecting agency representative; roofing system manufacturer's representative; roofing Installer, including project manager, superintendent, and foreman; and installers whose work interfaces with or affects reroofing, including installers of roof deck, roof accessories, and roof-mounted equipment.
2. Review methods and procedures related to roofing system tear-off and replacement, including, but not limited to, the following:

a. Reroofing preparation, including roofing system manufacturer's written instructions.
b. Temporary protection requirements for existing roofing system components that are to remain.
c. Existing roof drains and roof drainage during each stage of reroofing, and roof-drain plugging and plug removal.
d. Construction schedule and availability of materials, Installer's personnel, equipment, and facilities needed to avoid delays.
e. Existing roof deck conditions requiring notification of Architect.
f. Existing roof deck removal procedures and Owner notifications.
g. Condition and acceptance of existing roof deck and base flashing substrate for reuse.
h. Structural loading limitations of roof deck during reroofing.
i. Base flashings, special roofing details, drainage, penetrations, equipment curbs, and condition of other construction that affect reroofing.
j. HVAC shutdown and sealing of air intakes.
k. Shutdown of fire-suppression, -protection, and -alarm and -detection systems.
l. Asbestos removal and discovery of asbestos-containing materials.
m. Governing regulations and requirements for insurance and certificates if applicable.
n. Existing conditions that may require notification of Architect before proceeding.

1.8 FIELD CONDITIONS

A. Existing Roofing System: Gravel surfaced built-up asphalt roofing.

B. Owner will occupy portions of building immediately below reroofing area. Conduct reroofing so Owner's operations are not disrupted. Provide Owner with not less than 72 hours' notice of activities that may affect Owner's operations.

1. Coordinate work activities daily with Owner so Owner can place protective dust and water-leakage covers over sensitive equipment and furnishings, shut down HVAC and fire-alarm or -detection equipment if needed, and evacuate occupants from below work area.
2. Before working over structurally impaired areas of deck, notify Owner to evacuate occupants from below affected area. Verify that occupants below work area have been evacuated before proceeding with work over impaired deck area.

C. Protect building to be reroofed, adjacent buildings, walkways, site improvements, exterior plantings, and landscaping from damage or soiling from reroofing operations.

D. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.

E. Conditions existing at time of inspection for bidding are maintained by Owner as far as practical.

1. A roof moisture survey of existing roofing system is available for Contractor's reference.
2. The results of an analysis of test cores from existing roofing system are available for Contractor's reference.
3. Construction Drawings and Project Manual for existing roofing system are provided for Contractor's convenience and information, but are not a warranty of existing conditions. They are intended to supplement rather than serve in lieu of Contractor's own investigations. Contractor is responsible for conclusions derived from existing documents.

F. Limit construction loads on roof for rooftop equipment wheel loads and for uniformly distributed loads as noted on the structural drawings.

G. Weather Limitations: Proceed with reroofing preparation only when existing and forecasted weather conditions permit Work to proceed without water entering existing roofing system or building.

1. Remove only as much roofing in one day as can be made watertight in the same day.

H. Hazardous Materials: It is not expected that hazardous materials, such as asbestos-containing materials, will be encountered in the Work.

1. Hazardous materials will be removed by Owner before start of the Work. Existing roof will be left no less watertight than before removal.
2. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.

I. Hazardous Materials: A report on the presence of hazardous materials is on file for review and use. Examine report to become aware of locations where hazardous materials are present.

1. Hazardous material remediation is specified elsewhere in the Contract Documents.
2. Do not disturb hazardous materials or items suspected of containing hazardous materials except according to procedures specified elsewhere in the Contract Documents.
3. Coordinate reroofing preparation with hazardous material remediation to prevent water from entering existing roofing system or building.

1.9 WARRANTY

A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during reroofing, by methods and with materials so as not to void existing roofing system warranty. Notify warrantor before proceeding.

1. Notify warrantor of existing roofing system on completion of reroofing, and obtain documentation verifying that existing roofing system has been inspected and warranty remains in effect. Submit documentation at Project closeout.

PART 2 - PRODUCTS

2.1 TEMPORARY PROTECTION MATERIALS

A. Expanded Polystyrene (EPS) Insulation: ASTM C 578.

B. Plywood: DOC PS1, Grade CD Exposure 1.

C. OSB: DOC PS2, Exposure 1.

2.2 TEMPORARY ROOFING MATERIALS

A. Design and selection of materials for temporary roofing are Contractor's responsibilities.

B. Sheathing Paper: Red-rosin type, minimum 3 lb/100 sq. ft. (0.16 kg/sq. m).

C. Base Sheet: ASTM D 4601, Type II, nonperforated, asphalt-impregnated and -coated, glass-fiber sheet.

D. Glass-Fiber Felts: ASTM D 2178, Type IV, asphalt-impregnated, glass-fiber felt.

E. Asphalt Primer: ASTM D 41/D 41M.

F. Roofing Asphalt: ASTM D 312, Type III or IV.

G. Base Sheet Fasteners: Capped head, factory-coated steel fasteners, listed in FM Global's "Approval Guide."

2.3 INFILL AND REPLACEMENT MATERIALS

A. Use infill materials matching new roofing system materials unless otherwise indicated.

1. Infill materials are specified in Section 075323 "Ethylene-Propylene-Diene-Monomer (EPDM) Roofing" unless otherwise indicated.

B. Steel deck is specified in Section 053100 "Steel Decking."

C. Wood blocking, curbs, and nailers are specified in Section 061000 "Rough Carpentry."

D. Plywood Parapet Sheathing: Exterior fire-retardant-treated plywood wall sheathing, complying with Section 061600 "Sheathing."

2.4 RE-COVER BOARDS

A. Re-Cover Board: ASTM C 1177/C 1177M, glass-mat, water-resistant gypsum substrate; 1/2 inch (13 mm) thick, factory primed.

1. Products: Subject to compliance with requirements, provide one of the following:

a. CertainTeed Corporation; GlasRoc Sheathing Type X.
b. Georgia-Pacific Building Products; Dens Deck Prime.
c. National Gypsum Company; Gold Bond eXP Extended Exposure Sheathing.

B. Fasteners: Factory-coated steel fasteners, No. 12 or No. 14, and metal or plastic plates listed in FM Global's "Approval Guide," designed for fastening re-cover boards to deck and acceptable to new roofing system manufacturer.

2.5 AUXILIARY REROOFING MATERIALS

A. General: Use auxiliary reroofing preparation materials recommended by roofing system manufacturer for intended use and compatible with components of existing and new roofing system.

PART 3 - EXECUTION

3.1 PREPARATION

A. Shut off rooftop utilities and service piping before beginning the Work.

B. Test existing roof drains to verify that they are not blocked or restricted. Immediately notify Architect of any blockages or restrictions.

C. Protect existing roofing system that is not to be reroofed.

1. Loosely lay 1-inch- (25-mm-) minimum thick, expanded polystyrene (EPS) insulation over existing roofing in areas indicated. Loosely lay 15/32-inch (12-mm) plywood or OSB panels over EPS. Extend EPS past edges of plywood or OSB panels a minimum of 1 inch (25 mm).
2. Limit traffic and material storage to areas of existing roofing that have been protected.
3. Maintain temporary protection and leave in place until replacement roofing has been completed. Remove temporary protection on completion of reroofing.

D. Coordinate with Owner to shut down air-intake equipment in the vicinity of the Work. Cover air-intake louvers before proceeding with reroofing work that could affect indoor air quality or activate smoke detectors in the ductwork.

E. During removal operations, have sufficient and suitable materials on-site to facilitate rapid installation of temporary protection in the event of unexpected rain.

F. Maintain roof drains in functioning condition to ensure roof drainage at end of each workday. Prevent debris from entering or blocking roof drains and conductors. Use roof-drain plugs specifically designed for this purpose. Remove roof-drain plugs at end of each workday, when no work is taking place, or when rain is forecast.

1. If roof drains are temporarily blocked or unserviceable due to roofing system removal or partial installation of new roofing system, provide alternative drainage method to remove water and

eliminate ponding. Do not permit water to enter into or under existing roofing system components that are to remain.

3.2 ROOF TEAR-OFF

A. General: Notify Owner each day of extent of roof tear-off proposed for that day and obtain authorization to proceed.

B. Remove aggregate ballast from roofing.

C. Remove loose aggregate from aggregate-surfaced built-up bituminous roofing using a power broom.

D. Remove ballast, protection mat, and extruded-polystyrene insulation from protected roofing membrane.

E. Full Roof Tear-Off: Where indicated, remove existing roofing and other roofing system components down to the Tectum deck.

1. Remove roof insulation and cover board.
2. Remove wood blocking, curbs, and nailers.
3. Remove fasteners from deck or cut fasteners off slightly above deck surface.

3.3 DECK PREPARATION

A. Inspect deck after tear-off of roofing system.

B. If broken or loose fasteners that secure deck panels to one another or to structure are observed, or if deck appears or feels inadequately attached, immediately notify Architect. Do not proceed with installation until directed by Architect.

C. If deck surface is unsuitable for receiving new roofing or if structural integrity of deck is suspect, immediately notify Architect. Do not proceed with installation until directed by Architect.

D. Provide additional deck securement as indicated on Drawings.

E. Replace tectum deck as indicated on Drawings.

3.4 INFILL MATERIALS INSTALLATION

A. Immediately after roof tear-off, and inspection and repair, if needed, of deck, fill in tear-off areas to match new roofing system construction.

1. Installation of infill materials is specified in Section 075323 "Ethylene-Propylene-Diene-Monomer (EPDM) Roofing."
2. Installation of wood blocking, curbs, and nailers is specified in Section 061000 "Rough Carpentry."

B. Install new roofing patch over roof infill area. If new roofing is installed the same day tear-off is made, roofing patch is not required.

3.5 BASE FLASHING REMOVAL

A. Remove existing base flashings. Clean substrates of contaminants, such as asphalt, sheet materials, dirt, and debris.

B. Do not damage metal counterflashings that are to remain. Replace metal counterflashings damaged during removal with counterflashings of same metal, weight or thickness.

C. Inspect wood blocking, curbs, and nailers for deterioration and damage. If parapet sheathing, wood blocking, curbs, or nailers have deteriorated, replace to comply with Section 061000 "Rough Carpentry."

3.6 FASTENER PULL-OUT TESTING

A. Perform fastener pull-out tests according to SPRI FX-1, and submit test report to Architect and roofing manufacturer before installing new roofing system.

1. Obtain Architect's and roofing manufacturer's approval to proceed with specified fastening pattern. Architect and Roofing manufacturer may furnish revised fastening pattern commensurate with pull-out test results.

3.7 RE-COVER BOARD INSTALLATION

A. Install re-cover boards over with long joints in continuous straight lines and end joints staggered between rows. Loosely butt re-cover boards together and fasten to deck.

1. Tape joints of re-cover boards if required by roofing manufacturer.

B. Fasten re-cover boards to resist wind-uplift pressure at corners, perimeter, and field of roof specified in Section 075323 "Ethylene-Propylene-Diene-Monomer (EPDM) Roofing."

1. Install additional fasteners near board corners and edges as necessary to conform boards to substrate and to adjacent boards.

3.8 DISPOSAL

A. Collect demolished materials and place in containers. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.

1. Storage or sale of demolished items or materials on-site is not permitted.

B. Transport and legally dispose of demolished materials off Owner's property.

END OF SECTION 070150.19

SECTION 072100 - THERMAL INSULATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. This Section includes the following:

1. Perimeter insulation under slabs-on-grade.
2. Concealed building insulation.
3. Foamed-in-place insulation.
4. Vapor retarders.

B. Related Sections include the following:
1. Division 07 Section “EPDM Roofing" for insulation specified as part of roofing construction.
2. Division 09 Section "Gypsum Board Assemblies" for installation in metal-framed assemblies of insulation specified by referencing this Section.
3. Division 23 Section "HVAC Insulation."

1.3 DEFINITIONS

A. Mineral-Fiber Insulation: Insulation composed of rock-wool fibers, slag-wool fibers, or glass fibers; produced in boards and blanket with latter formed into batts (flat-cut lengths) or rolls.

1.4 PERFORMANCE REQUIREMENTS

A. Plenum Rating: Provide fiber insulation where indicated in ceiling plenums whose test performance is rated as follows for use in plenums as determined by testing identical products per "Erosion Test" and "Mold Growth and Humidity Test" described in UL 181, or on comparable tests from another standard acceptable to authorities having jurisdiction.

1. Erosion Test Results: Insulation shows no visible evidence of cracking, flaking, peeling, or delamination of interior surface of duct assembly, after testing for 4 hours at 2500-fpm (13-m/s) air velocity.
2. Mold Growth and Humidity Test Results: Insulation shows no evidence of mold growth, delamination, or other deterioration due to the effects of high humidity, after inoculation with Chaetomium globosium on all surfaces and storing for 60 days at 100 percent relative humidity in the dark.

1.5 SUBMITTALS

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

1.6 QUALITY ASSURANCE

A. Source Limitations: Obtain each type of building insulation through one source from a single manufacturer.

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.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Protect insulation materials from physical damage and from deterioration by moisture, soiling, and other sources. Store inside and in a dry location. Comply with manufacturer's written instructions for handling, storing, and protecting during installation.

B. Protect plastic insulation as follows:

1. Do not expose to sunlight, except to extent necessary for period of installation and concealment.
2. Protect against ignition at all times. Do not deliver plastic insulating materials to Project site before installation time.
3. Complete installation and concealment of plastic materials as rapidly as possible in each area of construction.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:

1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, products specified.
2. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, manufacturers specified.

2.2 FOAM-PLASTIC BOARD INSULATION

A. Extruded-Polystyrene Board Insulation: ASTM C 578, of type and density indicated below, with maximum flame-spread and smoke-developed indexes of 75 and 450, respectively:

1. Available Manufacturers:

a. DiversiFoam Products.
b. Dow Chemical Company.
c. Owens Corning.
d. Pactiv Building Products Division.

2. Type IV, 1.60 lb/cu. ft. (26 kg/cu. m), unless otherwise indicated.

B. Foil-Faced, Polyisocyanurate Board Insulation: ASTM C 1289, Type I, Class 1 or 2, with maximum flame-spread and smoke-developed indexes of 75 and 450, respectively, based on tests performed on unfaced core on thicknesses up to 4 inches (101 mm).

1. Available Manufacturers:

    a. Dow Chemical Company.
    b. Rmax, Inc.

2.3 GLASS-FIBER BLANKET INSULATION

A. Available Manufacturers:

1. CertainTeed Corporation.
2. Guardian Fiberglass, Inc.
3. Johns Manville.
4. Knauf Fiber Glass.
5. Owens Corning.

B. Unfaced, 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. Where glass-fiber blanket insulation is indicated by the following thicknesses, provide blankets in batt or roll form with thermal resistances indicated:

1. 3-1/2 inches (89 mm) thick with a thermal resistance of 11 deg F x h x sq. ft./Btu at 75 deg F (1.9 K x sq. m/W at 24 deg C).
2. 3-5/8 inches (92 mm) thick with a thermal resistance of 11 deg F x h x sq. ft./Btu at 75 deg F (1.9 K x sq. m/W at 24 deg C).
3. 5-1/2 inches (140 mm) thick with a thermal resistance of 19 deg F x h x sq. ft./Btu at 75 deg F (3.3 K x sq. m/W at 24 deg C).
4. 6-1/2 inches (165 mm) thick with a thermal resistance of 21 deg F x h x sq. ft./Btu at 75 deg F (3.7 K x sq. m/W at 24 deg C).

2.4 FOAMED-IN-PLACE INSULATION

A. Available Manufacturers:

1. Icynene, Inc.
2. Polymaster, Inc.
3. UCSC.

B. Foamed-in-place Insulation: Open-cell polyurethane or polyicynene gas chemically treated for flame-resistance, processing, and handling characteristics.

2.5 VAPOR RETARDERS

A. Polyethylene Vapor Retarders: ASTM D 4397, 6 mils (0.15 mm) thick, with maximum permeance rating of 0.13 perm (7.5 ng/Pa x s x sq. m).

B. Reinforced-Polyethylene Vapor Retarders: 2 outer layers of polyethylene film laminated to an inner reinforcing layer consisting of either nylon cord or polyester scrim and weighing not less than 25 lb/1000 sq. ft. (12 kg/100 sq. m), with maximum permeance rating of 0.0507 perm (2.9 ng/Pa x s x sq. m).

1. Available Products:

    a. Raven Industries Inc.; DURA-SKRIM 6WW.
    b. Reef Industries, Inc.; Griffolyn T-65.

C. Fire-Retardant, Reinforced-Polyethylene Vapor Retarders: 2 outer layers of polyethylene film laminated to an inner reinforcing layer consisting of either nonwoven grid of nylon cord or polyester scrim and weighing not less than 22 lb/1000 sq. ft. (10 kg/100 sq. m), with maximum permeance rating of 0.1317 perm (7.56 ng/Pa x s x sq. m) and with flame-spread and smoke-developed indexes of not more than 5 and 60, respectively.

1. Available Products:

    a. Raven Industries Inc.; DURA-SKRIM 2FR.
    b. Reef Industries, Inc.; Griffolyn T-55 FR.

D. Foil-Polyester-Film Vapor Retarders: 2 layers of 0.5-mil- (0.013-mm-) thick polyester film laminated to an inner layer of 1-mil- (0.025-mm-) thick aluminum foil, with maximum water-vapor transmission rate in flat condition of 0.0 g/h x sq. m and with maximum flame-spread and smoke-developed indexes of 5.

1. Product: Subject to compliance with requirements, provide "Zero Perm" by Alumiseal Corporation.

E. Vapor-Retarder Tape: Pressure-sensitive tape of type recommended by vapor-retarder manufacturer for sealing joints and penetrations in vapor retarder.

F. Vapor-Retarder Fasteners: Pancake-head, self-tapping steel drill screws; with fender washers.

G. Single-Component Nonsag Urethane Sealant: ASTM C 920, Type I, Grade NS, Class 25, Use NT related to exposure, and Use O related to vapor-barrier-related substrates.

H. Adhesive for Vapor Retarders: Product recommended by vapor-retarder manufacturer and with demonstrated capability to bond vapor retarders securely to substrates indicated.

2.6 AUXILIARY INSULATING MATERIALS

A. Vapor-Retarder Tape: Pressure-sensitive tape of type recommended by insulation manufacturers for sealing joints and penetrations in vapor-retarder facings.

B. Adhesive for Bonding Insulation: Product with demonstrated capability to bond insulation securely to substrates indicated without damaging insulation and substrates.

2.7 INSULATION FASTENERS

A. Adhesively Attached, Spindle-Type Anchors: Plate welded to projecting spindle; capable of holding insulation of thickness indicated securely in position indicated with self-locking washer in place; and complying with the following requirements:

1. Available Products:

    a. AGM Industries, Inc.; Series T TACTOO Insul-Hangers.
    b. Eckel Industries of Canada; Stic-Klip Type N Fasteners.
    c. Gemco; Spindle Type.

2. Plate: Perforated galvanized carbon-steel sheet, 0.030 inch (0.762 mm) thick by 2 inches (50 mm) square.
3. Spindle: Copper-coated, low carbon steel; fully annealed; 0.105 inch (2.67 mm) in diameter; length to suit depth of insulation indicated.

B. Adhesively Attached, Angle-Shaped, Spindle-Type Anchors: Angle welded to projecting spindle; capable of holding insulation of thickness indicated securely in position indicated with self-locking washer in place; and complying with the following requirements:

1. Available Products:

    a. Gemco; 90-Degree Insulation Hangers.

2. Angle: Formed from 0.030-inch- (0.762-mm-) thick, perforated, galvanized carbon-steel sheet with each leg 2 inches (50 mm) square.
3. Spindle: Copper-coated, low carbon steel; fully annealed; 0.105 inch (2.67 mm) in diameter; length to suit depth of insulation indicated.

C. Insulation-Retaining Washers: Self-locking washers formed from 0.016-inch- (0.41-mm-) thick galvanized steel sheet, with beveled edge for increased stiffness, sized as required to hold insulation securely in place, but not less than 1-1/2 inches (38 mm) square or in diameter.

1. Available Products:

    a. AGM Industries, Inc.; RC150.
    b. AGM Industries, Inc.; SC150.
    c. Gemco; Dome-Cap.
    d. Gemco; R-150.
    e. Gemco; S-150.

2. Protect ends with capped self-locking washers incorporating a spring steel insert to ensure permanent retention of cap in the following locations:

    a. Ceiling plenums.
    b. Attic spaces.
    c. Where indicated.

D. Insulation Standoff: Spacer fabricated from galvanized mild-steel sheet for fitting over spindle of insulation anchor to maintain air space of 1 inch (25 mm) between face of insulation and substrate to which anchor is attached.

1. Available Products:

    a. Gemco; Clutch Clip.

E. Anchor Adhesive: Product with demonstrated capability to bond insulation anchors securely to substrates indicated without damaging insulation, fasteners, and substrates.

1. Available Products:

    a. AGM Industries, Inc.; TACTOO Adhesive.
    b. Eckel Industries of Canada; Stic-Klip Type S Adhesive.
    c. Gemco; Tuff Bond Hanger Adhesive.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Installer present, for compliance with requirements of Sections in which substrates and related work are specified and for other conditions affecting performance.

1. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

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

3.3 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.

3.4 INSTALLATION OF UNDER-SLAB INSULATION

A. On horizontal surfaces, loosely lay insulation units according to manufacturer's written instructions. Stagger end joints and tightly abut insulation units.

B. Protect top surface of horizontal insulation from damage during concrete work by applying protection course with joints butted.

3.5 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. Seal joints between foam-plastic insulation units by applying adhesive, mastic, or sealant to edges of each unit to form a tight seal as units are shoved into place. Fill voids in completed installation with adhesive, mastic, or sealant as recommended by insulation manufacturer.

C. Set vapor-retarder-faced units with vapor retarder in location indicated of construction, unless otherwise indicated.

1. Tape joints and ruptures in vapor retarder, and seal each continuous area of insulation to surrounding construction to ensure airtight installation.

D. Install mineral-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. Install eave ventilation troughs between roof framing members in insulated attic spaces at vented eaves.
5. For metal-framed wall cavities where cavity heights exceed 96 inches (2438 mm), support unfaced blankets mechanically and support faced blankets by taping flanges of insulation to flanges of metal studs.
6. For wood-framed construction, install mineral-fiber blankets according to ASTM C 1320 and as follows:

E. Install board insulation on concrete substrates by adhesively attached, spindle-type insulation anchors as follows:

1. Fasten insulation anchors to concrete substrates with insulation anchor adhesive according to anchor manufacturer's written instructions. Space anchors according to insulation manufacturer's written instructions for insulation type, thickness, and application indicated.
2. Apply insulation standoffs to each spindle to create cavity width indicated between concrete substrate and insulation.
3. After adhesive has dried, install board insulation by pressing insulation into position over spindles and securing it tightly in place with insulation-retaining washers, taking care not to compress insulation below indicated thickness.
4. Where insulation will not be covered by other building materials, apply capped washers to tips of spindles.

F. Install board insulation in curtain-wall construction where indicated on Drawings according to curtain-wall manufacturer's written instructions.

1. Retain insulation in place by metal clips and straps or integral pockets within window frames, spaced at intervals recommended in writing by insulation manufacturer to hold insulation securely in place without touching spandrel glass. Maintain cavity width of dimension indicated between insulation and glass.
2. Install insulation where it contacts perimeter fire-containment system to prevent insulation from bowing under pressure from perimeter fire-containment system.

G. Apply self-supported, spray-applied cellulosic insulation according to manufacturer's written instructions. Do not apply insulation until installation of pipes, ducts, conduits, wiring, and electrical outlets in walls is completed and windows, electrical boxes, and other items not indicated to receive insulation are masked. After insulation is applied, make it flush with face of studs by using method recommended by insulation manufacturer.

3.6 INSTALLATION OF RADIANT BARRIERS

A. Install interior radiation control coating system according to ASTM C 1321.

B. Install sheet radiant barriers in locations indicated according to ASTM C 1158.

3.7 INSTALLATION OF VAPOR RETARDERS

A. General: Extend vapor retarder to extremities of areas to be protected from vapor transmission. Secure in place with adhesives or other anchorage system as indicated. Extend vapor retarder to cover miscellaneous voids in insulated substrates, including those filled with loose-fiber insulation.

B. Before installing vapor retarder, apply urethane sealant to flanges of metal framing including runner tracks, metal studs, and framing around door and window openings. Seal overlapping joints in vapor retarders with vapor-retarder tape according to vapor-retarder manufacturer's written instructions. Seal butt joints with vapor-retarder tape. Locate all joints over framing members or other solid substrates.

C. Firmly attach vapor retarders to metal framing and solid substrates with vapor-retarder fasteners as recommended by vapor-retarder manufacturer.

D. Seal joints caused by pipes, conduits, electrical boxes, and similar items penetrating vapor retarders with vapor-retarder tape to create an airtight seal between penetrating objects and vapor retarder.

E. Repair tears or punctures in vapor retarders immediately before concealment by other work. Cover with vapor-retarder tape or another layer of vapor retarder.

3.8 PROTECTION

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

END OF SECTION 072100

SECTION 075323 - ETHYLENE-PROPYLENE-DIENE-MONOMER (EPDM) ROOFING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Adhered ethylene-propylene-diene-monomer (EPDM) roofing system.
2. Roof insulation.

B. Section includes the installation of insulation strips in ribs of roof deck. Insulation strips are furnished under Section 053100 "Steel Decking."

C. Related Requirements:

1. Section 061000 "Rough Carpentry" for wood nailers, curbs, and blocking.
2. Section 070150.19 "Preparation for Re-Roofing".
3. Section 072100 "Thermal Insulation" for insulation beneath the roof deck.
4. Section 076200 "Sheet Metal Flashing and Trim" for metal roof flashings and counterflashings.
5. Section 079200 "Joint Sealants" for joint sealants, joint fillers, and joint preparation.

1.3 DEFINITIONS

A. Roofing Terminology: Definitions in ASTM D 1079 and glossary of NRCA's "The NRCA Roofing and Waterproofing Manual" apply to work of this Section.

1.4 PREINSTALLATION MEETINGS

A. Preinstallation Roofing Conference: Conduct conference at Project site.

1. Meet with Owner, Architect, Owner's insurer if applicable, testing and inspecting agency representative, roofing Installer, roofing system manufacturer's representative, deck Installer, and installers whose work interfaces with or affects roofing, including installers of roof accessories and roof-mounted equipment.
2. Review methods and procedures related to roofing installation, including manufacturer's written instructions.
3. Review and finalize construction schedule, and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
4. Examine deck substrate conditions and finishes for compliance with requirements, including flatness and fastening.
5. Review structural loading limitations of roof deck during and after roofing.
6. Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that affects roofing system.

7. Review governing regulations and requirements for insurance and certificates if applicable.
8. Review temporary protection requirements for roofing system during and after installation.
9. Review roof observation and repair procedures after roofing installation.

1.5 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: For roofing system. Include plans, elevations, sections, details, and attachments to other work, including:

1. Base flashings and membrane terminations.
2. Tapered insulation, including slopes.
3. Roof plan showing orientation of steel roof deck and orientation of roofing and fastening spacings and patterns for mechanically fastened roofing.
4. Insulation fastening patterns for corner, perimeter, and field-of-roof locations.

C. Samples for Verification: For the following products:

1. Sheet roofing, of color required.
2. Walkway pads or rolls, of color required.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer and manufacturer.

B. Manufacturer Certificates: Signed by roofing manufacturer certifying that roofing system complies with requirements specified in "Performance Requirements" Article.

1. Submit evidence of complying with performance requirements.

C. Product Test Reports: For components of roofing system, tests performed by manufacturer and witnessed by a qualified testing agency.

D. Research/Evaluation Reports: For components of roofing system, from ICC-ES.

E. Field quality-control reports.

F. Sample Warranties: For manufacturer's special warranties.

1.7 CLOSEOUT SUBMITTALS

A. Maintenance Data: For roofing system to include in maintenance manuals.

1.8 QUALITY ASSURANCE

A. Installer Qualifications: A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's special warranty.

1.9 DELIVERY, STORAGE, AND HANDLING

A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, approval or listing agency markings, and directions for storing and mixing with other components.

B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.

1. Discard and legally dispose of liquid material that cannot be applied within its stated shelf life.

C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation.

D. Handle and store roofing materials, and place equipment in a manner to avoid permanent deflection of deck.

1.10 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed according to manufacturer's written instructions and warranty requirements.

1.11 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within specified warranty period.

1. Special warranty includes membrane roofing, base flashings, roof insulation, fasteners, roofing accessories, and other components of roofing system.
2. Warranty Period: 20 years from date of Substantial Completion.

B. Special Project Warranty: Submit roofing Installer's warranty, on warranty form at end of this Section, signed by Installer, covering Work of this Section, including all components of roofing system such as membrane roofing, base flashing, roof insulation, fasteners, roof pavers, and walkway products, for the following warranty period:

1. Warranty Period: Two years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations: Obtain components including roof insulation fasteners for roofing system from same manufacturer as membrane roofing or manufacturer approved by membrane roofing manufacturer.

2.2 PERFORMANCE REQUIREMENTS

A. General Performance: Installed roofing and base flashings shall withstand specified uplift pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Roofing and base flashings shall remain watertight.

1. Accelerated Weathering: Roofing system shall withstand 2000 hours of exposure when tested according to ASTM G 152, ASTM G 154, or ASTM G 155.
2. Impact Resistance: Roofing system shall resist impact damage when tested according to ASTM D 3746 or ASTM D 4272.

B. Material Compatibility: Roofing materials shall be compatible with one another and adjacent materials under conditions of service and application required, as demonstrated by roofing manufacturer based on testing and field experience.
1.

C. FM Global Listing: Roofing, base flashings, and component materials shall comply with requirements in FM Global 4450 or FM Global 4470 as part of a roofing system, and shall be listed in FM Global's "RoofNav" for Class 1 or noncombustible construction, as applicable. Identify materials with FM Global markings.

1. Fire/Windstorm Classification: Class 1A-90.
2. Hail-Resistance Rating: SH.

D. Energy Star Listing: Roofing system shall be listed on the DOE's ENERGY STAR "Roof Products Qualified Product List" for low-slope roof products.

2.3 EPDM ROOFING

A. EPDM: ASTM D 4637, Type I, nonreinforced, uniform, flexible EPDM sheet.

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

a. Carlisle SynTec Incorporated.
b. Firestone Building Products.
c. Johns Manville.

2. Thickness: 60 mils (1.5 mm), nominal.
3. Exposed Face Color: White on black.

2.4 AUXILIARY ROOFING MATERIALS

A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with roofing.

1. Liquid-type auxiliary materials shall comply with VOC limits of authorities having jurisdiction.

B. Sheet Flashing: 60-mil- (1.5-mm-) thick EPDM, partially cured or cured, according to application.

C. Protection Sheet: Epichlorohydrin or neoprene nonreinforced flexible sheet, 55- to 60-mil- (1.4- to 1.5-mm-) thick, recommended by EPDM manufacturer for resistance to hydrocarbons, non-aromatic solvents, grease, and oil.

D. Bonding Adhesive: Manufacturer's standard, water based.

E. Seaming Material: Manufacturer's standard, synthetic-rubber polymer primer and 3-inch- (75-mm-) wide minimum, butyl splice tape with release film.

F. Lap Sealant: Manufacturer's standard, single-component sealant, colored to match membrane roofing.

G. Water Cutoff Mastic: Manufacturer's standard butyl mastic sealant.

H. Metal Termination Bars: Manufacturer's standard, predrilled stainless-steel or aluminum bars, approximately 1 by 1/8 inch (25 by 3 mm) thick; with anchors.

I. Metal Battens: Manufacturer's standard, aluminum-zinc-alloy-coated or zinc-coated steel sheet, approximately 1 inch wide by 0.05 inch thick (25 mm wide by 1.3 mm thick), prepunched.

J. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Global 4470, designed for fastening membrane to wood blocking substrate, and acceptable to roofing system manufacturer.

K. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, molded pipe boot flashings, preformed inside and outside corner sheet flashings, reinforced EPDM securement strips, T-joint covers, in-seam sealants, termination reglets, cover strips, and other accessories.

1. Provide white flashing accessories for white EPDM membrane roofing.

2.5 ROOF INSULATION

A. General: Preformed roof insulation boards manufactured or approved by EPDM roofing manufacturer, selected from manufacturer's standard sizes suitable for application, of thicknesses indicated on drawings and that produce FM Global-approved roof insulation.

B. Polyisocyanurate Board Insulation: ASTM C 1289, Type II, Class 1, Grade 2, felt or glass-fiber mat facer on both major surfaces.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   a. Carlisle SynTec Incorporated.
   b. Firestone Building Products.
   c. Johns Manville.

C. Tapered Insulation: Provide factory-tapered insulation boards fabricated to slope of 1/4 inch per 12 inches (1:48), unless otherwise indicated on drawings.

D. Provide preformed saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Fabricate to slope 2 times greater than slope of roof insulation boards.

2.6 INSULATION ACCESSORIES

A. General: Roof insulation accessories recommended by insulation manufacturer for intended use and compatibility with roofing.

B. Fasteners for Cementitious Wood Fiber Roof Deck: Glass-filled nylon auger fastener with a 1-in. head and tabs that lock the plate to the head of the fastener and 3 inch diameter steel plates complying with corrosion-resistance provisions in FM Global 4470, designed for fastening roof insulation to cementitious wood fiber roof deck board substrate, and acceptable to roofing system manufacturer.

C. Fasteners for Steel & Wood Roof Decks: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Global 4470, designed for fastening roof insulation to substrate, and acceptable to roofing system manufacturer.

2.7 WALKWAYS

A. Flexible Walkways: Factory-formed, nonporous, heavy-duty, solid-rubber, slip-resisting, surface-textured walkway pads, approximately 3/16 inch (5 mm) thick and acceptable to roofing system manufacturer.

PART 3 - EXECUTION

3.1 EXAMINATION

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

1. Verify that roof openings and penetrations are in place, curbs are set and braced, and roof-drain bodies are securely clamped in place.
2. Verify that wood blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.
3. Verify that surface plane flatness and fastening of steel roof deck complies with requirements in Section 053100 "Steel Decking."

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing installation according to roofing system manufacturer's written instructions. Remove sharp projections.

B. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction. Remove roof-drain plugs when no work is taking place or when rain is forecast.

C. Install insulation strips according to acoustical roof deck manufacturer's written instructions.

3.3 ROOFING INSTALLATION, GENERAL

A. Install roofing system according to roofing system manufacturer's written instructions.

B. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at the end of the workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.

3.4 INSULATION INSTALLATION

A. Coordinate installing roofing system components so insulation is not exposed to precipitation or left exposed at the end of the workday.

B. Comply with roofing system and insulation manufacturer's written instructions for installing roof insulation.

C. Install tapered insulation under area of roofing to conform to slopes indicated.

D. Install insulation under area of roofing to achieve required thickness. Where overall insulation thickness is 2.7 inches (68 mm) or greater, install two or more layers with joints of each succeeding layer staggered from joints of previous layer a minimum of 6 inches (150 mm) in each direction.

1. Where installing composite and noncomposite insulation in two or more layers, install noncomposite board insulation for bottom layer and intermediate layers, if applicable, and install composite board insulation for top layer.

E. Trim surface of insulation where necessary at roof drains so completed surface is flush and does not restrict flow of water.

F. Install insulation with long joints of insulation in a continuous straight line with end joints staggered between rows, abutting edges and ends between boards. Fill gaps exceeding 1/4 inch (6 mm) with insulation.

1. Cut and fit insulation within 1/4 inch (6 mm) of nailers, projections, and penetrations.

G. Mechanically Fastened Insulation: Install first layer of insulation to deck using mechanical fasteners specifically designed and sized for fastening specified board-type roof insulation to deck type.
1. Fasten each layer of insulation to resist uplift pressure at corners, perimeter, and field of roof.

3.5 ADHERED MEMBRANE ROOFING INSTALLATION

A. Adhere roofing over area to receive roofing according to membrane roofing system manufacturer's written instructions. Unroll membrane roofing and allow to relax before installing.

B. Start installation of roofing in presence of roofing system manufacturer's technical personnel.

C. Accurately align roofing, and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.

D. Bonding Adhesive: Apply to substrate and underside of roofing at rate required by manufacturer, and allow to partially dry before installing roofing. Do not apply to splice area of roofing.

E. In addition to adhering, mechanically fasten roofing securely at terminations, penetrations, and perimeters.

F. Apply roofing with side laps shingled with slope of roof deck where possible.

G. Tape Seam Installation: Clean and prime both faces of splice areas, apply splice tape, and firmly roll side and end laps of overlapping roofing according to manufacturer's written instructions to ensure a watertight seam installation. Apply lap sealant and seal exposed edges of roofing terminations.

H. Repair tears, voids, and lapped seams in roofing that do not comply with requirements.

I. Spread sealant or mastic bed over deck-drain flange at roof drains, and securely seal membrane roofing in place with clamping ring.

J. Adhere protection sheet over membrane roofing at locations indicated.

3.6 BASE FLASHING INSTALLATION

A. Install sheet flashings and preformed flashing accessories, and adhere to substrates according to roofing system manufacturer's written instructions.

B. Apply bonding adhesive to substrate and underside of sheet flashing at required rate, and allow to partially dry. Do not apply to seam area of flashing.

C. Flash penetrations and field-formed inside and outside corners with cured or uncured sheet flashing.

D. Clean splice areas, apply splicing cement, and firmly roll side and end laps of overlapping sheets to ensure a watertight seam installation. Apply lap sealant and seal exposed edges of sheet flashing terminations.

E. Terminate and seal top of sheet flashings and mechanically anchor to substrate through termination bars.

3.7 WALKWAY INSTALLATION

A. Flexible Walkways: Install walkway products in locations indicated. Adhere walkway products to substrate with compatible adhesive according to roofing system manufacturer's written instructions.

3.8 FIELD QUALITY CONTROL

A. Testing Agency: Owner will engage a qualified testing agency to inspect substrate conditions, surface preparation, membrane application, flashings, protection, and drainage components, and to furnish reports to Architect.

3.9 PROTECTING AND CLEANING

A. Protect membrane roofing system from damage and wear during remainder of construction period. When remaining construction does not affect or endanger roofing, inspect roofing for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.

B. Correct deficiencies in or remove membrane roofing system that does not comply with requirements, repair substrates, and repair or reinstall membrane roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.

C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

3.10 ROOFING INSTALLER'S WARRANTY

A. WHEREAS _____ of _____, herein called the "Roofing Installer," has performed roofing and associated work ("work") on the following project:

1. Owner: Red Clay Consolidated School District
2. Address: 1502 Spruce Avenue, Wilmington, DE 19805
3. Building Name/Type: William F. Cooke, Jr. Elementary School
4. Address: 2025 Graves Road, Hockessin, DE 19707
5. Area of Work: Roof
6. Acceptance Date: _____.
7. Warranty Period: 20 Years
8. Expiration Date: _____.

B. AND WHEREAS Roofing Installer has contracted (either directly with Owner or indirectly as a subcontractor) to warrant said work against leaks and faulty or defective materials and workmanship for designated Warranty Period,

C. NOW THEREFORE Roofing Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period he will, at his own cost and expense, make or cause to be made such repairs to or replacements of said work as are necessary to correct faulty and defective work and as are necessary to maintain said work in a watertight condition.

D. This Warranty is made subject to the following terms and conditions:

1. Specifically excluded from this Warranty are damages to work and other parts of the building, and to building contents, caused by:

    a. lightning;
    b. peak gust wind speed exceeding 100 mph.
    c. fire;
    d. failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition;
    e. faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work;
    f. vapor condensation on bottom of roofing; and
    g. activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.

2. When work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Roofing Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.
3. Roofing Installer is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of work.
4. During Warranty Period, if Owner allows alteration of work by anyone other than Roofing Installer, including cutting, patching, and maintenance in connection with penetrations, attachment of other work, and positioning of anything on roof, this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Roofing Installer to perform said alterations, Warranty shall not become null and void unless Roofing Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.
5. During Warranty Period, if original use of roof is changed and it becomes used for, but was not originally specified for, a promenade, work deck, spray-cooled surface, flooded basin, or other use

or service more severe than originally specified, this Warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty.

6. Owner shall promptly notify Roofing Installer of observed, known, or suspected leaks, defects, or deterioration and shall afford reasonable opportunity for Roofing Installer to inspect work and to examine evidence of such leaks, defects, or deterioration.
7. This Warranty is recognized to be the only warranty of Roofing Installer on said work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of roofing failure. Specifically, this Warranty shall not operate to relieve Roofing Installer of responsibility for performance of original work according to requirements of the Contract Documents, regardless of whether Contract was a contract directly with Owner or a subcontract with Owner's General Contractor.

E. IN WITNESS THEREOF, this instrument has been duly executed this _____ day of _____, _____.

1. Authorized Signature: _____.
2. Name: _____.
3. Title: _____.

END OF SECTION 075323

SECTION 076200 - FLASHING AND SHEET METAL

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Provide all labor, equipment, and materials fabricate and install the following.

1. Fascia, scuppers, and trim.
2. Counterflashings over bituminous base flashing.
3. Counterflashings for roof accessories.
4. Counterflashings at roof mounted equipment and vent stacks.
5. Base flashing coverings.
7. Gutters, scuppers and down spouts.
8. Counterflashings at walls and penetrations.
9. Lead flashing for bituminous membranes.
10. Other components.

B. RELATED SECTIONS

1. Section 061000 - Rough Carpentry
4. Section 077200 - Roof Accessories
5. Section 079200 - Joint Sealants

1.3 REFERENCES

ASTM A-446	Specification for steel sheet
ASTM B-209	Specification for aluminum sheet
ASTM B-221	Specification for aluminum extruded shape
FS QQ-L-201	Specification for Lead Sheet
ASTM A792	Steel Sheet, Aluminum-Zinc Alloy-Coated, by the Hot-Dip Process
ASTM B32	Solder Metal
ASTM B209	Aluminum and Alloy Sheet and Plate
ASTM B486	Paste Solder
ASTM D226	Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing
ASTM D486	Asphalt Roof Cement, Asbestos-free
FS O-F-506	Flux, Soldering, Paste and Liquid
WH	Warnock Hersey International, Inc. Middleton, WI.
FM	Loss Prevention Data Sheet
NRCA	National Roofing Contractors Association - Roofing Manual
SMACNA	Architectural Sheet Metal Manual

1.4 SUBMITTALS

A. Submit under provisions of all technical performance criteria set forth in the specifications.

B. Product Data: Provide manufacturer's specification data sheets for each product.

C. Provide approval letters from metal manufacturer for use of their metal within this particular roofing system type.

D. Submit two samples, 12 x 12 inch in size illustrating typical external corner, internal corner, valley, junction to vertical dissimilar surface, material and finish.

E. Shop Drawings

1. For manufactured and shop fabricated gravel stops, fascia, scuppers, and all other sheet metal fabrications.
2. Shop drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, flashing, termination's, and installation details.
3. Indicate type, gauge and finish of metal.

F. Certification

1. Submit roof manufacturer's certification that metal fasteners furnished are acceptable to roof manufacturer.
2. Submit roof manufacturer's certification that metal furnished is acceptable to roofing manufacturer as a component of roofing system and is eligible for roof manufacturer's system warranty.
3. Submit certification that metal and fastening system furnished is Tested and Approved by Factory Mutual for I-90 Wind Up-Lift Requirements.

G. Manufacturer's Product Data

1. Metal material characteristics and installation recommendations.
2. Submit color chart prior to material ordering and/or fabrication so that equivalent colors to those specified can be approved.

1.5 QUALITY CONTROL

A. Reference Standards

1. Comply with details and recommendations of SMACNA for methods of joining, anchorage, provisions for expansion, etc.
2. Factory Mutual Loss Prevention Data Sheet 1-49 windstorm resistance 1-90.

B. Manufacturer's Warranty

1. Pre-finished metal material shall require a written 30-year non-prorated warranty covering fade, chalking and film integrity. The material shall not show a color change greater than 5 NBS color units per ASTM D-2244 or chalking excess of 8 units per ASTM D-659. If either occurs material shall be replaced per warranty, at no cost to the Owner.

C. Contractor's Warranty

1. The Contractor shall provide the Owner with a notarized written warranty assuring that all sheet metal work including caulking and fasteners to be watertight and secure for a period of two years from the date of final acceptance of the building. Warranty shall include all materials and workmanship required to repair any leaks that develop, and make good any damage to other work or equipment caused by such leaks or the repairs thereof.

1.6 QUALIFICATIONS

A. Fabricator and Installer: Company specializing in sheet metal flashing work with 5 years experience.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials in manufacturer's original, unopened containers or packages with labels intact and legible.

B. Stack pre-formed and pre-finished material to prevent twisting, bending, or abrasion, and to provide ventilation. Slope metal sheets to ensure drainage.

C. Prevent contact with materials which may cause discoloration or staining.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Metal system is to be comprised of minimum Aluminum or Galvalume steel, coated on both sides with an epoxy primer and on the weathering surface with a polyvinylidene fluoride or siliconized polyester baked organic coated finish.

1. Materials

a. Aluminum-Zinc alloy Coated Steel

Aluminum-zinc alloy (galvalume) coated steel, ASTM A792, coating designation AZ-50, in thickness of .24 gauge; 36" to 48" by coil length, chemically treated, commercial or lock-forming quality.

2. Finish

a. Exposed Finishes: Apply the following coil coating, as specified or indicated on Drawings.

1) High-Performance Organic Finish: Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

a) Fluoropolymer Two-Coat System: Manufacturer's standard two-coat, thermocured system consisting of specially formulated inhibitive primer and fluoropolymer color topcoat containing with a minimum total dry film thickness of 0.9 mil; not less than 70 percent polyvinylidene fluoride resin.

b) Custom color as selected by Architect.

b. Concealed Finish: Apply pretreatment and manufacturer's standard white or light-colored acrylic or polyester backer finish, consisting of prime coat and wash coat with a minimum total dry film thickness of 0.5 mil.

B. Miscellaneous Metals and Flashings:

1. Zinc-Coated Steel Sheet: ASTM A526, 0.20% copper, 26 gage (0.0179"); designation G90 hot-dip galvanized, mill phosphatized.

2. Stainless Steel Sheet: Type 302/304, ASTM A167, 28 gage, (0.015"), annealed except dead soft where fully concealed by other work, 2D (dull) finish.
3. Copper Sheet: ASTM B370, 16 oz. (0.0216), temper HOO (cold-rolled).
4. Lead-Coated Copper Sheet: ASTM B101. Type I, Class A (12-15 1 lb. of lead coating per 100 sq. ft.), 17.1 oz. (0.022").
5. Zinc Alloy Sheet: Zinc with 0.6% copper and 0.14% titanium; 0.27" thick (21 gauge); standard (soft) temper, mil finish.

2.2 RELATED MATERIALS

A. Metal Primer: Zinc chromate type.

B. Plastic Cement: ASTM D 4586

C. Sealant: Specified in Section 07900 or on drawings.

D. Lead: Meets Federal Specification QQ-L-201, Grade B, four pounds per square foot.

E. Solder: ANSI/ASTM B32; 95/05 type.

F. Flux: FS O-F-506.

G. Underlayment: ASTM D2178, No15 asphalt saturated roofing felt.

H. Slip Sheet: Rosin sized building paper.

I. Fasteners:

1. Corrosion resistant screw fastener as recommended by metal manufacturer. Finish exposed fasteners same as flashing metal.
2. Fastening shall conform to Factory Mutual I-90 requirements or as stated on section details, whichever is more stringent.

J. Termination Bars:

1. Shall be aluminum unless otherwise recommended by membrane manufacturers.
2. Material shall be .125” x 1” (minimum) aluminum conforming to ASTM B-221, mill finish. Bar shall have caulk cup as required.

K. Gutter and Downspout Anchorage Devices: Type recommended by fabricator.

PART 3 - EXECUTION

3.1 PROTECTION

A. Protect contact areas of dissimilar metals with heavy asphalt or other approved coating, specifically made to stop electrolytic action.

3.2 GENERAL

A. Install work watertight, without waves, warps, buckles, fastening stress, or distortion, allowing for expansion and contraction.

B. Fastening of metal to walls and wood blocking shall comply with SMACNA Architectural Sheet Metal Manual, Factory Mutual I-90 wind uplift specifications and/or manufacturer's recommendations whichever is of the highest standard.

C. All accessories or other items essential to the completeness of sheet metal installation, whether specifically indicated or not, shall be provided and of the same material as item to which applied.

D. Metal fascia and copings shall be secured to wood nailers at the bottom edge with a continuous cleat. Cleats shall be at least one gauge heavier than the metal it secures.

3.3 INSPECTION

A. Verify roof openings, curbs, pipes, sleeves, ducts, or vents through roof are solidly set, cant strips and reglets are in place, and nailing strips located.

B. Verify membrane termination and base flashings are in place, sealed, and secure.

C. Beginning of installation means acceptance of existing conditions.

D. Field measure site conditions prior to fabricating work.

3.4 MANUFACTURED SHEET METAL SYSTEMS

A. Installing Contractor shall be responsible for determining if the sheet metal systems are in general conformance with roof manufacturer's recommendations.

B. Furnish and install manufactured sheet metal systems in strict accordance with manufacturer's printed instructions.

C. Provide all factory-fabricated accessories including, but not limited to, fascia extenders, miters, scuppers, joint covers, etc.

3.5 SHOP FABRICATED SHEET METAL

A. Installing Contractor shall be responsible for determining if the sheet metal systems are in general conformance with roof manufacturer's recommendations.

B. Metal work shall be shop fabricated to configurations and forms in accordance with recognized sheet metal practices.

C. Hem exposed edges.

D. Angle bottom edges of exposed vertical surfaces to form drip.

E. All corners for sheet metal shall be lapped with adjoining pieces fastened and set in sealant.

F. Joints for gravel stop fascia system, cap flashing, and surface-mount counterflashing shall be formed with a 1/4” opening between sections. The opening shall be covered by a cover plate or backed by an internal drainage plate formed to the profile of fascia piece. The cover plate shall be

embedded in mastic, fastened through the opening between the sections and loose locked to the drip edges.

G. Install sheet metal to comply with Architectural Sheet Metal manual, Sheet Metal and Air Conditioning Contractor's National Associations, Inc.

3.6 FLASHING MEMBRANE INSTALLATION

A. SURFACE MOUNTED COUNTERFLASHING

1. Counterflashing shall be provided with watertight accessories such as miters, transitions, end caps, etc. and finished to match counterflashing.
2. Accessories: Joint covers, corners, fasteners, strip flashing at joinings, fastening, and other accessories shall be included.
3. Apply butyl tape to wall behind flashing. Secure termination bar through flashing butyl tape and into wall.
4. Secure new counterflashing set on a butyl tape above flashing 8" O.C., caulk top of counterflashing.

B. REGLET MOUNTED COUNTERFLASHING

1. Reglet shall be provided with watertight accessories such as miters, transitions, end caps, etc. and finished to match.
2. Accessories: Joint covers, corners, fasteners, strip flashing at joinings, fastening, and other accessories shall be included.
3. Cut reglet in masonry one joint above flashing.
4. Apply butyl tape to wall behind flashing. Secure termination bar through flashing butyl tape and into wall.
5. Secure reglet counterflashing with expansion fasteners and caulk reglet opening.

C. ROOF DRAIN

1. Prime lead/copper at a rate of 100 square feet per gallon and allow to dry.
2. Set lead/copper flashing (30" square minimum) in a 1/4" bed of mastic.
3. Install clamping ring and strainer assure all plies are under the clamping ring.

D. PLUMBING STACK

1. Prime flange and sleeve at a rate of 100 square feet per gallon and allow to dry.
2. Install properly sized sleeves in a 1/4" bed of elastomeric sealant.
3. Turn sleeve a minimum of 1" down inside of stack.
4. Caulk intersection of the membrane and flange with elastomeric sealant.

END OF SECTION 076200

SECTION 077200 - ROOF ACCESSORIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following:

1. Roof curbs.

B. Related Sections include the following:

1. Division 5 Section "Metal Fabrications" for ladders and miscellaneous metal framing and supports.
2. Division 6 Section "Rough Carpentry" for roof sheathing, wood cants, and wood nailers.
3. Division 7 Section "Flashing and Sheet Metal" for shop- and field-fabricated metal flashing and counterflashing, scuppers, gutters and downspouts, fasciae, roof expansion-joint covers, valleys, and miscellaneous sheet metal trim and accessories.
4. Division 7 Sections for roofing accessories included as part of roofing Work.
5. Division 9 Sections for shop primers and field painting.
6. Division 23 Section "Power Ventilators" for power roof-mounted ventilators.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated. Include construction details, materials, dimensions of individual components and profiles, and finishes.

B. Shop Drawings: Show fabrication and installation details. Indicate dimensions, weights, loadings, required clearances, method of field assembly, and components. Include plans, elevations, sections, details, and attachments to other Work.

C. Samples for Initial Selection: Manufacturer's color charts showing the full range of colors available for roof accessories with factory-applied color finishes.

D. Samples for Verification: For each type of exposed finish required, prepared on Samples in manufacturer's standard sizes, and of same thickness and material indicated for the Work. If finishes involve normal color or shade variations, include sample sets showing the full range of variations expected.

1.4 QUALITY ASSURANCE

A. Standards: Comply with the following:

1. SMACNA's "Architectural Sheet Metal Manual" details for fabrication of units, including flanges and cap flashing to coordinate with type of roofing indicated.
2. NRCA's "Roofing and Waterproofing Manual" details for installing units.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Roof Curbs and Equipment Supports:

a. Custom Curb, Inc.
b. Roof Products & Systems Corp.
c. ThyCurb, Inc.

2.2 MATERIALS, GENERAL

A. Aluminum Sheet: ASTM B 209 (ASTM B 209M) for alclad alloy 3005H25 or alloy and temper required to suit forming operations, with mill finish, unless otherwise indicated.

B. Extruded Aluminum: ASTM B 221 (ASTM B 221M) alloy 6063-T52 or alloy and temper required to suit structural and finish requirements, with mill finish, unless otherwise indicated.

C. Galvanized Steel Sheet: ASTM A 653/A 653M with G90 (Z275) coating designation; commercial quality, unless otherwise indicated.

1. Structural Quality: Grade 40 (Grade 275), where indicated or as required for strength.

D. Aluminum-Zinc Alloy-Coated Steel Sheet: ASTM A 792/A 792M with Class AZ-50 (AZ-150) coating, structural quality, Grade 40 (Grade 275), or as required for strength.

E. Insulation: Manufacturer's standard rigid or semirigid glass-fiber board of thickness indicated.

F. Wood Nailers: Softwood lumber, pressure treated with waterborne preservatives for aboveground use, complying with AWPA C2; not less than 1-1/2 inches (38 mm) thick.

G. Fasteners: Same metal as metals being fastened, or nonmagnetic stainless steel or other noncorrosive metal as recommended by manufacturer. Match finish of exposed fasteners with finish of material being fastened.

1. Where removing exterior exposed fasteners affords access to building, provide nonremovable fastener heads.

H. Gaskets: Manufacturer's standard tubular or fingered design of neoprene, EPDM, or PVC; or flat design of foam rubber, sponge neoprene, or cork.

I. Bituminous Coating: SSPC-Paint 12, solvent-type bituminous mastic, nominally free of sulfur and containing no asbestos fibers, compounded for 15-mil (0.4-mm) dry film thickness per coating.

J. Mastic Sealant: Polyisobutylene; nonhardening, nonskinning, nondrying, nonmigrating sealant.

K. Elastomeric Sealant: Generic type recommended by unit manufacturer that is compatible with joint surfaces; ASTM C 920, Type S, Grade NS, Class 25, and Uses NT, G, A, and, as applicable to joint substrates indicated, O.

L. Roofing Cement: ASTM D 4586, nonasbestos, fibrated asphalt cement designed for trowel application or other adhesive compatible with roofing system.

2.3 ROOF CURBS

A. General: Provide roof curbs capable of supporting superimposed live and dead loads, including equipment loads and other construction to be supported on roof curbs. Coordinate dimensions with rough-in information or Shop Drawings of equipment to be supported.

B. Fabrication: Unless otherwise indicated or required for strength, fabricate units from minimum 0.0747-inch- (1.9-mm-) thick, structural-quality, hot-dip galvanized or aluminum-zinc alloy-coated steel sheet; factory primed and prepared for painting with welded or sealed mechanical corner joints.

2.4 FINISHES, GENERAL

A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.

B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

2.5 GALVANIZED STEEL SHEET FINISHES

A. Surface Preparation: Clean surfaces with nonpetroleum solvent so surfaces are free of oil and other contaminants. After cleaning, apply a conversion coating suited to the organic coating to be applied over it. Clean welds, mechanical connections, and abraded areas, and apply galvanizing repair paint specified below to comply with ASTM A 780.

1. Galvanizing Repair Paint: High-zinc-dust-content paint for regalvanizing welds in steel, complying with SSPC-Paint 20.

B. High-Performance Organic Finish: Cleaned and primed with inhibitive primer and organic coating as specified below. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

1. Fluoropolymer Three-Coat System: Manufacturer's standard three-coat, thermocured system consisting of specially formulated inhibitive primer, fluoropolymer color coat, and clear fluoropolymer topcoat, with both color coat and clear topcoat containing not less than 70 percent polyvinylidene fluoride resin by weight; complying with AAMA 621 for coil-coated sheets.

a. Color and Gloss: As selected by Architect from manufacturer's standard of colors.

PART 3 - EXECUTION

3.1 INSTALLATION

A. General: Comply with manufacturer's written instructions. Coordinate installation of roof accessories with installation of roof deck, roof insulation, flashing, roofing membranes, penetrations, equipment, and other construction involving roof accessories to ensure that each element of the Work performs properly and that combined elements are waterproof and weathertight. Anchor roof accessories securely to

supporting structural substrates so they are capable of withstanding lateral and thermal stresses, and inward and outward loading pressures.

B. Install roof accessory items according to construction details of NRCA's "Roofing and Waterproofing Manual," unless otherwise indicated.

C. Separation: Separate metal from incompatible metal or corrosive substrates, including wood, by coating concealed surfaces, at locations of contact, with bituminous coating or providing other permanent separation.

D. Flange Seals: Unless otherwise indicated, set flanges of accessory units in a thick bed of roofing cement to form a seal.

E. Cap Flashing: Where required as component of accessory, install cap flashing to provide waterproof overlap with roofing or roof flashing (as counterflashing). Seal overlap with thick bead of mastic sealant.

3.2 CLEANING AND PROTECTION

A. Clean exposed surfaces according to manufacturer's written instructions. Touch up damaged metal coatings.

END OF SECTION 077200

SECTION 078413 - PENETRATION FIRESTOPPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Penetrations in fire-resistance-rated walls.
2. Penetrations in horizontal assemblies.
3. Penetrations in smoke barriers.

1.3 ACTION SUBMITTALS

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

B. Product Schedule: For each penetration firestopping system. Include location and design designation of qualified testing and inspecting agency.

1. Where Project conditions require modification to a qualified testing and inspecting agency's illustration for a particular penetration firestopping condition, submit illustration, with modifications marked, approved by penetration firestopping manufacturer's fire-protection engineer as an engineering judgment or equivalent fire-resistance-rated assembly.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: A firm experienced in installing penetration firestopping similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful performance. Qualifications include having the necessary experience, staff, and training to install manufacturer's products per specified requirements. Manufacturer's willingness to sell its penetration firestopping products to Contractor or to Installer engaged by Contractor does not in itself confer qualification on buyer.

B. Fire-Test-Response Characteristics: Penetration firestopping shall comply with the following requirements:

1. Penetration firestopping tests are performed by a qualified testing agency acceptable to authorities having jurisdiction.
2. Penetration firestopping is identical to those tested per testing standard referenced in "Penetration Firestopping" Article. Provide rated systems complying with the following requirements:

a. Penetration firestopping products bear classification marking of qualified testing and inspecting agency.

b. Classification markings on penetration firestopping correspond to designations listed by the following:

1) UL in its "Fire Resistance Directory."

1.5 PROJECT CONDITIONS

A. Environmental Limitations: Do not install penetration firestopping when ambient or substrate temperatures are outside limits permitted by penetration firestopping manufacturers or when substrates are wet because of rain, frost, condensation, or other causes.

B. Install and cure penetration firestopping per manufacturer's written instructions using natural means of ventilations or, where this is inadequate, forced-air circulation.

1.6 COORDINATION

A. Coordinate construction of openings and penetrating items to ensure that penetration firestopping is installed according to specified requirements.

B. Coordinate sizing of sleeves, openings, core-drilled holes, or cut openings to accommodate penetration firestopping.

C. Notify Owner's testing agency at least seven days in advance of penetration firestopping installations; confirm dates and times on day preceding each series of installations.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

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

1. A/D Fire Protection Systems Inc.
2. Grace Construction Products.
3. Hilti, Inc.
4. Johns Manville.
5. Nelson Firestop Products.
6. NUCO Inc.
7. Passive Fire Protection Partners.
8. RectorSeal Corporation.
9. Specified Technologies Inc.
10. 3M Fire Protection Products.
11. Tremco, Inc.; Tremco Fire Protection Systems Group.
12. USG Corporation.

2.2 PENETRATION FIRESTOPPING

A. Provide penetration firestopping that is produced and installed to resist spread of fire according to requirements indicated, resist passage of smoke and other gases, and maintain original fire-resistance rating of construction penetrated. Penetration firestopping systems shall be compatible with one another, with the substrates forming openings, and with penetrating items if any.

B. Penetrations in Fire-Resistance-Rated Walls: Provide penetration firestopping with ratings determined per ASTM E 814 or UL 1479, based on testing at a positive pressure differential of 0.01-inch wg (2.49 Pa).

1. Fire-resistance-rated walls include fire walls, fire-barrier walls, smoke-barrier walls, and fire partitions.
2. F-Rating: Not less than the fire-resistance rating of constructions penetrated.

C. Penetrations in Horizontal Assemblies: Provide penetration firestopping with ratings determined per ASTM E 814 or UL 1479, based on testing at a positive pressure differential of 0.01-inch wg (2.49 Pa).

1. Horizontal assemblies include floors, floor/ceiling assemblies, and ceiling membranes of roof/ceiling assemblies.
2. F-Rating: At least 1 hour, but not less than the fire-resistance rating of constructions penetrated.
3. T-Rating: At least 1 hour, but not less than the fire-resistance rating of constructions penetrated except for floor penetrations within the cavity of a wall.

D. Penetrations in Smoke Barriers: Provide penetration firestopping with ratings determined per UL 1479.

1. L-Rating: Not exceeding 5.0 cfm/sq. ft. (0.025 cu. m/s per sq. m) of penetration opening at 0.30-inch wg (74.7 Pa) at both ambient and elevated temperatures.

E. W-Rating: Provide penetration firestopping showing no evidence of water leakage when tested according to UL 1479.

F. Exposed Penetration Firestopping: Provide products with flame-spread and smoke-developed indexes of less than 25 and 450, respectively, as determined per ASTM E 84.

G. Accessories: Provide components for each penetration firestopping system that are needed to install fill materials and to maintain ratings required. Use only those components specified by penetration firestopping manufacturer and approved by qualified testing and inspecting agency for firestopping indicated.

1. Permanent forming/damming/backing materials, including the following:

a. Slag-wool-fiber or rock-wool-fiber insulation.
b. Sealants used in combination with other forming/damming/backing materials to prevent leakage of fill materials in liquid state.
c. Fire-rated form board.
d. Fillers for sealants.

2. Temporary forming materials.
3. Substrate primers.
4. Collars.
5. Steel sleeves.

2.3 FILL MATERIALS

A. Cast-in-Place Firestop Devices: Factory-assembled devices for use in cast-in-place concrete floors and consisting of an outer metallic sleeve lined with an intumescent strip, a radial extended flange attached to one end of the sleeve for fastening to concrete formwork, and a neoprene gasket.

B. Latex Sealants: Single-component latex formulations that do not re-emulsify after cure during exposure to moisture.

C. Firestop Devices: Factory-assembled collars formed from galvanized steel and lined with intumescent material sized to fit specific diameter of penetrant.

D. Intumescent Composite Sheets: Rigid panels consisting of aluminum-foil-faced elastomeric sheet bonded to galvanized-steel sheet.

E. Intumescent Putties: Nonhardening dielectric, water-resistant putties containing no solvents, inorganic fibers, or silicone compounds.

F. Intumescent Wrap Strips: Single-component intumescent elastomeric sheets with aluminum foil on one side.

G. Mortars: Prepackaged dry mixes consisting of a blend of inorganic binders, hydraulic cement, fillers, and lightweight aggregate formulated for mixing with water at Project site to form a nonshrinking, homogeneous mortar.

H. Pillows/Bags: Reusable heat-expanding pillows/bags consisting of glass-fiber cloth cases filled with a combination of mineral-fiber, water-insoluble expansion agents, and fire-retardant additives. Where exposed, cover openings with steel-reinforcing wire mesh to protect pillows/bags from being easily removed.

I. Silicone Foams: Multicomponent, silicone-based liquid elastomers that, when mixed, expand and cure in place to produce a flexible, nonshrinking foam.

J. Silicone Sealants: Single-component, silicone-based, neutral-curing elastomeric sealants of grade indicated below:

1. Grade: Pourable (self-leveling) formulation for openings in floors and other horizontal surfaces, and nonsag formulation for openings in vertical and sloped surfaces, unless indicated firestopping limits use of nonsag grade for both opening conditions.

2.4 MIXING

A. For those products requiring mixing before application, comply with penetration firestopping manufacturer's written instructions for accurate proportioning of materials, water (if required), type of mixing equipment, selection of mixer speeds, mixing containers, mixing time, and other items or procedures needed to produce products of uniform quality with optimum performance characteristics for application indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Installer present, for compliance with requirements for opening configurations, penetrating items, substrates, and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Surface Cleaning: Clean out openings immediately before installing penetration firestopping to comply with manufacturer's written instructions and with the following requirements:

1. Remove from surfaces of opening substrates and from penetrating items foreign materials that could interfere with adhesion of penetration firestopping.
2. Clean opening substrates and penetrating items to produce clean, sound surfaces capable of developing optimum bond with penetration firestopping. Remove loose particles remaining from cleaning operation.
3. Remove laitance and form-release agents from concrete.

B. Priming: Prime substrates where recommended in writing by manufacturer using that manufacturer's recommended products and methods. Confine primers to areas of bond; do not allow spillage and migration onto exposed surfaces.

C. Masking Tape: Use masking tape to prevent penetration firestopping from contacting adjoining surfaces that will remain exposed on completion of the Work and that would otherwise be permanently stained or damaged by such contact or by cleaning methods used to remove stains. Remove tape as soon as possible without disturbing firestopping's seal with substrates.

3.3 INSTALLATION

A. General: Install penetration firestopping to comply with manufacturer's written installation instructions and published drawings for products and applications indicated.

B. Install forming materials and other accessories of types required to support fill materials during their application and in the position needed to produce cross-sectional shapes and depths required to achieve fire ratings indicated.

1. After installing fill materials and allowing them to fully cure, remove combustible forming materials and other accessories not indicated as permanent components of firestopping.

C. Install fill materials for firestopping by proven techniques to produce the following results:

1. Fill voids and cavities formed by openings, forming materials, accessories, and penetrating items as required to achieve fire-resistance ratings indicated.
2. Apply materials so they contact and adhere to substrates formed by openings and penetrating items.
3. For fill materials that will remain exposed after completing the Work, finish to produce smooth, uniform surfaces that are flush with adjoining finishes.

3.4 IDENTIFICATION

A. Identify penetration firestopping with preprinted metal or plastic labels. Attach labels permanently to surfaces adjacent to and within 6 inches (150 mm) of firestopping edge so labels will be visible to anyone seeking to remove penetrating items or firestopping. Use mechanical fasteners or self-adhering-type labels with adhesives capable of permanently bonding labels to surfaces on which labels are placed. Include the following information on labels:

1. The words "Warning - Penetration Firestopping - Do Not Disturb. Notify Building Management of Any Damage."
2. Contractor's name, address, and phone number.

3. Designation of applicable testing and inspecting agency.
4. Date of installation.
5. Manufacturer's name.
6. Installer's name.

3.5 FIELD QUALITY CONTROL

A. Owner will engage a qualified testing agency to perform tests and inspections.

B. Where deficiencies are found or penetration firestopping is damaged or removed because of testing, repair or replace penetration firestopping to comply with requirements.

C. Proceed with enclosing penetration firestopping with other construction only after inspection reports are issued and installations comply with requirements.

3.6 CLEANING AND PROTECTION

A. Clean off excess fill materials adjacent to openings as the Work progresses by methods and with cleaning materials that are approved in writing by penetration firestopping manufacturers and that do not damage materials in which openings occur.

B. Provide final protection and maintain conditions during and after installation that ensure that penetration firestopping is without damage or deterioration at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, immediately cut out and remove damaged or deteriorated penetration firestopping and install new materials to produce systems complying with specified requirements.

END OF SECTION 078413

SECTION 079200 - JOINT SEALANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes sealants for the following locations:

1. Exterior joints in vertical surfaces and nontraffic horizontal surfaces as indicated below:

   a. Control and expansion joints in cast-in-place concrete.
   b. Control and expansion joints in unit masonry.
   c. Perimeter joints between materials listed above and frames of doors and windows.
   d. Joints between dissimilar materials.
   f. Other joints as indicated.
   g. Joints between curtain wall frame and dissimilar materials

2. Exterior joints in horizontal traffic surfaces as indicated below:

   a. Control, expansion, and isolation joints in cast-in-place concrete slabs.
   b. Joints between dissimilar materials.
   c. Other joints as indicated.

3. Interior joints in vertical surfaces and horizontal nontraffic surfaces as indicated below:

   a. Control and expansion joints on exposed interior surfaces of exterior walls.
   b. Perimeter joints of exterior openings where indicated.
   c. Vertical control joints on exposed surfaces of interior unit masonry and concrete walls and partitions.
   c. Perimeter joints between interior wall surfaces and frames of interior doors and windows.
   f. Joints between dissimilar materials.
   g. Joints where acoustical sealant is called for under Wall Type General Notes on drawings.
   h. Other joints as indicated.
   i. Joints between curtain wall frame and dissimilar materials.

4. Interior joints in horizontal traffic surfaces as indicated below:

   a. Control and expansion joints in cast-in-place concrete slabs.
   b. Joints between dissimilar materials.
   c. Other joints as indicated.

5. Fire Resistant Sealers

B. Related Sections include the following:

1. Division 7 Section "Flashing and Sheet Metal" for sealing joints related to flashing and sheet metal for roofing.
2. Division 7 Section "Firestopping" for through-penetration firestopping systems.
3. Division 8 "Glazing" for sealants used in glazing.

1.3 PERFORMANCE REQUIREMENTS

A. Provide elastomeric joint sealants that have been produced and installed to establish and to maintain watertight and airtight continuous seals without causing staining or deterioration of joint substrates.

B. Provide joint sealants for interior applications that have been produced and installed to establish and maintain airtight continuous seals that are water resistant and cause no staining or deterioration of joint substrates.

1.4 SUBMITTALS

A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.

B. Product data from manufacturers for each joint sealant product required.

C. Samples for initial selection purposes in form of manufacturer's standard bead samples, consisting of strips of actual products showing standard range of colors available, for each product exposed to view.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Engage an experienced Installer who has completed joint sealant applications similar in material, design, and extent to that indicated for Project that have resulted in construction with a record of successful in-service performance.

B. Single Source Responsibility for Joint Sealant Materials: Obtain joint sealant materials from a single manufacturer for each different product required.

C. Field-Constructed Mock-Ups: Prior to installation of joint sealants, apply elastomeric sealants as follows to verify selections made under sample submittals and to demonstrate aesthetic effects as well as qualities of materials and execution:

1. Joints in field-constructed mock-ups of assemblies specified in other Sections that are indicated to receive elastomeric joint sealants specified in this Section.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to Project site in original unopened containers or bundles with labels indicating manufacturer, product name and designation, color, expiration date, pot life, curing time, and mixing instructions for multicomponent materials.

B. Store and handle materials in compliance with manufacturer's written instructions to prevent their deterioration or damage due to moisture, high or low temperatures, contaminants, or other causes.

1.7 PROJECT CONDITIONS

A. Environmental Limitations: Do not proceed with installation of joint sealants under the following conditions:

1. When ambient and substrate temperature conditions are outside limits permitted by joint sealant manufacturer.
2. When ambient and substrate temperature conditions are outside limits permitted by joint sealant manufacturer or are below 40 deg F (4.4 deg C).
3. When joint substrates are wet.

B. Joint-Width Conditions: Do not proceed with installation of joint sealants where joint widths are less than those allowed by joint sealant manufacturer for applications indicated.

C. Joint-Substrate Conditions: Do not proceed with installation of joint sealants until contaminants capable of interfering with adhesion are removed from joint substrates.

1.8 SEQUENCING AND SCHEDULING

A. Sequence installation of joint sealants to occur not less than 21 nor more than 30 days after completion of waterproofing, unless otherwise indicated.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

A. Compatibility: Provide joint sealants, joint fillers, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience.

B. Colors: Provide color of exposed joint sealants to comply with the following:

1. Provide selections made by Architect from manufacturer's full range of standard colors for products of type indicated. Color selection must provide equivalent to match adjacent materials.

2.2 ELASTOMERIC JOINT SEALANTS (Interior & Exterior Vertical & Horizontal Joints)

A. Elastomeric Sealant Standard: Provide manufacturer's standard chemically curing elastomeric sealants that comply with ASTM C 920 and including those requirements referencing ASTM C920 classifications for Type, Grade, Class and Uses.

B. Base polymer must be silicone.

C. Available Products: Subject to compliance with requirements, chemically curing elastomeric sealants that may be incorporated in the Work include, but are not limited to, the following:

Substrate/Detail	Dow Corning Product
Brick to Window Frame	Solvent Wipe Dow Corning 1200 primer to brick substrates Dow Corning 795
Brick to Brick	Solvent Wipe (non-alcohol type) Dow Corning 790 OR Dow Corning 1200 Primer Dow Corning 795
Brick to Precast/Concrete	Solvent Wipe (non-alcohol type) Dow Corning 790 OR Solvent Wipe Dow Corning 1200 Primer Dow Corning 795

Metal to Metal	As recommended by sealant manufacturer.

2.3 LATEX JOINT SEALANTS (Interior Joints in Vertical & Horizontal Surfaces)

A. General: Provide manufacturer's standard one-part, nonsag, mildew-resistant, paintable latex sealant of formulation indicated that is recommended for exposed applications on interior and protected exterior locations and that accommodates indicated percentage change in joint width existing at time of installation without failing either adhesively or cohesively.

B. Acrylic-Emulsion Sealant: Provide product complying with ASTM C 834 that accommodates joint movement of not more than 5 percent in both extension and compression for a total of 10 percent.

C. Silicone Emulsion Sealant: Provide product complying with ASTM C 834 and, except for weight loss measured per ASTM C 792, with ASTM C 920 that accommodates joint movement of not more than 25 percent in both extension and compression for a total of 10 percent.

D. Available Products: Subject to compliance with requirements, latex joint sealants that may be incorporated in the Work include, but are not limited to, the following:

1. Acrylic-Emulsion Sealant:

a. "AC-20", Pecora Corp.
b. "Sonolac", Sonneborn Building Products Div., ChemRex, Inc.
c. "Tremco Acrylic Latex 834", Tremco, Inc.

2. Silicone-Emulsion Sealant:

a. "Trade Mate Paintable Glazing Sealant", Dow Corning Corp.

2.4 ACOUSTICAL JOINT SEALANTS

A. Acoustical Sealant: Manufacturer's standard nonsag, paintable, nonstaining latex sealant complying with ASTM C 834 and the following requirements:

1. Product is effective in reducing airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies per ASTM E 90.
2. Product has flame spread and smoke developed ratings of less than 25 per ASTM E 84.

B. Acoustical Sealant for Concealed Joints: Manufacturer's standard, nondrying, nonhardening, nonskinning, nonstaining, gunnable, synthetic-rubber sealant recommended for sealing interior concealed joints to reduce airborne sound transmission.

C. Available Products: Subject to compliance with requirements, acoustical joint sealants that may be incorporated in the Work include, but are not limited to, the following:

1. Acoustical Sealant:

a. "SHEETROCK Acoustical Sealant", United States Gypsum Co.
b. "AC-20 FTR Acoustical and Insulation Sealant", Pecora Corp.

2. Acoustical Sealant for Concealed Joints:

a. "BA-98", Pecora Corp.

b. "Tremco Acoustical Sealant", Tremco, Inc.

2.5 TAPE SEALANTS

A. Tape Sealant: Manufacturer's standard, solvent-free, butyl-based tape sealant with a solids content of 100 percent formulated to be nonstaining, paintable, and nonmigrating in contact with nonporous surfaces with or without reinforcement thread to prevent stretch and packaged on rolls with a release paper on one side.

B. Available Products: Subject to compliance with requirements, tape sealants that may be incorporated in the Work include, but are not limited to, the following:

1. "Extru-Seal Tape", Pecora Corp.
2. "Shim-Seal Tape", Pecora Corp.
3. "PTI 606", Protective Treatments, Inc.
4. "Tremco 440 Tape", Tremco, Inc.
5. "MBT-35", Tremco, Inc.

2.6 JOINT-SEALANT BACKING

A. General: Provide sealant backings of material and type that are nonstaining; are compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.

B. Plastic Foam Joint Fillers: Preformed compressible, resilient, nonstaining, nonwaxing, nonextruding strips of flexible plastic foam of material indicated below and of size, shape, and density t control sealant depth and otherwise contribute to producing optimum sealant performance:

1. Open-cell polyurethane foam.
2. Closed-cell polyethylene foam, nonabsorbent to liquid water and gas, nonoutgassing in unruptured state.
3. Proprietary, reticulated, closed-cell polymeric foam, nonoutgassing, with a density of 2.5 pcf and tensile strength of 35 psi per ASTM D 1623, and with water absorption less than 0.02 gms/cc per ASTM C 1083.
4. Equivalent to Nomaco's "Sof Rod".

C. Elastomeric Tubing Joint Fillers: Neoprene, butyl, EPDM, or silicone tubing complying with ASTM D 1056, nonabsorbent to water and gas, capable of remaining resilient at temperatures down to -26 deg F (-32 deg C). Provide products with low compression set and of size and shape to provide a secondary seal, to control sealant depth, and otherwise contribute to optimum sealant performance.

D. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint where such adhesion would result in sealant failure. Provide self-adhesive tape where applicable.

2.7 FIRE RESISTANT SEALERS

A. General: Provide manufacturer's standard fire stopping sealant with accessory materials, having fire-resistant ratings indicated as established, by the testing agency acceptable to authorities having jurisdiction.

1. Fire safing insulation to be used as a sealant back-up is specified in another Division 7 section.

B. Foamed in Place Fire Stopping Sealant: Two-part, foamed-in-place, silicone sealant formulated for use in a through penetration fire stop system for filling openings around cables, conduit, pipes, and similar penetrations through walls and floors.

C. Products: Subject to compliance with the requirements, provide one of the following:

1. Dow Corning Fire Stop Foam.
2. Pensil 851, General Electric.

2.8 MISCELLANEOUS MATERIALS

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

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

C. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting joint-sealant performance. Do not proceed with installation of joint sealants until unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint sealant manufacturer's written instructions and the following requirements:

1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.

2. Clean concrete, masonry, unglazed surfaces of ceramic tile, and similar porous joint substrate surfaces by brushing, grinding, blast cleaning, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining from above cleaning operations by vacuuming or blowing out joints with oil-free compressed air.

3. Remove laitance and form-release agents from concrete.

4. Clean metal, glass, porcelain enamel, glazed surfaces of ceramic tile, and other nonporous surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants.

B. Joint Priming: Prime joint substrates where recommended in writing by joint sealant manufacturer, based on preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.

C. Masking Tape: Use masking tape where required to prevent contact of sealant with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove

sealant smears. Remove tape immediately after tooling without disturbing joint seal.

3.3 INSTALLATION OF JOINT SEALANTS

A. General: comply with joint sealant manufacturer's printed installation instructions applicable to products and applications indicated, except where more stringent requirements apply.

B. Sealant Installation Standard: Comply with recommendations of ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.

C. Latex Sealant Standard: Comply with recommendations of ASTM C90 for use of latex sealants.

D. Acoustical Sealant Application Standard: Comply with recommendations of ASTM C 919 for use of joint sealants in acoustical applications as applicable to materials, applications, and conditions indicated.

E. Installation of Sealant Backings: Install sealant backings to comply with the following requirements:

1. Install joint fillers of type indicated to provide support of sealants during application and at position required to produce the cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
2. Do not leave gaps between ends of joint fillers.
3. Do not stretch, twist, puncture, or tear joint fillers.
4. Remove absorbent joint fillers that have become wet before sealant application and replace them with dry material.
5. Install bond-breaker tape between sealants where backer rods are not used between sealants and joint fillers or back of joints.

F. Installation of Sealants: Install sealants by proven techniques that result in sealants directly contacting and fully wetting joint substrates, completely filling recesses provided for each joint configuration, and providing uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability. Install sealants at the same time sealant backings are installed.

G. Tooling of Nonsag Sealants: Immediately after sealant application and prior to time skinning or curing begins, tool sealants to form smooth, uniform beads of configuration indicated, to eliminate air pockets, and to ensure contact and adhesion of sealant with sides of joint. Remove excess sealants from surfaces adjacent to joint. Do not use tooling agents that discolor sealants or adjacent surfaces or are not approved by sealant manufacturer.

1. Provide concave joint configuration per Figure 5A in ASTM C 1193, unless otherwise indicated.
2. Provide flush joint configuration, per Figure 5B in ASTM C 1193, where indicated.

    a. Use masking tape to protect adjacent surfaces of recessed tooled joints.

3. Provide recessed joint configuration, per Figure 5C in ASTM C1193, of recess depth and at locations indicated.

H. Installation of Preformed Foam Sealants: Install each length of sealant immediately after removing protective wrapping, taking care not to pull or stretch material, and to comply with sealant manufacturer's directions for installation methods, materials, and tools that produce seal continuity at ends, turns, and intersections of joints. For applications at low ambient temperatures where expansion of sealant requires acceleration to produce seal, apply heat to sealant in conformance with sealant manufacturer's recommendations.

3.4 FOAMED IN PLACE FIRE STOPPING SEALANT

A. Install continuously around piping, conduit, wiring, joists, columns, etc. at penetrations through corridor

partitions and fire rated partitions, walls, floors, and ceilings.

B. Provide fire rating required at penetrations through fire rated partitions, walls, and ceilings. Minimum fire rating shall be equal to the rating of the wall.

C. Install around irregularly shaped component passing through partitions, walls and ceilings requiring sealants where other sealant types will not adequately fill area.

3.5 CLEANING

A. Clean off excess sealant smears adjacent to joints as work progresses by methods and with cleaning materials approved by manufacturers of joint sealants and of products in which joints occur.

3.6 PROTECTION

A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out and remove damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from the original work.

END OF SECTION 079200

SECTION 081113 - HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section includes hollow-metal work.

B. Related Requirements:

1. Section 087100 "Door Hardware" for door hardware for hollow-metal doors.

1.3 DEFINITIONS

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

1.4 COORDINATION

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

1.5 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, core descriptions, fire-resistance ratings, temperature-rise ratings, and finishes.

B. Shop Drawings: Include the following:

1. Elevations of each door type.
2. Details of doors, including vertical- and horizontal-edge details and metal thicknesses.
3. Frame details for each frame type, including dimensioned profiles and metal thicknesses.
4. Locations of reinforcement and preparations for hardware.
5. Details of each different wall opening condition.
6. Details of anchorages, joints, field splices, and connections.
7. Details of accessories.
8. Details of moldings, removable stops, and glazing.
9. Details of conduit and preparations for power, signal, and control systems.

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

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver hollow-metal work palletized, packaged, or crated to provide protection during transit and Project-site storage. Do not use non-vented plastic.

B. Deliver welded frames with two removable spreader bars across bottom of frames, tack welded to jambs and mullions.

C. Store hollow-metal work vertically under cover at Project site with head up. Place on minimum 4-inch-(102-mm-) high wood blocking. Provide minimum 1/4-inch (6-mm) space between each stacked door to permit air circulation.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

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

1. Amweld International, LLC.
2. Ceco Door Products; an Assa Abloy Group company.
3. Curries Company; an Assa Abloy Group company.
4. Steelcraft; an Ingersoll-Rand company.

B. Source Limitations: Obtain hollow-metal work from single source from single manufacturer.

2.2 REGULATORY REQUIREMENTS

A. Fire-Rated Assemblies: Complying with NFPA 80 and listed and labeled by a qualified testing agency acceptable to authorities having jurisdiction for fire-protection ratings and temperature-rise limits indicated, based on testing at positive pressure according to NFPA 252 or UL 10C.

1. Smoke- and Draft-Control Assemblies: Provide an assembly with gaskets listed and labeled for smoke and draft control by a qualified testing agency acceptable to authorities having jurisdiction, based on testing according to UL 1784 and installed in compliance with NFPA 105.

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

2.3 INTERIOR DOORS AND FRAMES

A. Construct interior doors and frames to comply with the standards indicated for materials, fabrication, hardware locations, hardware reinforcement, tolerances, and clearances, and as specified.

B. Heavy-Duty Doors and Frames: SDI A250.8, Level 2. At locations indicated in the Door and Frame Schedule.

1. Physical Performance: Level B according to SDI A250.4.
2. Doors:

    a. Type: As indicated in the Door and Frame Schedule.
    b. Thickness: 1-3/4 inches (44.5 mm).
    c. Face: Cold-rolled steel sheet, minimum thickness of 0.042 inch (1.0 mm).
    d. Edge Construction: Model 2, Seamless.
    e. Core: Manufacturer's standard kraft-paper honeycomb, polystyrene, polyurethane, polyisocyanurate, mineral-board, or vertical steel-stiffener core at manufacturer's discretion.

3. Frames:

    a. Materials: Cold-rolled steel sheet, minimum thickness of 0.053 inch (1.3 mm).

4. Exposed Finish: Prime.

2.4 EXTERIOR HOLLOW-METAL DOORS AND FRAMES

A. Construct exterior doors and frames to comply with the standards indicated for materials, fabrication, hardware locations, hardware reinforcement, tolerances, and clearances, and as specified.

B. Extra-Heavy-Duty Doors and Frames: SDI A250.8, Level 3. At locations indicated in the Door and Frame Schedule.

1. Physical Performance: Level A according to SDI A250.4.
2. Doors:

    a. Type: As indicated in the Door and Frame Schedule.
    b. Thickness: 1-3/4 inches (44.5 mm.)
    c. Face: Metallic-coated steel sheet, minimum thickness of 0.053 inch (1.3 mm), with minimum A40 (ZF120) coating.
    d. Edge Construction: Model 2, Seamless.
    e. Core: Manufacturer's standard kraft-paper honeycomb, polystyrene, polyurethane, polyisocyanurate, mineral-board, or vertical steel-stiffener core fabricated as thermal-assemblies with a minimum R-value 11 or better.

3. Frames:

    a. Materials: Metallic-coated steel sheet, minimum thickness of 0.053 inch (1.3 mm), with minimum A40 (ZF120) coating.
    b. Construction: Full profile welded.

4. Exposed Finish: Prime.

2.5 FRAME ANCHORS

A. Jamb Anchors:

1. Masonry Type: Adjustable strap-and-stirrup or T-shaped anchors to suit frame size, not less than 0.042 inch (1.0 mm) thick, with corrugated or perforated straps not less than 2 inches (51 mm) wide by 10 inches (254 mm) long; or wire anchors not less than 0.177 inch (4.5 mm) thick.

2. Stud-Wall Type: Designed to engage stud, welded to back of frames; not less than 0.042 inch (1.0 mm) thick.
3. Compression Type for Drywall Slip-on Frames: Adjustable compression anchors.

B. Floor Anchors: Formed from same material as frames, minimum thickness of 0.042 inch (1.0 mm), and as follows:

1. Monolithic Concrete Slabs: Clip-type anchors, with two holes to receive fasteners.

2.6 MATERIALS

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

B. Metallic-Coated Steel Sheet: ASTM A 653/A 653M, Commercial Steel (CS), Type B.

C. Frame Anchors: ASTM A 879/A 879M, Commercial Steel (CS), 04Z (12G) coating designation; mill phosphatized.

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

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

E. Grout: ASTM C 476, except with a maximum slump of 4 inches (102 mm), as measured according to ASTM C 143/C 143M.

F. Mineral-Fiber Insulation: ASTM C 665, Type I (blankets without membrane facing); consisting of fibers manufactured from slag or rock wool; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively; passing ASTM E 136 for combustion characteristics.

G. Glazing: Comply with requirements in Section 088000 "Glazing."

H. Bituminous Coating: Cold-applied asphalt mastic, compounded for 15-mil (0.4-mm) dry film thickness per coat. Provide inert-type noncorrosive compound free of asbestos fibers, sulfur components, and other deleterious impurities.

2.7 FABRICATION

A. Fabricate hollow-metal work to be rigid and free of defects, warp, or buckle. Accurately form metal to required sizes and profiles, with minimum radius for metal thickness. Where practical, fit and assemble units in manufacturer's plant. To ensure proper assembly at Project site, clearly identify work that cannot be permanently factory assembled before shipment.

B. Hollow-Metal Doors:

1. Steel-Stiffened Door Cores: Provide minimum thickness 0.026 inch (0.66 mm), steel vertical stiffeners of same material as face sheets extending full-door height, with vertical webs spaced not more than 6 inches (152 mm) apart. Spot weld to face sheets no more than 5 inches (127 mm) o.c. Fill spaces between stiffeners with glass- or mineral-fiber insulation.
2. Fire Door Cores: As required to provide fire-protection and temperature-rise ratings indicated.
3. Vertical Edges for Single-Acting Doors: Bevel edges 1/8 inch in 2 inches.
4. Top Edge Closures: Close top edges of doors with flush closures of same material as face sheets.

5. Bottom Edge Closures: Close bottom edges of doors with end closures or channels of same material as face sheets.
6. Exterior Doors: Provide weep-hole openings in bottoms of exterior doors to permit moisture to escape. Seal joints in top edges of doors against water penetration.
7. Astragals: Provide overlapping astragal on one leaf of pairs of doors where required by NFPA 80 for fire-performance rating or where indicated. Extend minimum 3/4 inch (19 mm) beyond edge of door on which astragal is mounted or as required to comply with published listing of qualified testing agency.

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

1. Frames: Provide closed tubular members with no visible face seams or joints, fabricated from same material as door frame. Fasten members at crossings and to jambs by butt welding.
2. Grout Guards: Weld guards to frame at back of hardware mortises in frames to be grouted.
3. Floor Anchors: Weld anchors to bottoms of jambs with at least four spot welds per anchor; however, for slip-on drywall frames, provide anchor clips or countersunk holes at bottoms of jambs.
4. Jamb Anchors: Provide number and spacing of anchors as follows:

    a. Masonry Type: Locate anchors not more than 16 inches (406 mm) from top and bottom of frame. Space anchors not more than 32 inches (813 mm) o.c., to match coursing, and as follows:

        1) Two anchors per jamb up to 60 inches (1524 mm) high.
        2) Three anchors per jamb from 60 to 90 inches (1524 to 2286 mm) high.
        3) Four anchors per jamb from 90 to 120 inches (2286 to 3048 mm) high.
        4) Four anchors per jamb plus one additional anchor per jamb for each 24 inches (610 mm) or fraction thereof above 120 inches (3048 mm) high.

    b. Stud-Wall Type: Locate anchors not more than 18 inches (457 mm) from top and bottom of frame. Space anchors not more than 32 inches (813 mm) o.c. and as follows:

        1) Three anchors per jamb up to 60 inches (1524 mm) high.
        2) Four anchors per jamb from 60 to 90 inches (1524 to 2286 mm) high.
        3) Five anchors per jamb from 90 to 96 inches (2286 to 2438 mm) high.
        4) Five anchors per jamb plus one additional anchor per jamb for each 24 inches (610 mm) or fraction thereof above 96 inches (2438 mm) high.

    c. Compression Type: Not less than two anchors in each frame.

5. Head Anchors: Two anchors per head for frames more than 42 inches (1067 mm) wide and mounted in metal-stud partitions.
6. Door Silencers: Except on weather-stripped frames, drill stops to receive door silencers as follows. Keep holes clear during construction.

    a. Single-Door Frames: Drill stop in strike jamb to receive three door silencers.
    b. Double-Door Frames: Drill stop in head jamb to receive two door silencers.

D. Fabricate concealed stiffeners and edge channels from either cold- or hot-rolled steel sheet.

E. Hardware Preparation: Factory prepare hollow-metal work to receive templated mortised hardware; include cutouts, reinforcement, mortising, drilling, and tapping according to SDI A250.6, the Door Hardware Schedule, and templates.

1. Reinforce doors and frames to receive nontemplated, mortised, and surface-mounted door hardware.
2. Comply with applicable requirements in SDI A250.6 and BHMA A156.115 for preparation of hollow-metal work for hardware.

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

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

2.8 STEEL FINISHES

A. Prime Finish: Clean, pretreat, and apply manufacturer's standard primer.

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

2.9 ACCESSORIES

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

B. Grout Guards: Formed from same material as frames, not less than 0.016 inch (0.4 mm) thick.

PART 3 - EXECUTION

3.1 EXAMINATION

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

B. Examine roughing-in for embedded and built-in anchors to verify actual locations before frame installation.

C. Prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.

D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Remove welded-in shipping spreaders installed at factory. Restore exposed finish by grinding, filling, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces.

B. Drill and tap doors and frames to receive nontemplated, mortised, and surface-mounted door hardware.

3.3 INSTALLATION

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

B. Hollow-Metal Frames: Install hollow-metal frames of size and profile indicated. Comply with SDI A250.11 or NAAMM-HMMA 840 as required by standards specified.

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

    a. At fire-rated openings, install frames according to NFPA 80.
    b. Where frames are fabricated in sections because of shipping or handling limitations, field splice at approved locations by welding face joint continuously; grind, fill, dress, and make splice smooth, flush, and invisible on exposed faces.
    c. Install frames with removable stops located on secure side of opening.
    d. Install door silencers in frames before grouting.
    e. Remove temporary braces necessary for installation only after frames have been properly set and secured.
    f. Check plumb, square, and twist of frames as walls are constructed. Shim as necessary to comply with installation tolerances.
    g. Field apply bituminous coating to backs of frames that will be filled with grout containing antifreezing agents.

2. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor, and secure with postinstalled expansion anchors.

    a. Floor anchors may be set with power-actuated fasteners instead of postinstalled expansion anchors if so indicated and approved on Shop Drawings.

3. Metal-Stud Partitions: Solidly pack mineral-fiber insulation inside frames.
4. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with grout.
5. Installation Tolerances: Adjust hollow-metal door frames for squareness, alignment, twist, and plumb to the following tolerances:

    a. Squareness: Plus or minus 1/16 inch (1.6 mm), measured at door rabbet on a line 90 degrees from jamb perpendicular to frame head.
    b. Alignment: Plus or minus 1/16 inch (1.6 mm), measured at jambs on a horizontal line parallel to plane of wall.
    c. Twist: Plus or minus 1/16 inch (1.6 mm), measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
    d. Plumbness: Plus or minus 1/16 inch (1.6 mm), measured at jambs at floor.

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

1. Non-Fire-Rated Steel Doors:

    a. Between Door and Frame Jambs and Head: 1/8 inch (3.2 mm) plus or minus 1/32 inch (0.8 mm).

b. Between Edges of Pairs of Doors: 1/8 inch (3.2 mm) to 1/4 inch (6.3 mm) plus or minus 1/32 inch (0.8 mm).
c. At Bottom of Door: 3/4 inch (19.1 mm) plus or minus 1/32 inch (0.8 mm).
d. Between Door Face and Stop: 1/16 inch (1.6 mm) to 1/8 inch (3.2 mm) plus or minus 1/32 inch (0.8 mm).

2. Fire-Rated Doors: Install doors with clearances according to NFPA 80.
3. Smoke-Control Doors: Install doors and gaskets according to NFPA 105.

D. Glazing: Comply with installation requirements in Section 088000 "Glazing" and with hollow-metal manufacturer's written instructions.

1. Secure stops with countersunk flat- or oval-head machine screws spaced uniformly not more than 9 inches (230 mm) o.c. and not more than 2 inches (51 mm) o.c. from each corner.

3.4 ADJUSTING AND CLEANING

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

B. Remove grout and other bonding material from hollow-metal work immediately after installation.

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

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

E. Touchup Painting: Cleaning and touchup painting of abraded areas of paint are specified in painting Sections.

END OF SECTION 081113

SECTION 081416 - FLUSH WOOD DOORS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

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

B. Related Requirements:

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

1.3 ACTION SUBMITTALS

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

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

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

C. Samples for Initial Selection: For factory-finished doors.

D. Samples for Verification:

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

1.4 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer that is a certified participant in AWI's Quality Certification Program.

B. Obtain doors from a single manufacturer to ensure uniformity in quality of appearance and construction. All material supplied for this project to conform to the AWI Sections 200 and 1300 for premium grade wood doors.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Comply with requirements of referenced standard and manufacturer's written instructions.

B. Protect doors during transit, storage and handling to help prevent damage, soiling and deterioration.

C. Mark each door on bottom rail with opening number used on Shop Drawings.

1.6 FIELD CONDITIONS

A. Environmental Limitations: Do not deliver or install doors until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and HVAC system is operating and maintaining ambient temperature and humidity conditions at occupancy levels during remainder of construction period.

1.7 WARRANTY

A. A. Special Warranty: Manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Warping (bow, cup, or twist) more than 1/4 inch (6.4 mm) in a 42-by-84-inch (1067-by-2134-mm) section.
b. Telegraphing of core construction in face veneers exceeding 0.01 inch in a 3-inch (0.25 mm in a 76.2-mm) span.

2. Warranty shall also include installation and finishing that may be required due to repair or replacement of defective doors.
3. Warranty Period for Solid-Core Interior Doors: Life of installation.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

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

1. Algoma Hardwoods, Inc.
2. Eggers Industries.
3. Graham Wood Doors; an Assa Abloy Group company.
4. Marshfield Door Systems, Inc.
5. VT Industries, Inc.

2.2 FLUSH WOOD DOORS, GENERAL

A. Quality Standard: In addition to requirements specified, comply with AWI's, AWMAC's, and WI's "Architectural Woodwork Standards

1. Provide AWI Quality Certification Labels indicating that doors comply with requirements of grades specified.
2. Contract Documents contain selections chosen from options in quality standard and additional requirements beyond those of quality standard. Comply with those selections and requirements in addition to quality standard.

B. WDMA I.S.1-A Performance Grade: Extra Heavy Duty

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

1. Cores: Provide core specified or mineral core as needed to provide fire-protection rating indicated.
2. Edge Construction: Provide edge construction with intumescent seals concealed by outer stile. Comply with specified requirements for exposed edges.
3. Pairs: Provide fire-retardant stiles that are listed and labeled for applications indicated without formed-steel edges and astragals. Provide stiles with concealed intumescent seals. Comply with specified requirements for exposed edges.
4. Pairs: Provide formed-steel edges and astragals with intumescent seals.
    a. Finish steel edges and astragals to match door hardware (locksets or exit devices).

D. Smoke- and Draft-Control Door Assemblies: Listed and labeled for smoke and draft control, based on testing according to UL 1784.

E. Particleboard-Core Doors:

1. Particleboard: ANSI A208.1, Grade LD-2, made with binder containing no urea-formaldehyde.
2. Blocking: Provide wood blocking in particleboard-core doors as follows:

    a. 5-inch (125-mm) top-rail blocking, in doors indicated to have closers. Closers to be mounted with thru-bolts.
    b. 5-inch (125-mm) bottom-rail blocking, in exterior doors and doors indicated to have kick, mop, or armor plates.
    c. 5-inch (125-mm) midrail blocking, in doors indicated to have exit devices. Exit devices to be mounted with thru-bolts.

3. Provide doors with structural-composite-lumber cores instead of particleboard cores for doors indicated to receive exit devices.

F. Structural-Composite-Lumber-Core Doors:

1. Structural Composite Lumber: WDMA I.S.10.

    a. Screw Withdrawal, Face: 700 lbf (3100 N).
    b. Screw Withdrawal, Edge: 400 lbf (1780 N).

G. Mineral-Core Doors:

1. Core: Noncombustible mineral product complying with requirements of referenced quality standard and testing and inspecting agency for fire-protection rating indicated.

2. Blocking: Provide composite blocking with improved screw-holding capability approved for use in doors of fire-protection ratings indicated as follows:

   a. 5-inch (125-mm) top-rail blocking, in doors indicated to have closers. Closers to be mounted with thru-bolts.
   b. 5-inch (125-mm) bottom-rail blocking, in doors indicated to have protection plates.
   c. 5-inch (125-mm) midrail blocking, in doors indicated to have exit devices. Exit devices to be mounted with thru-bolts.

3. Edge Construction: At hinge stiles, provide laminated-edge construction with improved screw-holding capability and split resistance. Comply with specified requirements for exposed edges.

   a. Screw-Holding Capability: 550 lbf (2440 N) per WDMA T.M.-10.

2.3 VENEER-FACED DOORS FOR TRANSPARENT FINISH

A. Interior Solid-Core Doors (SCWD)

1. Grade: Premium, with Grade A faces.
2. Species: Cherry
3. Cut: Plain sliced (flat sliced).
4. Match between Veneer Leaves: Slip match.
5. Assembly of Veneer Leaves on Door Faces: Balance match.
6. Pair and Set Match: Provide for doors hung in same opening or separated only by mullions.
7. Room Match: Match door faces within each separate room or area of building. Corridor-door faces do not need to match where they are separated by 20 feet or more.
8. Exposed Vertical and Top Edges: Same species as faces - edge Type A
9. Core: As required to meet performance requirements listed above.
10. Construction: Five or seven plies. Stiles and rails are bonded to core, then entire unit is abrasive planed before veneering.
11. WDMA I.S.1-A Performance Grade: Heavy Duty.

2.4 LIGHT FRAMES AND LOUVERS

A. Wood Beads for Light Openings in Wood Doors: Provide manufacturer's standard wood beads unless otherwise indicated.

1. Wood Species: Same species as door faces.
2. Profile: Flush rectangular beads
3. At wood-core doors with 20-minute fire-protection ratings, provide wood beads and metal glazing clips approved for such use.

B. Wood-Veneered Beads for Light Openings in Fire-Rated Doors: Manufacturer's standard wood-veneered noncombustible beads matching veneer species of door faces and approved for use in doors of fire-protection rating indicated. Include concealed metal glazing clips where required for opening size and fire-protection rating indicated.

C. Wood Louvers: Door manufacturer's standard solid-wood louvers unless otherwise indicated.

1. Wood Species: Same species as door faces.

2.5 FABRICATION

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

1. Comply with NFPA 80 requirements for fire-rated doors.

B. Factory machine doors for hardware that is not surface applied. Locate hardware to comply with DHI-WDHS-3. Comply with final hardware schedules, door frame Shop Drawings, BHMA-156.115-W, and hardware templates.

1. Coordinate with hardware mortises in metal frames to verify dimensions and alignment before factory machining.
2. Metal Astragals: Factory machine astragals and formed-steel edges for hardware for pairs of fire-rated doors.

C. Openings: Factory cut and trim openings through doors.

1. Light Openings: Trim openings with moldings of material and profile indicated.
2. Glazing: Factory install glazing in doors indicated to be factory finished. Comply with applicable requirements in Section 088000 "Glazing."
3. Louvers: Factory install louvers in prepared openings.

2.6 FACTORY FINISHING

A. General: Comply with referenced quality standard for factory finishing. Complete fabrication, including fitting doors for openings and machining for hardware that is not surface applied, before finishing.

1. Finish faces, all four edges, edges of cutouts, and mortises. Stains and fillers may be omitted on bottom edges, edges of cutouts, and mortises.

B. Factory finish doors that are indicated to receive transparent finish.

C. Use only paints and coatings that comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."

D. Transparent Finish:

1. Grade: Premium.
2. Finish: AWI's, AWMAC's, and WI's "Architectural Woodwork Standards" System 5, conversion varnish.
3. Staining: As selected by Architect from manufacturer's full range.
4. Effect: Filled finish
5. Sheen: Satin.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine doors and installed door frames, with Installer present, before hanging doors.

1. Verify that installed frames comply with indicated requirements for type, size, location, and swing characteristics and have been installed with level heads and plumb jambs.
2. Reject doors with defects.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Hardware: For installation, see Section 087100 "Door Hardware."

B. Installation Instructions: Install doors to comply with manufacturer's written instructions and referenced quality standard, and as indicated.

1. Install fire-rated doors according to NFPA 80.
2. Install smoke- and draft-control doors according to NFPA 105.

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

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

3.3 ADJUSTING

A. Operation: Rehang or replace doors that do not swing or operate freely.

B. Finished Doors: Replace doors that are damaged or that do not comply with requirements. Doors may be repaired or refinished if Work complies with requirements and shows no evidence of repair or refinishing.

END OF SECTION 081416

SECTION 083113 - ACCESS DOORS AND FRAMES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Access doors and frames for walls and ceilings.

B. Related Requirements:

1. Division 07 Section "Roof Accessories" for roof hatches.
2. Division 08 Section "Door Hardware" for mortise or rim cylinder locks and master keying.
3. Division 09 Section "Acoustical Tile Ceilings" for suspended acoustical tile ceilings.
4. Division 23 Section "Air Duct Accessories" for heating and air-conditioning equipment access doors.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, fire ratings, materials, individual components and profiles, and finishes.

B. Shop Drawings:

1. Include plans, elevations, sections, details, and attachments to other work.
2. Detail fabrication and installation of access doors and frames for each type of substrate.

C. Samples: For each door face material, at least 3 by 5 inches (75 by 125 mm) in size, in specified finish.

D. Product Schedule: Provide complete access door and frame schedule, including types, locations, sizes, latching or locking provisions, and other data pertinent to installation.

a. Verification: Determine specific locations and sizes for access doors needed to gain access to concealed plumbing, mechanical, or other concealed work, and indicate in the schedule specified in "Submittals" Article.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Rated Access Doors and Frames: Units complying with NFPA 80 that are identical to access door and frame assemblies tested for fire-test-response characteristics according to the following test method and that are listed and labeled by UL or another testing and inspecting agency acceptable to authorities having jurisdiction:

1. NFPA 252 or UL 10B for fire-rated access door assemblies installed vertically.
2. NFPA 288 for fire-rated access door assemblies installed horizontally.

2.2 ACCESS DOORS AND FRAMES FOR WALLS AND CEILINGS

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

B. Available Manufactures Product: Subject to compliance with requirements, provide product by one of the following:

1. J. L. Industries, Inc.; Div. of Activar Construction Products Group.
2. Karp Associates, Inc.
3. Larsen's Manufacturing Company.

C. Source Limitations: Obtain each type of access door and frame from single source from single manufacturer.

D. Flush Access Doors with Exposed Flanges.

1. Assembly Description: Fabricate door to fit flush to frame. Provide manufacturer's standard-width exposed flange, proportional to door size.
2. Locations: Wall and ceiling.
3. Uncoated Steel Sheet for Door: Nominal 0.060 inch (1.52 mm), 16 gage.
    a. Finish: Factory prime.
4. Frame Material: Same material, thickness, and finish as door.
5. Hinges: Spring-loaded, concealed-pin type.
6. Hardware: Lock – mortise cylinder.
    a. Lock Preparation: Prepare door panel to accept cylinder specified in Division 08 Section "Door Hardware."

E. Fire-Rated, Flush Access Doors with Exposed Flanges:

1. Assembly Description: Fabricate door to fit flush to frame, with a core of mineral-fiber insulation enclosed in sheet metal. Provide self-latching door with automatic closer and interior latch release. Provide manufacturer's standard-width exposed flange, proportional to door size.
2. Locations: Wall and ceiling.
3. Fire-Resistance Rating: Not less than that of adjacent construction.
4. Uncoated Steel Sheet for Door: Nominal 0.036 inch (0.91 mm), 20 gage.
    a. Finish: Factory prime.

5. Frame Material: Same material, thickness, and finish as door.
6. Hinges: Concealed-pin type.
7. Automatic Closer: Spring type.
8. Lock: Self-latching device with mortise cylinder lock.

    a. Lock Preparation: Prepare door panel to accept cylinder specified in Division 08 Section "Door Hardware."

2.3 MATERIALS

A. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.

B. Rolled-Steel Floor Plate: ASTM A 786/A 786M, rolled from plate complying with ASTM A 36/A 36M or ASTM A 283/A 283M, Grade C or D.

C. Steel Sheet: Uncoated or electrolytic zinc coated, ASTM A 879/A 879M, with cold-rolled steel sheet substrate complying with ASTM A 1008/A 1008M, Commercial Steel (CS), exposed.

D. Strength and durability properties of Alloy 5005-H15; with minimum sheet thickness according to ANSI H35.2 (ANSI H35.2M).

E. Frame Anchors: Same type as door face.

F. Inserts, Bolts, and Anchor Fasteners: Hot-dip galvanized steel according to ASTM A 153/A 153M or ASTM F 2329.

2.4 FABRICATION

A. General: Provide access door and frame assemblies manufactured as integral units ready for installation.

B. Metal Surfaces: For metal surfaces exposed to view in the completed Work, provide materials with smooth, flat surfaces without blemishes. Do not use materials with exposed pitting, seam marks, roller marks, rolled trade names, or roughness.

C. Doors and Frames: Grind exposed welds smooth and flush with adjacent surfaces. Furnish attachment devices and fasteners of type required to secure access doors to types of supports indicated.

1. For concealed flanges with drywall bead, provide edge trim for gypsum board securely attached to perimeter of frames.
2. Provide mounting holes in frames for attachment of units to metal framing.
3. Provide mounting holes in frame for attachment of masonry anchors.

D. Latching Mechanisms: Furnish number required to hold doors in flush, smooth plane when closed.

1. For cylinder locks, furnish two keys per lock and key all locks alike.

2.5 FINISHES

A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.

B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. 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.

D. Steel and Metallic-Coated-Steel Finishes:

1. Factory Prime: Apply manufacturer's standard, fast-curing, lead- and chromate-free, universal primer immediately after surface preparation and pretreatment.
2. Factory Finish: Immediately after cleaning and pretreating, apply manufacturer's standard two-coat, baked-on finish consisting of prime coat and thermosetting topcoat, with a minimum dry-film thickness of 1 mil (0.025 mm) for topcoat.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Comply with manufacturer's written instructions for installing access doors and frames.

B. Install doors flush with adjacent finish surfaces or recessed to receive finish material.

3.3 ADJUSTING

A. Adjust doors and hardware, after installation, for proper operation.

B. Remove and replace doors and frames that are warped, bowed, or otherwise damaged.

END OF SECTION 083113

SECTION 084113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Exterior and interior storefront framing.
2. Storefront framing for punched openings.
3. Exterior and interior manual-swing entrance doors and door-frame units.

B. Related Requirements:

1. Section 084413 “Glazed Aluminum Curtainwalls”

2. Section 087100 “Door Hardware”

3. Section 088000 “Glazing”

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.

B. Shop Drawings: For aluminum-framed entrances and storefronts. Include plans, elevations, sections, full-size details, and attachments to other work.

1. Include details of provisions for assembly expansion and contraction and for draining moisture occurring within the assembly to the exterior.
2. Include full-size isometric details of each vertical-to-horizontal intersection of aluminum-framed entrances and storefronts, showing the following:

a. Joinery, including concealed welds.
b. Anchorage.
c. Expansion provisions.
d. Glazing.
e. Flashing and drainage.

3. Show connection to and continuity with adjacent thermal, weather, air, and vapor barriers.

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

D. Samples for Verification: For each type of exposed finish required, in manufacturer's standard sizes.

E. Entrance Door Hardware Schedule: Prepared by or under supervision of supplier, detailing fabrication and assembly of entrance door hardware, as well as procedures and diagrams. Coordinate final entrance door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of entrance door hardware.

F. Delegated-Design Submittal: For aluminum-framed entrances and storefronts indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.4 INFORMATIONAL SUBMITTALS

A. Sample Warranties: For special warranties.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For aluminum-framed entrances and storefronts 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.

B. Product Options: Information on Drawings and in Specifications establishes requirements for aesthetic effects and performance characteristics of assemblies. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction.

1. Do not change intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If changes are proposed, submit comprehensive explanatory data to Architect for review.

1.7 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of aluminum-framed entrances and storefronts that do not comply with requirements or that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Structural failures including, but not limited to, excessive deflection.
b. Noise or vibration created by wind and thermal and structural movements.
c. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
d. Water penetration through fixed glazing and framing areas.
e. Failure of operating components.

2. Warranty Period: 10 years from date of Substantial Completion.

B. Special Finish Warranty: Standard form in which manufacturer agrees to repair finishes or replace aluminum that shows evidence of deterioration of factory-applied finishes within specified warranty period.

1. Deterioration includes, but is not limited to, the following:

a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.

2. Warranty Period: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Delegated Design: Engage a professional engineer licensed in Delaware to design aluminum-framed entrances and storefronts.

B. General Performance: Comply with performance requirements specified, as determined by testing of aluminum-framed entrances and storefronts representing those indicated for this Project without failure due to defective manufacture, fabrication, installation, or other defects in construction.

1. Aluminum-framed entrances and storefronts shall withstand movements of supporting structure including, but not limited to, story drift, twist, column shortening, long-term creep, and deflection from uniformly distributed and concentrated live loads.
2. Failure also includes the following:

a. Thermal stresses transferring to building structure.
b. Glass breakage.
c. Noise or vibration created by wind and thermal and structural movements.
d. Loosening or weakening of fasteners, attachments, and other components.
e. Failure of operating units.

C. Structural Loads:

1. Wind Loads: As indicated on Drawings.
2. Other Design Loads: As indicated on Drawings.

D. Deflection of Framing Members: At design wind pressure, as follows:

1. Deflection Normal to Wall Plane: Limited to edge of glass in a direction perpendicular to glass plane not exceeding 1/175 of the glass edge length for each individual glazing lite or an amount that restricts edge deflection of individual glazing lites to 3/4 inch (19.1 mm), whichever is less.
2. Deflection Parallel to Glazing Plane: Limited to amount not exceeding that which reduces glazing bite to less than 75 percent of design dimension and that which reduces edge clearance between framing members and glazing or other fixed components to less than 1/8 inch (3.2 mm).

a. Operable Units: Provide a minimum 1/16-inch (1.6-mm) clearance between framing members and operable units.

3. Cantilever Deflection: Where framing members overhang an anchor point, as follows:

a. Perpendicular to Plane of Wall: No greater than 1/240 of clear span plus 1/4 inch (6.35 mm) for spans greater than 11 feet 8-1/4 inches (3.6 m) or 1/175 times span, for spans less than 11 feet 8-1/4 inches (3.6 m).

E. Air Infiltration: Test according to ASTM E 283 for infiltration as follows:

1. Fixed Framing and Glass Area:

a. Maximum air leakage of 0.06 cfm/sq. ft. at a static-air-pressure differential of 1.57 lbf/sq. ft.

2. Entrance Doors:

a. Pair of Doors: Maximum air leakage of 1.0 cfm/sq. ft. at a static-air-pressure differential of 1.57 lbf/sq. ft. (75 Pa).
b. Single Doors: Maximum air leakage of 0.5 cfm/sq. ft**.** at a static-air-pressure differential of 1.57 lbf/sq. ft. (75 Pa).

F. Water Penetration under Static Pressure: Test according to ASTM E 331 as follows:

1. No evidence of water penetration through fixed glazing and framing areas when tested according to a minimum static-air-pressure differential of 20 percent of positive wind-load design pressure, but not less than 6.24 lbf/sq. ft.

G. Energy Performance: Certify and label energy performance according to NFRC as follows:

1. Thermal Transmittance (U-factor): Fixed glazing and framing areas shall have U-factor of not more than 0.45 Btu/sq. ft. x h x deg F as determined according to NFRC 100.
2. Solar Heat Gain Coefficient: Fixed glazing and framing areas shall have a solar heat gain coefficient of no greater than 0.35 as determined according to NFRC 200.
3. Condensation Resistance: Fixed glazing and framing areas shall have an NFRC-certified condensation resistance rating of no less than 45 as determined according to NFRC 500.

H. Thermal Movements: Allow for thermal movements resulting from ambient and surface temperature changes:

1. Temperature Change: 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.
2. Thermal Cycling: No buckling; stress on glass; sealant failure; excess stress on framing, anchors, and fasteners; or reduction of performance when tested according to AAMA 501.5.

a. High Exterior Ambient-Air Temperature: That which produces an exterior metal-surface temperature of 180 deg F.
b. Low Exterior Ambient-Air Temperature: 0 deg F.
c. Interior Ambient-Air Temperature: 75 deg F.

2.2 MANUFACTURERS

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

1. YKK AP America Inc.
   a. Exterior: YES 45 TU
   b. Interior: YES 45 FS

2. Kawneer North America. –
   a. Exterior: Trifab VG 451-T
   b. Interior: Trifab VG 450

3. Oldcastle Building Envelope–
   a. Exterior: Series 3000
   b. Interior: FG-2000

4. EFCO
   a. Exterior: Series 403(T)
   b. Interior: Series 401

B. Source Limitations: Obtain all components of aluminum-framed entrance and storefront system, including venting windows and accessories, from single manufacturer.

2.3 FRAMING

A. Framing Members: Manufacturer's extruded- or formed-aluminum framing members of thickness required and reinforced as required to support imposed loads.

1. Construction: Exterior - Thermally improved.
2. Glazing System: Retained mechanically with gaskets on four sides.
3. Glazing Plane: Front.
4. Finish: Clear anodic finish.
5. Fabrication Method: Field-fabricated stick system.
6. Reinforce doors and frames to receive nontemplated, mortised, and surface-mounted door hardware.

B. Backer Plates: Manufacturer's standard, continuous backer plates for framing members, if not integral, where framing abuts adjacent construction.

C. Brackets and Reinforcements: Manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for aligning system components.

D. Materials:

1. Aluminum: Alloy and temper recommended by manufacturer for type of use and finish indicated.

   a. Sheet and Plate: ASTM B 209 (ASTM B 209M).
   b. Extruded Bars, Rods, Profiles, and Tubes: ASTM B 221 (ASTM B 221M).
   c. Extruded Structural Pipe and Tubes: ASTM B 429/B 429M.
   d. Structural Profiles: ASTM B 308/B 308M.

2. Steel Reinforcement: Manufacturer's standard zinc-rich, corrosion-resistant primer complying with SSPC-PS Guide No. 12.00; applied immediately after surface preparation and pretreatment. Select surface preparation methods according to recommendations in SSPC-SP COM, and prepare surfaces according to applicable SSPC standard.

   a. Structural Shapes, Plates, and Bars: ASTM A 36/A 36M.
   b. Cold-Rolled Sheet and Strip: ASTM A 1008/A 1008M.
   c. Hot-Rolled Sheet and Strip: ASTM A 1011/A 1011M.

2.4 VENTING WINDOWS

A. Aluminum Windows: Manufacturer's standard units, complying with AAMA/WDMA/CSA 101/I.S.2/A440, with self-flashing mounting fins, and as follows:

1. Window Type: Awning
2. Minimum Performance Class: AW.
3. Minimum Performance Grade: 40.
4. Aluminum Extrusions: ASTM B 221 (ASTM B 221M), alloy and temper recommended by manufacturer for strength, corrosion resistance, and application of required finish, but not less than 0.064-inch (1.63-mm) thickness at any location for main frame and sash members.

    a. Thermally Improved Construction: Fabricate window units with an integral, concealed, low-conductance thermal barrier; located between exterior materials and window members exposed on interior side; in a manner that eliminates direct metal-to-metal contact.

5. Mullions: Between adjacent windows, fabricated of extruded aluminum matching finish of window units.
6. Fasteners, Anchors, and Clips: Nonmagnetic stainless steel, aluminum, or other noncorrosive material, compatible with aluminum window members, trim, hardware, anchors, and other components of window units. Fasteners shall not be exposed, except for attaching hardware.

    a. Reinforcement: Where fasteners screw-anchor into aluminum less than 0.128 inch (3.26 mm) thick, reinforce interior with aluminum or nonmagnetic stainless steel to receive screw threads, or provide standard, noncorrosive, pressed-in, spline grommet nuts.

7. Projected Window Hardware (Awning):
    a. Gear-Type Rotary Operators: Complying with AAMA 901 when tested according to ASTM E 405, Method A. Provide operators that function without requiring the removal of interior screens or using screen wickets.
        1) Type and Style: As selected by Architect from manufacturer's full range of types and styles.
    b. Hinges: Non-friction type, not less than two per sash.
    c. Lock: Lever handle and cam-action lock with keeper.

8. Insect Screens: Provide removable insect screen on each operable exterior sash, with screen frame finished to match window unit, complying with SMA 1004 or SMA 1201, and as follows:

    a. Aluminum Wire Fabric: 18-by-18 (1.1-by-1.1-mm), 18-by-16 (1.1-by-1.3-mm), or 18-by-14 (1.1-by-1.5-mm) mesh of 0.013-inch- (0.3-mm-) diameter, coated aluminum wire.

B. Glazing: Same as adjacent aluminum-framed entrances and storefront glazing.

C. Finish: Match adjacent aluminum-framed entrances and storefront finish.

2.5 ENTRANCE DOOR SYSTEMS

A. Entrance Doors: Manufacturer's standard glazed entrance doors for manual-swing operation.

1. Door Construction: 2-inch overall thickness, with minimum 0.188-inch- thick, extruded-aluminum tubular rail and stile members. Mechanically fasten corners with reinforcing brackets that are deeply penetrated and fillet welded or that incorporate concealed tie rods.

2. Door Design: As indicated.

3. Glazing Stops and Gaskets: Square, snap-on, extruded-aluminum stops and preformed gaskets.

    a. Provide nonremovable glazing stops on outside of door.

2.6 ENTRANCE DOOR HARDWARE

A. Entrance Door Hardware: Hardware not specified in this Section is specified in Section 087100 "Door Hardware."

B. Designations: Requirements for design, grade, function, finish, size, and other distinctive qualities of each type of entrance door hardware are indicated in "Entrance Door Hardware Sets" Article. Products are identified by using entrance door hardware designations as follows:

1. Named Manufacturers' Products: Manufacturer and product designation are listed for each door hardware type required for the purpose of establishing minimum requirements. Manufacturers' names are abbreviated in "Entrance Door Hardware Sets" Article.
2. References to BHMA Standards: Provide products complying with these standards and requirements for description, quality, and function.

C. Continuous-Gear Hinges: Manufacturer's standard with stainless-steel bearings between knuckles, fabricated to full height of door and frame.

D. Mortise Auxiliary Locks: BHMA A156.5, Grade 1.

E. Automatic and Self-Latching Flush Bolts: BHMA A156.3, Grade 1.

F. Panic Exit Devices: BHMA A156.3, Grade 1, listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for panic protection, based on testing according to UL 305.

G. Cylinders: As specified in Section 087100 "Door Hardware."

H. Strikes: Provide strike with black-plastic dust box for each latch or lock bolt; fabricated for aluminum framing.

I. Operating Trim: BHMA A156.6.

J. Removable Mullions: BHMA A156.3, extruded aluminum.

1. When used with panic exit devices, provide removable mullions listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for panic protection, based on testing according to UL 305. Use only mullions that have been tested with exit devices to be used.

K. Closers: BHMA A156.4, Grade 1, with accessories required for a complete installation, sized as required by door size, exposure to weather, and anticipated frequency of use; adjustable to comply with field conditions and requirements for opening force.

L. Concealed Overhead Holders: BHMA A156.8, Grade 1.

M. Surface-Mounted Holders: BHMA A156.16, Grade 1.

N. Door Stops: BHMA A156.16, Grade 1, floor or wall mounted, as appropriate for door location indicated, with integral rubber bumper.

O. Weather Stripping: Manufacturer's standard replaceable components.

1. Compression Type: Made of ASTM D 2000, molded neoprene, or ASTM D 2287, molded PVC.
2. Sliding Type: AAMA 701/702, made of wool, polypropylene, or nylon woven pile with nylon-fabric or aluminum-strip backing.

P. Weather Sweeps: Manufacturer's standard exterior-door bottom sweep with concealed fasteners on mounting strip.

Q. Silencers: BHMA A156.16, Grade 1.

R. Thresholds: BHMA A156.21, raised thresholds beveled with a slope of not more than 1:2, with maximum height of 1/2 inch (12.7 mm).

S. Finger Guards: Manufacturer's standard collapsible neoprene or PVC gasket anchored to frame hinge-jamb at center-pivoted doors.

2.7 GLAZING

A. Glazing: Comply with Section 088000 "Glazing."

2.8 ACCESSORIES

A. Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials.

1. Use self-locking devices where fasteners are subject to loosening or turning out from thermal and structural movements, wind loads, or vibration.
2. Reinforce members as required to receive fastener threads.

B. Anchors: Three-way adjustable anchors with minimum adjustment of 1 inch that accommodate fabrication and installation tolerances in material and finish compatible with adjoining materials and recommended by manufacturer.

1. Masonry Inserts: Hot-dip galvanized cast-iron, malleable-iron, or steel inserts complying with ASTM A 123/A 123M or ASTM A 153/A 153M requirements.

C. Concealed Flashing: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding flashing compatible with adjacent materials.

D. Bituminous Paint: Cold-applied asphalt-mastic paint complying with SSPC-Paint 12 requirements except containing no asbestos, formulated for 30-mil (0.762-mm) thickness per coat.

2.9 FABRICATION

A. Form or extrude aluminum shapes before finishing.

B. Weld in concealed locations to greatest extent possible to minimize distortion or discoloration of finish. Remove weld spatter and welding oxides from exposed surfaces by descaling or grinding.

C. Fabricate components that, when assembled, have the following characteristics:

1. Profiles that are sharp, straight, and free of defects or deformations.
2. Accurately fitted joints with ends coped or mitered.

3. Physical and thermal isolation of glazing from framing members.
4. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
5. Provisions for field replacement of glazing from interior for vision glass and exterior for spandrel glazing or metal panels.
6. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.

D. Mechanically Glazed Framing Members: Fabricate for flush glazing without projecting stops.

E. Storefront Framing: Fabricate components for assembly using shear-block system.

F. Entrance Door Frames: Reinforce as required to support loads imposed by door operation and for installing entrance door hardware.

1. At exterior doors, provide compression weather stripping at fixed stops.
2. At interior doors, provide silencers at stops to prevent metal-to-metal contact. Install three silencers on strike jamb of single-door frames and two silencers on head of frames for pairs of doors.

G. Entrance Doors: Reinforce doors as required for installing entrance door hardware.

1. At pairs of exterior doors, provide sliding-type weather stripping retained in adjustable strip and mortised into door edge.
2. At exterior doors, provide weather sweeps applied to door bottoms.

H. Entrance Door Hardware Installation: Factory install entrance door hardware to the greatest extent possible. Cut, drill, and tap for factory-installed entrance door hardware before applying finishes.

I. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.

2.10 ALUMINUM FINISHES

A. Clear Anodic Finish: AAMA 611, AA-M12C22A41, Class I, 0.018 mm or thicker.

2.11 SOURCE QUALITY CONTROL

A. Structural Sealant: Perform quality-control procedures complying with ASTM C 1401 recommendations including, but not limited to, assembly material qualification procedures, sealant testing, and assembly fabrication reviews and checks.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Prepare surfaces that are in contact with structural sealant according to sealant manufacturer's written instructions to ensure compatibility and adhesion. Preparation includes, but is not limited to, cleaning and priming surfaces.

3.3 INSTALLATION

A. General:

1. Comply with manufacturer's written instructions.
2. Do not install damaged components.
3. Fit joints to produce hairline joints free of burrs and distortion.
4. Rigidly secure nonmovement joints.
5. Install anchors with separators and isolators to prevent metal corrosion and electrolytic deterioration and to prevent impeding movement of moving joints.
6. Seal perimeter and other joints watertight unless otherwise indicated.

B. Metal Protection:

1. Where aluminum is in contact with dissimilar metals, protect against galvanic action by painting contact surfaces with materials recommended by manufacturer for this purpose or by installing nonconductive spacers.
2. Where aluminum is in contact with concrete or masonry, protect against corrosion by painting contact surfaces with bituminous paint.

C. Set continuous sill members and flashing in full sealant bed as specified in Section 079200 "Joint Sealants" to produce weathertight installation.

D. Install components plumb and true in alignment with established lines and grades.

E. Install operable units level and plumb, securely anchored, and without distortion. Adjust weather-stripping contact and hardware movement to produce proper operation.

F. Install glazing as specified in Section 088000 "Glazing."

G. Install weatherseal sealant according to Section 079200 "Joint Sealants" and according to sealant manufacturer's written instructions to produce weatherproof joints. Install joint filler behind sealant as recommended by sealant manufacturer.

H. Entrance Doors: Install doors to produce smooth operation and tight fit at contact points.

1. Exterior Doors: Install to produce weathertight enclosure and tight fit at weather stripping.
2. Field-Installed Entrance Door Hardware: Install surface-mounted entrance door hardware according to entrance door hardware manufacturers' written instructions using concealed fasteners to greatest extent possible.

3.4 ERECTION TOLERANCES

A. Erection Tolerances: Install aluminum-framed entrances and storefronts to comply with the following maximum tolerances:

1. Plumb: 1/8 inch in 10 feet (3.2 mm in 3 m); 1/4 inch in 40 feet (6.35 mm in 12.2 m).

2. Level: 1/8 inch in 20 feet (3.2 mm in 6 m); 1/4 inch in 40 feet (6.35 mm in 12.2 m).
3. Alignment:

    a. Where surfaces abut in line or are separated by reveal or protruding element up to 1/2 inch (12.7 mm) wide, limit offset from true alignment to 1/16 inch (1.6 mm).
    b. Where surfaces are separated by reveal or protruding element from 1/2 to 1 inch (12.7 to 25.4 mm) wide, limit offset from true alignment to 1/8 inch (3.2 mm).
    c. Where surfaces are separated by reveal or protruding element of 1 inch (25.4 mm) wide or more, limit offset from true alignment to 1/4 inch (6 mm).

4. Location: Limit variation from plane to 1/8 inch in 12 feet (3.2 mm in 3.6 m); 1/2 inch (12.7 mm) over total length.

END OF SECTION 084113

SECTION 084413 - GLAZED ALUMINUM CURTAIN WALLS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section includes glazed aluminum curtain walls.

B. Related Requirements:
1. Section 084113 “Aluminum Framed Entrances and Storefronts”
2. Section 087100 “Door Hardware”
3. Section 088000 “Glazing”

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.

B. Shop Drawings: For glazed aluminum curtain walls. Include plans, elevations, sections, full-size details, and attachments to other work.

1. Include details of provisions for assembly expansion and contraction and for draining moisture occurring within the assembly to the exterior.
2. Include full-size isometric details of each vertical-to-horizontal intersection of glazed aluminum curtain walls, showing the following:

a. Joinery, including concealed welds.
b. Anchorage.
c. Steel reinforcing within members.
d. Expansion provisions.
e. Glazing.
f. Flashing and drainage.

3. Show connection to and continuity with adjacent thermal, weather, air, and vapor barriers.

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

D. Samples for Verification: For each type of exposed finish required, in manufacturer's standard sizes.

E. Fabrication Sample: Of each vertical-to-horizontal intersection of assemblies, made from 12-inch (300-mm) lengths of full-size components and showing details of the following:

1. Joinery, including concealed welds. – see drawings for location to be assembled

2. Glazing.

F. Delegated-Design Submittal: For glazed aluminum curtain walls indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.4 INFORMATIONAL SUBMITTALS

A. Sample Warranties: For special warranties.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For glazed aluminum curtain walls to include in maintenance manuals.

B. Maintenance Data for Structural Sealant: For structural-sealant-glazed curtain walls to include in maintenance manuals. Include ASTM C 1401 recommendations for post-installation-phase quality-control program.

1.6 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.

B. Testing Agency Qualifications: Qualified according to ASTM E 699 for testing indicated and accredited by IAS or ILAC Mutual Recognition Arrangement as complying with ISO/IEC 17025.

C. Product Options: Information on Drawings and in Specifications establishes requirements for aesthetic effects and performance characteristics of assemblies. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction.

1. Do not change intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If changes are proposed, submit comprehensive explanatory data to Architect for review.

D. Structural-Sealant Glazing: Comply with ASTM C 1401 for design and installation of curtain wall assemblies.

1.7 WARRANTY

A. Special Assembly Warranty: Manufacturer and Installer agree to repair or replace components of glazed aluminum curtain wall that do not comply with requirements or that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Structural failures including, but not limited to, excessive deflection.
b. Noise or vibration created by wind and thermal and structural movements.
c. Deterioration of metals[, metal finishes,] and other materials beyond normal weathering.
d. Water penetration through fixed glazing and framing areas.
e. Failure of operating components.

2. Warranty Period: 10 years from date of Substantial Completion.

B. Special Finish Warranty: Standard form in which manufacturer agrees to repair finishes or replace aluminum that shows evidence of deterioration of factory-applied finishes within specified warranty period.

1. Deterioration includes, but is not limited to, the following:

a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.

2. Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Delegated Design: Engage a professional engineer licensed in Delaware to design glazed aluminum curtain walls.

B. General Performance: Comply with performance requirements specified, as determined by testing of glazed aluminum curtain walls representing those indicated for this Project without failure due to defective manufacture, fabrication, installation, or other defects in construction.

1. Glazed aluminum curtain walls shall withstand movements of supporting structure including, but not limited to, story drift, twist, column shortening, long-term creep, and deflection from uniformly distributed and concentrated live loads.
2. Failure also includes the following:

a. Thermal stresses transferring to building structure.
b. Glass breakage.
c. Noise or vibration created by wind and thermal and structural movements.
d. Loosening or weakening of fasteners, attachments, and other components.
e. Failure of operating units.

C. Structural Loads:

1. Wind Loads: As indicated on Drawings.
2. Other Design Loads: As indicated on Drawings.

D. Deflection of Framing Members: At design wind pressure, as follows:

1. Deflection Normal to Wall Plane: Limited to 1/175 of clear span for spans up to 13 feet 6 inches (4.1 m) and to 1/240 of clear span plus 1/4 inch (6.35 mm) for spans greater than 13 feet 6 inches (4.1 m) or an amount that restricts edge deflection of individual glazing lites to 3/4 inch (19.1 mm), whichever is less.
2. Deflection Parallel to Glazing Plane: Limited to 1/360 of clear span or 1/8 inch (3.2 mm), whichever is smaller.

a. Operable Units: Provide a minimum 1/16-inch (1.6-mm) clearance between framing members and operable units.

3. Cantilever Deflection: Where framing members overhang an anchor point, as follows:

    a. Perpendicular to Plane of Wall: No greater than 1/240 of clear span plus 1/4-inch (6. 35-mm) for spans greater than 11 feet 8-1/4 inches (3.6 m) or 1/175 times span, for spans less than 11 feet 8-1/4 inches (3.6 m).

E. Structural: Test according to ASTM E 330 as follows:

1. When tested at positive and negative wind-load design pressures, assemblies do not evidence deflection exceeding specified limits.
2. When tested at 150 percent of positive and negative wind-load design pressures, assemblies, including anchorage, do not evidence material failures, structural distress, or permanent deformation of main framing members exceeding 0.2 percent of span.
3. Test Durations: As required by design wind velocity, but not less than 10 seconds.

F. Air Infiltration: Test according to ASTM E 283 for infiltration as follows:

1. Fixed Framing and Glass Area:

    a. Maximum air leakage of 0.06 cfm/sq. ft. at a static-air-pressure differential of 1.57 lbf/sq. ft.

G. Water Penetration under Static Pressure: Test according to ASTM E 331 as follows:

1. No evidence of water penetration through fixed glazing and framing areas when tested according to a minimum static-air-pressure differential of 20 percent of positive wind-load design pressure, but not less than 6.24 lbf/sq. ft.

H. Water Penetration under Dynamic Pressure: Test according to AAMA 501.1 as follows:

1. No evidence of water penetration through fixed glazing and framing areas when tested at dynamic pressure equal to 20 percent of positive wind-load design pressure, but not less than 6.24 lbf/sq. ft.
2. Maximum Water Leakage: According to AAMA 501.1 No uncontrolled water penetrating assemblies or water appearing on assemblies' normally exposed interior surfaces from sources other than condensation. Water leakage does not include water controlled by flashing and gutters, or water that is drained to exterior.

I. Energy Performance: Certify and label energy performance according to NFRC as follows:

1. Thermal Transmittance (U-factor): Fixed glazing and framing areas shall have U-factor of not more than 0.45 Btu/sq. ft. x h x deg F as determined according to NFRC 100.
2. Solar Heat Gain Coefficient: Fixed glazing and framing areas shall have a solar heat gain coefficient of no greater than 0.35 as determined according to NFRC 200.
3. Condensation Resistance: Fixed glazing and framing areas shall have an NFRC-certified condensation resistance rating of no less than 35 as determined according to NFRC 500.

J. Thermal Movements: Allow for thermal movements resulting from ambient and surface temperature changes:

1. Temperature Change: 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.
2. Thermal Cycling: No buckling; stress on glass; sealant failure; excess stress on framing, anchors, and fasteners; or reduction of performance when tested according to AAMA 501.5.

    a. High Exterior Ambient-Air Temperature: That which produces an exterior metal-surface temperature of 180 deg F.

b. Low Exterior Ambient-Air Temperature: 0 deg F.

K. Structural-Sealant Joints:

1. Designed to carry gravity loads of glazing.
2. Designed to produce tensile or shear stress of less than 20 psi (138 kPa).

L. Structural Sealant: Capable of withstanding tensile and shear stresses imposed by structural-sealant-glazed curtain walls without failing adhesively or cohesively. When tested for preconstruction adhesion and compatibility, cohesive failure of sealant shall occur before adhesive failure.

1. Adhesive failure occurs when sealant pulls away from substrate cleanly, leaving no sealant material behind.
2. Cohesive failure occurs when sealant breaks or tears within itself but does not separate from each substrate because sealant-to-substrate bond strength exceeds sealant's internal strength.

2.2 MANUFACTURERS (CW-#)

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

1. YKK AP America Inc.
   a. Curtainwall: YCW 750 OG Series – 2 ½" x 7 ½" System
   b. Butt Glazed Curtainwall: YCW 750 SSG Series – 2 ½" x 7 ½" System
      1) Modify mullion at transition to curtainwall as required per manufacturers written instructions.

2. Kawneer North America. –
   a. Curtainwall: 1600 Wall System 1 – 2 ½" x 7 ½" System
   b. Butt Glazed Curtainwall: 1600 Wall System 2 – 2 ½" x 7 ½" System
      1) Modify mullion at transition to curtainwall as required per manufacturers written instructions.

3. Oldcastle Building Envelope–
   a. Curtainwall: Reliance 1" System Captured – 2 ½" x 7½ " System
   b. Butt Glazed Curtainwall: Reliance 1" System SSG Verticals – 2 ½" x 7 ½" System
      1) Modify mullion at transition to curtainwall as required per manufacturers written instructions.

4. EFCO
   a. Curtainwall: System 5600 – 2 ½" x 7 ½" System
   b. Butt Glazed Curtainwall: System 5600" System SSG Verticals – 2 ½" x 7 ½" System
      1) Modify mullion at transition to curtainwall as required per manufacturers written instructions.

B. Source Limitations: Obtain all components of curtain wall system, including framing spandrel panels, venting windows, entrances, sun control, and accessories, from single manufacturer.

2.3 FRAMING

A. Framing Members: Manufacturer's extruded- or formed-aluminum framing members of thickness required and reinforced as required to support imposed loads.

1. Construction: Thermally improved.

2. Glazing System:
   Type 1: Retained mechanically with gaskets on four sides and
   Type 2: Retained mechanically with gaskets on two sides and structural sealant on two sides.
3. Glazing Plane: Front.
4. Finish: Clear anodic finish.
5. Fabrication Method: Field-fabricated stick system.

B. Pressure Caps: Manufacturer's standard aluminum components that mechanically retain glazing.

1. Include snap-on aluminum trim that conceals fasteners.
   a. Provide vertical pressure caps, Basis of Design – EFCO-12G3 at CW-3 (Art Room)
   b. Provide vertical pressure caps, Basis of Design – EFCO-4564 at CW-6, CW-6A, & CW-6B (Stair C100A)
   c. Provide manufacturer’s standard pressure caps at all horizontal and all other vertical locations not listed above.

C. Brackets and Reinforcements: Manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for aligning system components.

D. Materials:

1. Aluminum: Alloy and temper recommended by manufacturer for type of use and finish indicated.

   a. Sheet and Plate: ASTM B 209 (ASTM B 209M).
   b. Extruded Bars, Rods, Profiles, and Tubes: ASTM B 221 (ASTM B 221M).
   c. Extruded Structural Pipe and Tubes: ASTM B 429/B 429M.
   d. Structural Profiles: ASTM B 308/B 308M.

2. Steel Reinforcement: Manufacturer's standard zinc-rich, corrosion-resistant primer complying with SSPC-PS Guide No. 12.00; applied immediately after surface preparation and pretreatment. Select surface preparation methods according to recommendations in SSPC-SP COM, and prepare surfaces according to applicable SSPC standard.

   a. Structural Shapes, Plates, and Bars: ASTM A 36/A 36M.
   b. Cold-Rolled Sheet and Strip: ASTM A 1008/A 1008M.
   c. Hot-Rolled Sheet and Strip: ASTM A 1011/A 1011M.

2.4 VENTING WINDOWS

A. Aluminum Windows: AAMA/WDMA/CSA 101/I.S.2/A440, manufacturer's standard, with self-flashing mounting fins, and as follows:

1. Window Type: Awning
2. Minimum Performance Class: AW.
3. Minimum Performance Grade: 40
4. Aluminum Extrusions: ASTM B 221 (ASTM B 221M), alloy and temper recommended by manufacturer for strength, corrosion resistance, and application of required finish, but not less than 0.064-inch (1.63-mm) thickness at any location for main frame and sash members.

   a. Thermally Improved Construction: Fabricate window units with an integral, concealed, low-conductance thermal barrier; located between exterior materials and window members exposed on interior side; in a manner that eliminates direct metal-to-metal contact.

5. Mullions: Between adjacent windows, fabricated of extruded aluminum matching finish of window units.
6. Fasteners, Anchors, and Clips: Nonmagnetic stainless steel, aluminum, or other noncorrosive material, compatible with aluminum window members, trim, hardware, anchors, and other components of window units. Fasteners shall not be exposed, except for attaching hardware.

    a. Reinforcement: Where fasteners screw-anchor into aluminum less than 0.128 inch (3.26 mm) thick, reinforce interior with aluminum or nonmagnetic stainless steel to receive screw threads, or provide standard, noncorrosive, pressed-in, spline grommet nuts.
7. Projected Window Hardware (Awning):
    a. Gear-Type Rotary Operators: Complying with AAMA 901 when tested according to ASTM E 405, Method A. Provide operators that function without requiring the removal of interior screens or using screen wickets.
        1) Type and Style: As selected by Architect from manufacturer's full range of types and styles.
    b. Hinges: Non-friction type, not less than two per sash.
    c. Lock: Lever handle and cam-action lock with keeper.

8. Insect Screens: Provide removable insect screen on each operable exterior sash, with screen frame finished to match window unit, complying with SMA 1004 or SMA 1201, and as follows:

    a. Aluminum Wire Fabric: 18-by-18 (1.1-by-1.1-mm), 18-by-16 (1.1-by-1.3-mm), or 18-by-14 (1.1-by-1.5-mm) mesh of 0.013-inch- (0.3-mm-) diameter, coated aluminum wire.

B. Glazing: Same as adjacent glazed aluminum curtain-wall glazing.

C. Finish: Match adjacent glazed aluminum curtain-wall finish.

2.5 ENTRANCES

A. Entrances: Comply with Section 084113 "Aluminum-Framed Entrances and Storefronts."

2.6 GLAZING

A. Glazing: Comply with Section 088000 "Glazing."

B. Glazing Gaskets: Manufacturer's standard sealed-corner pressure-glazing system of black, resilient elastomeric glazing gaskets, setting blocks, and shims or spacers. Comply with Section 088000 "Glazing."

C. Glazing Sealants: As recommended by manufacturer. Comply with Section 088000 "Glazing."

D. Structural Glazing Sealants: ASTM C 1184, chemically curing silicone formulation that is compatible with system components with which it comes in contact, specifically formulated and tested for use as structural sealant and approved by structural-sealant manufacturer for use in curtain-wall assembly indicated.

1. Color: As selected by Architect from manufacturer's full range of colors.

E. Weatherseal Sealants: ASTM C 920 for Type S; Grade NS; Class 25; Uses NT, G, A, and O; chemically curing silicone formulation that is compatible with structural sealant and other system components with which it comes in contact; recommended by structural-sealant, weatherseal-sealant, and structural-sealant-glazed curtain-wall manufacturers for this use.

1. Color: Match structural sealant.

2.7 ACCESSORIES

A. Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials.

1. Use self-locking devices where fasteners are subject to loosening or turning out from thermal and structural movements, wind loads, or vibration.
2. Reinforce members as required to receive fastener threads.
3. Use exposed fasteners with countersunk Phillips screw heads, finished to match framing system.

B. Anchors: Three-way adjustable anchors with minimum adjustment of 1 inch that accommodate fabrication and installation tolerances in material and finish compatible with adjoining materials and recommended by manufacturer.

1. Concrete and Masonry Inserts: Hot-dip galvanized cast-iron, malleable-iron, or steel inserts complying with ASTM A 123/A 123M or ASTM A 153/A 153M requirements.

C. Concealed Flashing: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding flashing compatible with adjacent materials.

D. Bituminous Paint: Cold-applied asphalt-mastic paint complying with SSPC-Paint 12 requirements except containing no asbestos, formulated for 30-mil (0.762-mm) thickness per coat.

2.8 FABRICATION

A. Form or extrude aluminum shapes before finishing.

B. Weld in concealed locations to greatest extent possible to minimize distortion or discoloration of finish. Remove weld spatter and welding oxides from exposed surfaces by descaling or grinding.

C. Fabricate components that, when assembled, have the following characteristics:

1. Profiles that are sharp, straight, and free of defects or deformations.
2. Accurately fitted joints with ends coped or mitered.
3. Physical and thermal isolation of glazing from framing members.
4. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
5. Provisions for field replacement of glazing from exterior.
6. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.

D. Fabricate components to resist water penetration as follows:

1. Internal guttering system or other means to drain water passing joints, condensation occurring within framing members, and moisture migrating within glazed aluminum curtain wall to exterior.
2. Pressure-equalized system or double barrier design with primary air and vapor barrier at interior side of glazed aluminum curtain wall and secondary seal weeped and vented to exterior.

E. Curtain-Wall Framing: Fabricate components for assembly using shear-block system.

F. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.

2.9 ALUMINUM FINISHES

A. Clear Anodic Finish: AAMA 611, AA-M12C22A41, Class I, 0.018 mm or thicker.

2.10 SOURCE QUALITY CONTROL

A. Structural Sealant: Perform quality-control procedures complying with ASTM C 1401 recommendations including, but not limited to, assembly material qualification procedures, sealant testing, and assembly fabrication reviews and checks.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Prepare surfaces that will contact structural sealant according to sealant manufacturer's written instructions to ensure compatibility and adhesion. Preparation includes, but is not limited to, cleaning and priming surfaces.

3.3 INSTALLATION

A. General:

1. Comply with manufacturer's written instructions.
2. Do not install damaged components.
3. Fit joints to produce hairline joints free of burrs and distortion.
4. Rigidly secure nonmovement joints.
5. Install anchors with separators and isolators to prevent metal corrosion and electrolytic deterioration and to prevent impeding movement of moving joints.
6. Where welding is required, weld components in concealed locations to minimize distortion or discoloration of finish. Protect glazing surfaces from welding.
7. Seal joints watertight unless otherwise indicated.

B. Metal Protection:

1. Where aluminum is in contact with dissimilar metals, protect against galvanic action by painting contact surfaces with primer, applying sealant or tape, or installing nonconductive spacers as recommended by manufacturer for this purpose.
2. Where aluminum is in contact concrete or masonry, protect against corrosion by painting contact surfaces with bituminous paint.

C. Install components to drain water passing joints, condensation occurring within framing members, and moisture migrating within glazed aluminum curtain wall to exterior.

D. Install components plumb and true in alignment with established lines and grades.

E. Install operable units level and plumb, securely anchored, and without distortion. Adjust weather-stripping contact and hardware movement to produce proper operation.

F. Install glazing as specified in Section 088000 "Glazing."

1. Prepare surfaces that will contact structural sealant according to sealant manufacturer's written instructions to ensure compatibility and adhesion. Preparation includes, but is not limited to, cleaning and priming surfaces.

G. Install weatherseal sealant according to Section 079200 "Joint Sealants" and according to sealant manufacturer's written instructions to produce weatherproof joints. Install joint filler behind sealant as recommended by sealant manufacturer.

3.4 ERECTION TOLERANCES

A. Erection Tolerances: Install glazed aluminum curtain walls to comply with the following maximum tolerances:

1. Plumb: 1/8 inch in 10 feet (3.2 mm in 3 m); 1/4 inch in 40 feet (6.35 mm in 12.2 m).
2. Level: 1/8 inch in 20 feet (3.2 mm in 6 m); 1/4 inch in 40 feet (6.35 mm in 12.2 m).
3. Alignment:

    a. Where surfaces abut in line or are separated by reveal or protruding element up to 1/2 inch (12.7 mm) wide, limit offset from true alignment to 1/16 inch (1.6 mm).
    b. Where surfaces are separated by reveal or protruding element from 1/2 to 1 inch (12.7 to 25.4 mm) wide, limit offset from true alignment to 1/8 inch (3.2 mm).
    c. Where surfaces are separated by reveal or protruding element of 1 inch (25.4 mm) wide or more, limit offset from true alignment to 1/4 inch (6 mm).

4. Location: Limit variation from plane to 1/8 inch in 12 feet (3.2 mm in 3.6 m); 1/2 inch (12.7 mm) over total length.

3.5 FIELD QUALITY CONTROL

A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.

B. Field Quality-Control Testing: See drawings for test area locations

1. Water-Spray Test: Before installation of interior finishes has begun, areas designated by Architect shall be tested according to AAMA 501.2 and shall not evidence water penetration.

    a. Perform a minimum of one test at each of the following locations:
        1) CW-3 – located at Art C125
        2) CW-1 – located at Media Center A115
        3) CW-6 – located at Stair C100A

2. Air Infiltration: ASTM E 783 at 1.5 times the rate specified for laboratory testing in "Performance Requirements" Article but not more than 0.09 cfm/sq. ft. (0.45 L/s per sq. m) at a static-air-pressure differential of 1.57 lbf/sq. ft. (75 Pa).

    a. Perform a minimum of test at each of the following locations:
        1) CW-3 – located at Art C125
        2) CW-1 – located at Media Center A115
        3) CW-6 – located at Stair C100A

3. Water Penetration: ASTM E 1105 at a minimum uniform and cyclic static-air-pressure differential of 0.67 times the static-air-pressure differential specified for laboratory testing in "Performance Requirements" Article, but not less than 6.24 lbf/sq. ft. (300 Pa), and shall not evidence water penetration.

C. Structural-Sealant Adhesion: Test structural sealant according to recommendations in ASTM C 1401, Destructive Test Method A, "Hand Pull Tab (Destructive)," Appendix X2.

1. Test a minimum of two areas on each building facade.
2. Repair installation areas damaged by testing.

D. Glazed aluminum curtain walls will be considered defective if they do not pass tests and inspections.

E. Prepare test and inspection reports.

END OF SECTION 084413

SECTION 087100 – DOOR HARDWARE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section includes:

1. Mechanical and electrified door hardware for:

a. Swinging doors.
b. Sliding doors.
c. Gates.

2. Field verification, preparation and modification of existing doors and frames to receive new door hardware.

B. Exclusions: Unless specifically listed in hardware sets, hardware is not specified in this section for:

1. Windows
2. Cabinets (casework), including locks in cabinets
3. Signage
4. Toilet accessories
5. Overhead doors

C. Related Sections:

1. Division 01 Section “Alternates” for alternates affecting this section.
2. Division 07 Section “Joint Sealants” for sealant requirements applicable to threshold installation specified in this section.
3. Division 09 sections for touchup finishing or refinishing of existing openings modified by this section.
4. Division 26 sections for connections to electrical power system and for low-voltage wiring.

1.3 REFERENCES

A. UL - Underwriters Laboratories

1. UL 10B - Fire Test of Door Assemblies
2. UL 10C - Positive Pressure Test of Fire Door Assemblies
3. UL 1784 - Air Leakage Tests of Door Assemblies
4. UL 305 - Panic Hardware

B. DHI - Door and Hardware Institute

1. Sequence and Format for the Hardware Schedule
2. Recommended Locations for Builders Hardware
3. Key Systems and Nomenclature

C. ANSI - American National Standards Institute

1. ANSI/BHMA A156.1 - A156.29, and ANSI/BHMA A156.31 - Standards for Hardware and Specialties

1.4 SUBMITTALS

A. General:

1. Submit in accordance with Conditions of Contract and Division 01 requirements.
2. Highlight, encircle, or otherwise specifically identify on submittals deviations from Contract Documents, issues of incompatibility or other issues which may detrimentally affect the Work.
3. Prior to forwarding submittal, comply with procedures for verifying existing door and frame compatibility for new hardware, as specified in PART 3, “EXAMINATION” article, herein.

B. Action Submittals:

1. Product Data: Product data including manufacturers’ technical product data for each item of door hardware, installation instructions, maintenance of operating parts and finish, and other information necessary to show compliance with requirements.
2. Riser and Wiring Diagrams: After final approval of hardware schedule, submit details of electrified door hardware, indicating:

    a. Wiring Diagrams: For power, signal, and control wiring and including:
        1) Details of interface of electrified door hardware and building safety and security systems.
        2) Schematic diagram of systems that interface with electrified door hardware.
        3) Point-to-point wiring.
        4) Risers.

3. Samples for Verification: If requested by Architect, submit production sample or sample installations of each type of exposed hardware unit in finish indicated, and tagged with full description for coordination with schedule.

    a. Samples will be returned to supplier in like-new condition. Units that are acceptable to Architect may, after final check of operations, be incorporated into Work, within limitations of key coordination requirements.

4. Door Hardware Schedule: Submit schedule with hardware sets in vertical format as illustrated by Sequence of Format for the Hardware Schedule as published by the Door and Hardware Institute. Indicate complete designations of each item required for each door or opening, include:

    a. Door Index; include door number, heading number, and Architects hardware set number.
    b. Opening Lock Function Spreadsheet: List locking device and function for each opening.
    c. Type, style, function, size, and finish of each hardware item.
    d. Name and manufacturer of each item.
    e. Fastenings and other pertinent information.
    f. Location of each hardware set cross-referenced to indications on Drawings.
    g. Explanation of all abbreviations, symbols, and codes contained in schedule.
    h. Mounting locations for hardware.
    i. Door and frame sizes and materials.
    j. Name and phone number for local manufacturer's representative for each product.

k. Operational Description of openings with any electrified hardware (locks, exits, electromagnetic locks, electric strikes, automatic operators, door position switches, magnetic holders or closer/holder units, and access control components). Operational description should include how door will operate on egress, ingress, and fire and smoke alarm connection.
   1) Submittal Sequence: Submit door hardware schedule concurrent with submissions of Product Data, Samples, and Shop Drawings. Coordinate submission of door hardware schedule with scheduling requirements of other work to facilitate fabrication of other work that is critical in Project construction schedule.

5. Key Schedule:

   a. After Keying Conference, provide keying schedule listing levels of keying as well as explanation of key system's function, key symbols used and door numbers controlled.
   b. Use ANSI/BHMA A156.28 “Recommended Practices for Keying Systems” as guideline for nomenclature, definitions, and approach for selecting optimal keying system.
   c. Provide 3 copies of keying schedule for review prepared and detailed in accordance with referenced DHI publication. Include schematic keying diagram and index each key to unique door designations.
   d. Index keying schedule by door number, keyset, hardware heading number, cross keying instructions, and special key stamping instructions.
   e. Provide one complete bitting list of key cuts and one key system schematic illustrating system usage and expansion.
      1) Forward bitting list, key cuts and key system schematic directly to Owner, by means as directed by Owner.

   f. Prepare key schedule by or under supervision of supplier, detailing Owner’s final keying instructions for locks.

6. Templates: After final approval of hardware schedule, provide templates for doors, frames and other work specified to be factory prepared for door hardware installation.

C. Informational Submittals:

1. Qualification Data: For Supplier, Installer and Architectural Hardware Consultant.
2. Product Certificates for electrified door hardware, signed by manufacturer:

   a. Certify that door hardware approved for use on types and sizes of labeled fire-rated doors complies with listed fire-rated door assemblies.

3. Certificates of Compliance:

   a. Certificates of compliance for fire-rated hardware and installation instructions if requested by Architect or Authority Having Jurisdiction.
   b. Installer Training Meeting Certification: Letter of compliance, signed by Contractor, attesting to completion of installer training meeting specified in “QUALITY ASSURANCE” article, herein.
   c. Electrified Hardware Coordination Conference Certification: Letter of compliance, signed by Contractor, attesting to completion of electrified hardware coordination conference, specified in “QUALITY ASSURANCE” article, herein.

4. Product Test Reports: For compliance with accessibility requirements, based on evaluation of comprehensive tests performed by manufacturer and witnessed by qualified testing agency, for door hardware on doors located in accessible routes.
5. Warranty: Special warranty specified in this Section.

D. Closeout Submittals:

1. Operations and Maintenance Data : Provide in accordance with Division 01 and include:

    a. Complete information on care, maintenance, and adjustment; data on repair and replacement parts, and information on preservation of finishes.
    b. Catalog pages for each product.
    c. Name, address, and phone number of local representative for each manufacturer.
    d. Parts list for each product.
    e. Final approved hardware schedule, edited to reflect conditions as-installed.
    f. Final keying schedule
    g. Copies of floor plans with keying nomenclature
    h. As-installed wiring diagrams for each opening connected to power, both low voltage and 110 volts.
    i. Copy of warranties including appropriate reference numbers for manufacturers to identify project.

1.5 QUALITY ASSURANCE

A. Product Substitutions: Comply with product requirements stated in Division 01 and as specified herein.

1. Where specific manufacturer’s product is named and accompanied by “No Substitute,” including make or model number or other designation, provide product specified. (Note: Certain products have been selected for their unique characteristics and particular project suitability.)

    a. Where no additional products or manufacturers are listed in product category, requirements for “No Substitute” govern product selection.

2. Where products indicate “acceptable manufacturers” or “acceptable manufacturers and products”, provide product from specified manufacturers, subject to compliance with specified requirements and “Single Source Responsibility” requirements stated herein.

B. Supplier Qualifications and Responsibilities: Recognized architectural hardware supplier with record of successful in-service performance for supplying door hardware similar in quantity, type, and quality to that indicated for this Project and that provides certified Architectural Hardware Consultant (AHC) available to Owner, Architect, and Contractor, at reasonable times during the Work for consultation.

1. Warehousing Facilities: In Project's vicinity.
2. Scheduling Responsibility: Preparation of door hardware and keying schedules.
3. Engineering Responsibility: Preparation of data for electrified door hardware, including Shop Drawings, based on testing and engineering analysis of manufacturer's standard units in assemblies similar to those indicated for this Project.
4. Coordination Responsibility: Coordinate installation of electronic security hardware with Architect and electrical engineers and provide installation and technical data to Architect and other related subcontractors.

    a. Upon completion of electronic security hardware installation, inspect and verify that all components are working properly.

C. Installer Qualifications: Qualified tradesmen, skilled in application of commercial grade hardware with record of successful in-service performance for installing door hardware similar in quantity, type, and quality to that indicated for this Project.

D. Architectural Hardware Consultant Qualifications: Person who is experienced in providing consulting services for door hardware installations that are comparable in material, design, and extent to that indicated for this Project and meets these requirements:

1. For door hardware, DHI-certified, Architectural Hardware Consultant (AHC).

2. Can provide installation and technical data to Architect and other related subcontractors.
3. Can inspect and verify components are in working order upon completion of installation.
4. Capable of producing wiring diagrams.
5. Capable of coordinating installation of electrified hardware with Architect and electrical engineers.

E. Single Source Responsibility: Obtain each type of door hardware from single manufacturer.

1. Provide electrified door hardware from same manufacturer as mechanical door hardware, unless otherwise indicated.
2. Manufacturers that perform electrical modifications and that are listed by testing and inspecting agency acceptable to authorities having jurisdiction are acceptable.

F. Fire-Rated Door Openings: Provide door hardware for fire-rated openings that complies with NFPA 80 and requirements of authorities having jurisdiction. Provide only items of door hardware that are listed and are identical to products tested by Underwriters Laboratories, Intertek Testing Services, or other testing and inspecting organizations acceptable to authorities having jurisdiction for use on types and sizes of doors indicated, based on testing at positive pressure and according to NFPA 252 or UL 10C and in compliance with requirements of fire-rated door and door frame labels.

G. Smoke- and Draft-Control Door Assemblies: Where smoke- and draft-control door assemblies are required, provide door hardware that meets requirements of assemblies tested according to UL 1784 and installed in compliance with NFPA 105.

1. Air Leakage Rate: Maximum air leakage of 0.3 cfm/sq. ft. (3 cu. m per minute/sq. m) at tested pressure differential of 0.3-inch wg (75 Pa) of water.

H. Electrified Door Hardware: Listed and labeled as defined in NFPA 70, Article 100, by testing agency acceptable to authorities having jurisdiction.

I. Means of Egress Doors: Latches do not require more than 15 lbf (67 N) to release latch. Locks do not require use of key, tool, or special knowledge for operation.

J. Accessibility Requirements: For door hardware on doors in an accessible route, comply with governing accessibility regulations cited in "REFERENCES" article, herein.

1. Provide operating devices that do not require tight grasping, pinching, or twisting of wrist and that operate with force of not more than 5 lbf (22.2 N).
2. Maximum opening-force requirements:

    a. Interior, Non-Fire-Rated Hinged Doors: 5 lbf (22.2 N) applied perpendicular to door.
    b. Sliding or Folding Doors: 5 lbf (22.2 N) applied parallel to door at latch.
    c. Fire Doors: Minimum opening force allowable by authorities having jurisdiction.

3. Bevel raised thresholds with slope of not more than 1:2. Provide thresholds not more than 1/2 inch (13 mm) high.
4. Adjust door closer sweep periods so that, from open position of 70 degrees, door will take at least 3 seconds to move to 3 inches (75 mm) from latch, measured to leading edge of door.

K. Keying Conference: Conduct conference at Project site to comply with requirements in Division 01.

1. Attendees: Owner, Contractor, Architect, Installer, and Supplier's Architectural Hardware Consultant.
2. Incorporate keying conference decisions into final keying schedule after reviewing door hardware keying system including:

a. Function of building, flow of traffic, purpose of each area, degree of security required, and plans for future expansion.
b. Preliminary key system schematic diagram.
c. Requirements for key control system.
d. Requirements for access control.
e. Address for delivery of keys.

L. Pre-installation Conference: Conduct conference at Project site

1. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
2. Inspect and discuss preparatory work performed by other trades.
3. Inspect and discuss electrical roughing-in for electrified door hardware.
4. Review sequence of operation for each type of electrified door hardware.
5. Review required testing, inspecting, and certifying procedures.

M. Coordination Conferences:

1. Installation Coordination Conference: Prior to hardware installation, schedule and hold meeting to review questions or concerns related to proper installation and adjustment of door hardware.

a. Attendees: Door hardware supplier, door hardware installer, Contractor.
b. After meeting, provide letter of compliance to Architect, indicating when meeting was held and who was in attendance.

2. Electrified Hardware Coordination Conference: Prior to ordering electrified hardware, schedule and hold meeting to coordinate door hardware with security, electrical, doors and frames, and other related suppliers.

a. Attendees: electrified door hardware supplier, doors and frames supplier, electrified door hardware installer, electrical subcontractor, Owner, Architect and Contractor.
b. After meeting, provide letter of compliance to Architect, indicating when coordination conference was held and who was in attendance.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Inventory door hardware on receipt and provide secure lock-up for hardware delivered to Project site.

B. Tag each item or package separately with identification coordinated with final door hardware schedule, and include installation instructions, templates, and necessary fasteners with each item or package.

1. Deliver each article of hardware in manufacturer’s original packaging.

C. Project Conditions:

1. Maintain manufacturer-recommended environmental conditions throughout storage and installation periods.
2. Provide secure lock-up for door hardware delivered to Project, but not yet installed. Control handling and installation of hardware items so that completion of Work will not be delayed by hardware losses both before and after installation.

D. Protection and Damage:

1. Promptly replace products damaged during shipping.
2. Handle hardware in manner to avoid damage, marring, or scratching. Correct, replace or repair products damaged during Work.

3. Protect products against malfunction due to paint, solvent, cleanser, or any chemical agent.

E. Deliver keys to manufacturer of key control system for subsequent delivery to Owner.

F. Deliver keys and permanent cores to Owner by registered mail or overnight package service.

1.7 COORDINATION

A. Coordinate layout and installation of floor-recessed door hardware with floor construction. Cast anchoring inserts into concrete. Concrete, reinforcement, and formwork requirements are specified in Division 03.

B. Installation Templates: Distribute for doors, frames, and other work specified to be factory prepared. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.

C. Security: Coordinate installation of door hardware, keying, and access control with Owner's security consultant.

D. Electrical System Roughing-In: Coordinate layout and installation of electrified door hardware with connections to power supplies and building safety and security systems.

E. Existing Openings: Where hardware components are scheduled for application to existing construction or where modifications to existing door hardware are required, field verify existing conditions and coordinate installation of door hardware to suit opening conditions and to provide proper door operation.

F. Direct shipments not permitted, unless approved by Contractor.

1.8 WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period.

1. Warranty Period: Years from date of Substantial Completion, for durations indicated.

a. Closers:
1) Mechanical: 30 years.
2) Electrified: 2 years.

b. Exit Devices:
1) Mechanical: 3 years.
2) Electrified: 1 year.

c. Locksets:
1) Mechanical: 10 years.
2) Electrified: 1 year.

d. Continuous Hinges: Lifetime warranty
e. Key Blanks: Lifetime

2. Warranty does not cover damage or faulty operation due to improper installation, improper use or abuse.

1.9 MAINTENANCE

A. Maintenance Tools:

1. Furnish complete set of special tools required for maintenance and adjustment of hardware, including changing of cylinders.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. The Owner requires use of certain products for their unique characteristics and particular project suitability to insure continuity of existing and future performance and maintenance standards. After investigating available product offerings Awarding Authority has elected to prepare proprietary specifications. These products are specified with the notation: “No Substitute.”

1. Where “No Substitute” is noted, submittals and substitution requests for other products will not be considered.

B. Approval of manufacturers and/or products other than those listed as ”Scheduled Manufacturer ” or “Acceptable Manufacturers” in the individual article for the product category shall be in accordance with QUALITY ASSURANCE article, herein.

C. Approval of products from manufacturers indicated in “Acceptable Manufacturers” is contingent upon those products providing all functions and features and meeting all requirements of scheduled manufacturer’s product.

D. Hand of Door: Drawings show direction of slide, swing, or hand of each door leaf. Furnish each item of hardware for proper installation and operation of door movement as shown.

E. Where specified hardware is not adaptable to finished shape or size of members requiring hardware, furnish suitable types having same operation and quality as type specified, subject to Architect's approval.

2.2 MATERIALS

A. Fasteners

1. Provide hardware manufactured to conform to published templates, generally prepared for machine screw installation.
2. Furnish screws for installation with each hardware item. Finish exposed (exposed under any condition) screws to match hardware finish, or, if exposed in surfaces of other work, to match finish of this other work including prepared for paint surfaces to receive painted finish.
3. Provide concealed fasteners for hardware units exposed when door is closed except when no standard units of type specified are available with concealed fasteners. Do not use thru-bolts for installation where bolt head or nut on opposite face is exposed in other work unless thru-bolts are required to fasten hardware securely. Review door specification and advise Architect if thru-bolts are required.
4. Install hardware with fasteners provided by hardware manufacturer.

B. Provide screws, bolts, expansion shields, drop plates and other devices necessary for hardware installation.

1. Where fasteners are exposed to view: Finish to match adjacent door hardware material.

2.3 HINGES

A. Provide five-knuckle, ball bearing hinges.

1. Manufacturers and Products:

a. Scheduled Manufacturer and Product: Ives 5BB series
b. Acceptable Manufacturers and Products: Hager BB series, McKinney TA/T4A series, Stanley FBB Series

B. Requirements:

1. 1-3/4 inch (44 mm) thick doors, up to and including 36 inches (914 mm) wide:

a. Exterior: Standard weight, bronze or stainless steel, 4-1/2 inches (114 mm) high
b. Interior: Standard weight, steel, 4-1/2 inches (114 mm) high

2. 1-3/4 inch (44 mm) thick doors over 36 inches (914 mm) wide:

a. Exterior: Heavy weight, bronze/stainless steel, 5 inches (127 mm) high
b. Interior: Heavy weight, steel, 5 inches (127 mm) high

3. 2 inches or thicker doors:

a. Exterior: Heavy weight, bronze or stainless steel, 5 inches (127 mm) high
b. Interior: Heavy weight, steel, 5 inches (127 mm) high

4. Provide three hinges per door leaf for doors 90 inches (2286 mm) or less in height, and one additional hinge for each 30 inches (762 mm) of additional door height.
5. Where new hinges are specified for existing doors or existing frames, provide new hinges of identical size to hinge preparation present in existing door or existing frame.
6. Hinge Pins: Except as otherwise indicated, provide hinge pins as follows:

a. Steel Hinges: Steel pins
b. Non-Ferrous Hinges: Stainless steel pins
c. Out-Swinging Exterior Doors: Non-removable pins
d. Out-Swinging Interior Lockable Doors: Non-removable pins
e. Interior Non-lockable Doors: Non-rising pins

7. Width of hinges: 4-1/2 inches (114 mm) at 1-3/4 inch (44 mm) thick doors, and 5 inches (127 mm) at 2 inches (51 mm) or thicker doors. Adjust hinge width as required for door, frame, and wall conditions to allow proper degree of opening.
8. Doors 36 inches (914 mm) wide or less furnish hinges 4-1/2 inches (114 mm) high; doors greater than 36 inches (914 mm) wide furnish hinges 5 inches (127 mm) high, heavy weight or standard weight as specified.
9. Provide hinges with electrified options as scheduled in the hardware sets. Provide with sufficient number and wire gage to accommodate electric function of specified hardware. Locate electric hinge at second hinge from bottom or nearest to electrified locking component.
10. Provide mortar guard for each electrified hinge specified, unless specified in hollow metal frame specification.
11. Provide spring hinges where specified. Provide two spring hinges and one bearing hinge per door leaf for doors 90 inches (2286 mm) or less in height. Provide one additional bearing hinge for each 30 inches (762 mm) of additional door height.

2.4 CONTINUOUS HINGES

A. Aluminum Geared

1. Manufacturers:

a. Scheduled Manufacturer: Ives.
b. Acceptable Manufacturers: Markar, Stanley.

2. Requirements:

a. Provide aluminum geared continuous hinges conforming to ANSI/BHMA A156.25, Grade 2.
b. Provide aluminum geared continuous hinges, where specified in the hardware sets, fabricated from 6063-T6 aluminum, with 0.25-inch (6 mm) diameter Teflon coated stainless steel hinge pin.
c. Provide split nylon bearings at each hinge knuckle for quiet, smooth, self-lubricating operation.
d. Provide hinges capable of supporting door weights up to 450 pounds, and successfully tested for 1,500,000 cycles.
e. On fire-rated doors, provide aluminum geared continuous hinges that are classified for use on rated doors by testing agency acceptable to authority having jurisdiction.
f. Provide aluminum geared continuous hinges with electrified option scheduled in the hardware sets. Provide with sufficient number and wire gage to accommodate electric function of specified hardware.
g. Install hinges with fasteners supplied by manufacturer.
h. Provide hinges with symmetrical hole pattern.

2.5 ELECTRIC POWER TRANSFER

A. Manufacturers:

a. Scheduled Manufacturer: Von Duprin
b. Acceptable Manufacturers: Falcon, ABH

B. Provide power transfer with electrified options as scheduled in the hardware sets. Provide with number and gage of wires sufficient to accommodate electric function of specified hardware.

C. Locate electric power transfer per manufacturer’s template and UL requirements, unless interference with operation of door or other hardware items.

2.6 ALUMINUM DOOR LOCKS – NARROW STYLE

A. Manufacturer and Product:

1. Scheduled Manufacturer and Product: Adams Rite 1850-4016
2. Acceptable Manufacturers and Products: No Substitute.

B. Requirements:

1. Provide narrow style aluminum door locks as specified. Cylinders: Refer to “KEYING” article, herein.
2. Provide locks with 1 ½” backset as required for door detail with full 5/8 inch (16 mm) throw latchbolt.
3. Provide manufacturer’s standard strikes unless extended lip strikes are necessary to protect trim.

2.7 CYLINDRICAL LOCKS – GRADE 1

A. Manufacturers and Products:

1. Scheduled Manufacturer and Product: Schlage ND Series
2. Acceptable Manufacturers and Products: No Substitution

B. Requirements:

1. Provide cylindrical locks conforming to ANSI/BHMA A156.2 Series 4000, Grade 1. Cylinders: Refer to "KEYING" article, herein.
2. Provide locksets able to withstand 1500 inch pounds of torque applied to locked outside lever without gaining access per ANSI/BHMA A156.2 Abusive Locked Lever Torque Test and cycle tested to 3 million cycles per ANSI/BHMA A156.2 Cycle Test.
3. Provide solid steel rotational stops to control excessive rotation of lever.
4. Provide completely refunctionable lockset that allows lock function to be changed to over twenty other common functions by swapping easily accessible parts.
5. Provide locks with standard 2-3/4 inches (70 mm) backset, unless noted otherwise, with 1/2 inch latch throw. Provide proper latch throw for UL listing at pairs.
6. Provide locksets with separate anti-rotation thru-bolts, and no exposed screws.
7. Provide independently operating levers with two external return spring cassettes mounted under roses to prevent lever sag.
8. Provide standard ASA strikes unless extended lip strikes are necessary to protect trim.
9. Provide electrified options as scheduled in the hardware sets.
10. Lever Trim: Solid cast levers without plastic inserts, and wrought roses on both sides.

    a. Lever Design: Schlage Sparta.

2.8 EXIT DEVICES

A. Manufacturer and Product:

1. Scheduled Manufacturer: Von Duprin 99/33 series
2. Acceptable Manufacturers and Products: No Substitute.

B. Requirements:

1. Provide touchpad type exit devices, fabricated of brass, bronze, stainless steel, or aluminum, plated to standard architectural finishes to match balance of door hardware.
2. Quiet Operation: Incorporate fluid damper or other device that eliminates noise of exit device operation.
3. Touchpad: Extend minimum of one half of door width, but not the full length of exit device rail. Provide end-cap with two-point attachment to door. Match exit device finish, stainless steel for US26, US26D, US28, US32, and US32D finishes; and for all other finishes, provide compatible finish to exit device. Provide compression springs in devices, latches, and outside trims or controls; tension springs prohibited.
4. Provide rim devices with a dual cylinder or inside thumb turn cylinder option with a visual security indicator that identifies the trims locked/unlocked status of the door from the inside of the room. Indicator in unlocked state presents a 1/2 inch x 1/2 inch white metal flag with black icon at top of device head. Indicator in locked state has no flag present. Provide rim devices without the dual cylinder or inside thumb turn cylinder option capable of being retrofitted with the visual security indicator.
5. Provide exit devices with deadlatching feature for security and for future addition of alarm kits and/or other electrical requirements.
6. Provide exit devices with manufacturer's approved strikes.

7. Provide exit devices cut to door width and height. Locate exit devices at height recommended by exit device manufacturer, allowable by governing building codes, and approved by Architect.
8. Mount mechanism case flush on face of doors, or provide spacers to fill gaps behind devices. Where glass trim or molding projects off face of door, provide glass bead kits.
9. Provide cylinder dogging at non-fire-rated exit devices, unless specified less dogging.
10. Removable Mullions: 2 inches (51 mm) x 3 inches (76 mm) steel tube. Where scheduled as keyed removable mullion that is removed by use of a keyed cylinder, which is self-locking when re-installed.
11. Where lever handles are specified as outside trim for exit devices, provide heavy-duty lever trims with forged or cast escutcheon plates. Provide vandal-resistant levers that will travel to 90-degree down position when more than 35 pounds of torque are applied, and which can easily be re-set.

    a. Lever Style: Match lever style of locksets.
    b. Tactile Warning (Knurling): Where required by authority having jurisdiction. Provide on levers on exterior (secure side) of doors serving rooms considered to be hazardous.

12. Provide UL labeled fire exit hardware for fire rated openings.
13. Provide factory drilled weep holes for exit devices used in full exterior application, highly corrosive areas, and where noted in hardware sets.
14. Provide electrified options as scheduled in the hardware sets.

2.9 ELECTRIC STRIKES

A. Manufacturers and Products:

1. Scheduled Manufacturer and Product: Von Duprin 6000 series
2. Acceptable Manufacturers and Products: Folger Adam 300 series, HES 1006 series

B. Requirements:

1. Provide electric strikes designed for use with type of locks shown at each opening.
2. Provide electric strikes UL Listed as burglary-resistant.
3. Where required, provide electric strikes UL Listed for fire doors and frames.
4. Provide fail-secure type electric strikes, unless specified otherwise.
5. Coordinate voltage and provide transformers and rectifiers for each strike as required.

2.10 POWER SUPPLIES

A. Manufacturers and Products:

1. Scheduled Manufacturer and Product: Schlage or Von Duprin PS900 series
2. Acceptable Manufacturers and Products: None

B. Requirements:

1. Provide power supplies, recommended and approved by manufacturer of electrified locking component, for operation of electrified locks, electrified exit devices, magnetic locks, electric strikes, and other components requiring power supply.
2. Provide appropriate quantity of power supplies necessary for proper operation of electrified locking components as recommended by manufacturer of electrified locking components with consideration for each electrified component using power supply, location of power supply, and approved wiring diagrams. Locate power supplies as directed by Architect.
3. Provide regulated and filtered 24 VDC power supply , and UL class 2 listed.
4. Options:

a. Provide power supply, where specified, with internal capability of charging sealed backup batteries 24 VDC, in addition to operating DC load.
b. Provide sealed batteries for battery back-up at each power supply where specified.
c. Provide keyed power supply cabinet.

5. Provide power supply in an enclosure, complete, and requiring 120VAC to fused input.
6. Provide power supply with emergency release terminals, where specified, that allow release of all devices upon activation of fire alarm system complete with fire alarm input for initiating “no delay” exiting mode.

2.11CYLINDERS

A. Manufacturers:

1. Scheduled Manufacturer: Schlage
2. Acceptable Manufacturers: None – Keyed to existing key system

B. Requirements:

1. Provide cylinders/cores, from the same manufacturer of locksets, compliant with ANSI/BHMA A156.5; latest revision, Section 12, Grade 1; permanent cylinders; cylinder face finished to match lockset, manufacturer’s series as indicated. Refer to “KEYING” article, herein.
2. Nickel silver bottom pins.
3. Replaceable Construction Cores.

a. Provide temporary construction cores replaceable by permanent cores, furnished in accordance with the following requirements.
1) 12 construction change (day) keys.

b. Owner or Owner’s Representative will replace temporary construction cores with permanent cores.

2.12KEYING

A. Provide a factory registered keying system, complying with guidelines in ANSI/BHMA A156.28, incorporating decisions made at keying conference.

B. Requirements:

1. Provide permanent cylinders/cores keyed by the manufacturer to existing Schlage key system according to the following key system.

a. Keying system as directed by the Owner.

2. Forward bitting list and keys separately from cylinders, by means as directed by Owner. Failure to comply with forwarding requirements shall be cause for replacement of cylinders/cores involved at no additional cost to Owner.
3. Identification:

a. Mark permanent cylinders/cores and keys with applicable blind code per DHI publication “Keying Systems and Nomenclature” for identification. Blind code marks shall not include actual key cuts.
b. Identification stamping provisions must be approved by the Architect and Owner.

c. Stamp cylinders/cores and keys with Owner's unique key system facility code as established by the manufacturer; key symbol and embossed or stamped with "DO NOT DUPLICATE" along with the "PATENTED" or patent number to enforce the patent protection.
d. Failure to comply with stamping requirements shall be cause for replacement of keys involved at no additional cost to Owner.
e. Forward permanent cylinders/cores to Owner, separately from keys, by means as directed by Owner.

4. Quantity: Furnish in the following quantities.

a. Change (Day) Keys: 3 per cylinder/core.
b. Permanent Control Keys: 3.
c. Master Keys: 6.
d. Unused balance of key blanks shall be furnished to Owner with the cut keys.

2.13DOOR CLOSERS

A. Manufacturers and Products:

1. Scheduled Manufacturer and Product: LCN 4040XP series.
2. Acceptable Manufacturers and Products: No Substitute.

B. Requirements:

1. Provide door closers conforming to ANSI/BHMA A156.4 Grade 1 requirements by BHMA certified independent testing laboratory. ISO 9000 certify closers. Stamp units with date of manufacture code.
2. Provide door closers with fully hydraulic, full rack and pinion action with high strength cast iron cylinder, and full complement bearings at shaft.
3. Cylinder Body: 1-1/2 inch (38 mm) diameter with 3/4 inch (19 mm) diameter double heat-treated pinion journal.
4. Hydraulic Fluid: Fireproof, passing requirements of UL10C, and requiring no seasonal closer adjustment for temperatures ranging from 120 degrees F to -30 degrees F.
5. Spring Power: Continuously adjustable over full range of closer sizes, and providing reduced opening force as required by accessibility codes and standards.
6. Hydraulic Regulation: By tamper-proof, non-critical valves, with separate adjustment for latch speed, general speed, and backcheck.
7. Provide closers with solid forged steel main arms and factory assembled heavy-duty forged forearms for parallel arm closers.
8. Pressure Relief Valve (PRV) Technology: Not permitted.
9. Finish for Closer Cylinders, Arms, Adapter Plates, and Metal Covers: Powder coating finish which has been certified to exceed 100 hours salt spray testing as described in ANSI Standard A156.4 and ASTM B117, or has special rust inhibitor (SRI).
10. Provide special templates, drop plates, mounting brackets, or adapters for arms as required for details, overhead stops, and other door hardware items interfering with closer mounting.

2.14DOOR TRIM

A. Manufacturers:

1. Scheduled Manufacturer: Ives
2. Acceptable Manufacturers: Burns, Rockwood

B. Requirements:

1. Provide push plates 4 inches (102 mm) wide by 16 inches (406 mm) high by 0.050 inch (1 mm) thick and beveled 4 edges. Where width of door stile prevents use of 4 inches (102 mm) wide plate, adjust width to fit.
2. Provide push bars of solid bar stock, diameter and length as scheduled. Provide push bars of sufficient length to span from center to center of each stile. Where required, mount back to back with pull.
3. Provide offset pulls of solid bar stock, diameter and length as scheduled. Where required, mount back to back with push bar.
4. Provide flush pulls as scheduled. Where required, provide back-to-back mounted model.
5. Provide pulls of solid bar stock, diameter and length as scheduled. Where required, mount back to back with push bar.
6. Provide pull plates 4 inches (102 mm) wide by 16 inches (406 mm) high by 0.050 inch (1 mm) thick, beveled 4 edges, and prepped for pull. Where width of door stile prevents use of 4 inches (102 mm) wide plate, adjust width to fit.
7. Provide wire pulls of solid bar stock, diameter and length as scheduled.
8. Provide decorative pulls as scheduled. Where required, mount back to back with pull.

2.15PROTECTION PLATES

A. Manufacturers:

1. Scheduled Manufacturer: Ives
2. Acceptable Manufacturers: Burns, Rockwood

B. Requirements:

1. Provide kick plates, mop plates, and armor plates minimum of 0.050 inch (1 mm) thick as scheduled. Furnish with sheet metal or wood screws, finished to match plates.
2. Sizes of plates:

    a. Kick Plates: 10 inches (254 mm) high by 2 inches (51 mm) less width of door on single doors, 1 inch (25 mm) less width of door on pairs
    b. Mop Plates: 4 inches (102 mm) high by 2 inches (51 mm) less width of door on single doors, 1 inch (25 mm) less width of door on pairs
    c. Armor Plates: 36 inches (914 mm) high by 2 inches (51 mm) less width of door on single doors, 1 inch (25 mm) less width of door on pairs

2.16OVERHEAD STOPS AND OVERHEAD STOP/HOLDERS

A. Manufacturers:

1. Scheduled Manufacturers: Glynn-Johnson
2. Acceptable Manufacturers: Rixson, Sargent

B. Requirements:

1. Provide heavy duty concealed mounted overhead stop or holder as specified for exterior and interior vestibule single acting doors.
2. Provide heavy duty concealed mounted overhead stop or holder as specified for double acting doors.
3. Provide heavy or medium duty and concealed or surface mounted overhead stop or holder for interior doors as specified. Provide medium duty surface mounted overhead stop for interior doors and at any door that swings more than 140 degrees before striking wall, open against equipment,

casework, sidelights, and where conditions do not allow wall stop or floor stop presents tripping hazard.
4. Where overhead holders are specified provide friction type at doors without closer and positive type at doors with closer.

2.17DOOR STOPS AND HOLDERS

A. Manufacturers:

1. Scheduled Manufacturer: Ives
2. Acceptable Manufacturers: Burns, Rockwood

B. Provide door stops at each door leaf:

1. Provide wall stops wherever possible. Provide convex type where mortise type locks are used and concave type where cylindrical type locks are used.
2. Where a wall stop cannot be used, provide universal floor stops for low or high rise options.
3. Where wall or floor stop cannot be used, provide medium duty surface mounted overhead stop.

2.18THRESHOLDS, SEALS, DOOR SWEEPS, AUTOMATIC DOOR BOTTOMS, AND GASKETING

A. Manufacturers:

1. Scheduled Manufacturer: National Guard
2. Acceptable Manufacturers: Pemko, Zero International

B. Requirements:

1. Provide thresholds, weatherstripping (including door sweeps, seals, astragals) and gasketing systems (including smoke, sound, and light) as specified and per architectural details. Match finish of other items.
2. Size of thresholds::

a. Saddle Thresholds: 1/2 inch (13 mm) high by jamb width by door width
b. Bumper Seal Thresholds: 1/2 inch (13 mm) high by 5 inches (127 mm) wide by door width

3. Provide door sweeps, seals, astragals, and auto door bottoms only of type where resilient or flexible seal strip is easily replaceable and readily available.

2.19SILENCERS

A. Manufacturers:

1. Scheduled Manufacturer: Ives
2. Acceptable Manufacturers: Burns, Rockwood

B. Requirements:

1. Provide "push-in" type silencers for hollow metal or wood frames.
2. Provide one silencer per 30 inches (762 mm) of height on each single frame, and two for each pair frame.
3. Omit where gasketing is specified.

2.20 DOOR POSITION SWITCHES

A. Manufacturers:

1. Scheduled Manufacturer: Schlage
2. Acceptable Manufacturers: GE-Interlogix, Sargent

B. Requirements:

1. Provide recessed or surface mounted type door position switches as specified.
2. Coordinate door and frame preparations with door and frame suppliers. If switches are being used with magnetic locking device, provide minimum of 4 inches (102 mm) between switch and magnetic locking device.

2.21 FINSHES

A. Finish: BHMA 626/652 (US26D); except:

1. Hinges at Exterior Doors: BHMA 630 (US32D)
2. Continuous Hinges: BHMA 630 (US32D)
3. Push Plates, Pulls, and Push Bars: BHMA 630 (US32D)
4. Protection Plates: BHMA 630 (US32D)
5. Overhead Stops and Holders: BHMA 630 (US32D)
6. Door Closers: Powder Coat to Match
7. Wall Stops: BHMA 630 (US32D)
8. Latch Protectors: BHMA 630 (US32D)
9. Weatherstripping: Clear Anodized Aluminum
10. Thresholds: Mill Finish Aluminum

PART 3 - EXECUTION

3.1 EXAMINATION

A. Prior to installation of hardware, examine doors and frames, with Installer present, for compliance with requirements for installation tolerances, labeled fire-rated door assembly construction, wall and floor construction, and other conditions affecting performance.

B. Existing Door and Frame Compatibility: Field verify existing doors and frames receiving new hardware and existing conditions receiving new openings. Verify that new hardware is compatible with existing door and frame preparation and existing conditions.

C. Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation.

D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Where on-site modification of doors and frames is required:

1. Carefully remove existing door hardware and components being reused. Clean, protect, tag, and store in accordance with storage and handling requirements specified herein.

2. Field modify and prepare existing door and frame for new hardware being installed.
3. When modifications are exposed to view, use concealed fasteners, when possible.
4. Prepare hardware locations and reinstall in accordance with installation requirements for new door hardware and with:

    a. Steel Doors and Frames: For surface applied door hardware, drill and tap doors and frames according to ANSI/SDI A250.6.
    b. Wood Doors: DHI WDHS.5 "Recommended Hardware Reinforcement Locations for Mineral Core Wood Flush Doors."
    c. Doors in rated assemblies: NFPA 80 for restrictions on on-site door hardware preparation.

3.3 INSTALLATION

A. Mounting Heights: Mount door hardware units at heights to comply with the following, unless otherwise indicated or required to comply with governing regulations.

    1. Standard Steel Doors and Frames: ANSI/SDI A250.8.
    2. Custom Steel Doors and Frames: HMMA 831.
    3. Wood Doors: DHI WDHS.3, "Recommended Locations for Architectural Hardware for Wood Flush Doors."

B. Install each hardware item in compliance with manufacturer’s instructions and recommendations, using only fasteners provided by manufacturer.

C. Do not install surface mounted items until finishes have been completed on substrate. Protect all installed hardware during painting.

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

E. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.

F. Install operating parts so they move freely and smoothly without binding, sticking, or excessive clearance.

G. Hinges: Install types and in quantities indicated in door hardware schedule but not fewer than quantity recommended by manufacturer for application indicated or one hinge for every 30 inches (750 mm) of door height, whichever is more stringent, unless other equivalent means of support for door, such as spring hinges or pivots, are provided.

H. Intermediate Offset Pivots: Where offset pivots are indicated, provide intermediate offset pivots in quantities indicated in door hardware schedule but not fewer than one intermediate offset pivot per door and one additional intermediate offset pivot for every 30 inches (750 mm) of door height greater than 90 inches (2286 mm).

I. Lock Cylinders: Install construction cores to secure building and areas during construction period.

    1. Replace construction cores with permanent cores as indicated in keying section.

J. Lead Protection: Lead wrap hardware penetrating lead-lined doors. Levers and roses to be lead lined. Apply kick and armor plates on lead-lined doors with adhesive as recommended by manufacturer.

K. Wiring: Coordinate with Division 26, ELECTRICAL sections for:

1. Conduit, junction boxes and wire pulls.
2. Connections to and from power supplies to electrified hardware.
3. Connections to fire/smoke alarm system and smoke evacuation system.
4. Connection of wire to door position switches and wire runs to central room or area, as directed by Architect.
5. Testing and labeling wires with Architect's opening number.

L. Key Control System: Tag keys and place them on markers and hooks in key control system cabinet, as determined by final keying schedule.

M. Door Closers: Mount closers on room side of corridor doors, inside of exterior doors, and stair side of stairway doors from corridors. Closers shall not be visible in corridors, lobbies and other public spaces unless approved by Architect.

N. Closer/Holders: Mount closer/holders on room side of corridor doors, inside of exterior doors, and stair side of stairway doors.

O. Power Supplies: Locate power supplies as indicated or, if not indicated, above accessible ceilings or in equipment room, or alternate location as directed by Architect.

1. Configuration: Provide least number of power supplies required to adequately serve doors with electrified door hardware.

P. Thresholds: Set thresholds in full bed of sealant complying with requirements specified in Division 07 Section "Joint Sealants."

Q. Stops: Provide floor stops for doors unless wall or other type stops are indicated in door hardware schedule. Do not mount floor stops where they may impede traffic or present tripping hazard.

R. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame.

S. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal when doors are closed.

T. Door Bottoms: Apply to bottom of door, forming seal with threshold when door is closed.

3.4 FIELD QUALITY CONTROL

A. Architectural Hardware Consultant: Engage qualified independent Architectural Hardware Consultant to perform inspections and to prepare inspection reports.

1. Architectural Hardware Consultant will inspect door hardware and state in each report whether installed work complies with or deviates from requirements, including whether door hardware is properly installed and adjusted.

3.5 ADJUSTING

A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

1. Spring Hinges: Adjust to achieve positive latching when door is allowed to close freely from an open position of 30 degrees.
2. Electric Strikes: Adjust horizontal and vertical alignment of keeper to properly engage lock bolt.

3. Door Closers: Adjust sweep period to comply with accessibility requirements and requirements of authorities having jurisdiction.

B. Occupancy Adjustment: Approximately three months after date of Substantial Completion, Installer's Architectural Hardware Consultant shall examine and readjust each item of door hardware, including adjusting operating forces, as necessary to ensure function of doors, door hardware, and electrified door hardware.

3.6 CLEANING AND PROTECTION

A. Clean adjacent surfaces soiled by door hardware installation.

B. Clean operating items as necessary to restore proper function and finish.

C. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of Substantial Completion.

3.7 DEMONSTRATION

A. Provide training for Owner's maintenance personnel to adjust, operate, and maintain door hardware and door hardware finishes. Refer to Division 01 Section "Demonstration and Training."

3.8 DOOR HARDWARE SCHEDULE

A. Locksets, exit devices, and other hardware items are referenced in the following hardware sets for series, type and function. Refer to the above-specifications for special features, options, cylinders/keying, and other requirements.

Manufacturer Abbreviations

IVE	Ives
GLY	Glynn Johnson
LCN	LCN
SCH	Schlage Lock Company
SCE	Schlage Electronics
VON	Von Duprin
ZER	Zero International

Hardware Set No. 01

For use on door #(s):
300/1 300/3

Provide each SGL door(s) with the following:

Qty		Description	Catalog Number	Finish	Mfr
1	EA	CONT. HINGE	224HD	628	IVE
1	EA	PANIC HARDWARE	CDSI-98-EO	626	VON
1	EA	MORTISE CYLINDER	20-061-ICX	626	SCH
1	EA	PRIMUS CORE	20-740	626	SCH
1	EA	90 DEG OFFSET PULL	8190HD 12" O	630	IVE
1	EA	OH STOP	100S	630	GLY
1	EA	SURFACE CLOSER	4040XP EDA TBSRT	689	LCN
1	EA	CUSH SHOE SUPPORT	4040-30	689	LCN

1	EA	BLADE STOP SPACER	4040-61	689	LCN
1	EA	THRESHOLD	568A-MSLA-10	A	ZER
1	EA	DOOR CONTACT	679-05HM	BLK	SCE

DOOR OPERATION:
1. Door position switch to be connected to access control system for monitoring.

Hardware Set No. 02

For use on door #(s):
122/4

Provide each PR door(s) with the following:

Qty		Description	Catalog Number	Finish	Mfr
2	EA	CONT. HINGE	224HD	628	IVE
1	EA	KEYED FIRE RATED REMOVABLE MULLION	KR9954-STAB	689	VON
2	EA	PANIC HARDWARE	CDSI-98-EO	626	VON
1	EA	RIM CYLINDER	20-057-ICX	626	SCH
3	EA	MORTISE CYLINDER	20-061-ICX	626	SCH
1	EA	PRIMUS CORE	20-740	626	SCH
3	EA	FSIC CORE	23-030	626	SCH
1	EA	DOOR PULL	VR910 NL	630	IVE
2	EA	OH STOP	90S	630	GLY
2	EA	SURFACE CLOSER	4040XP EDA ST-2731 TBSRT	689	LCN
1	EA	GASKETING	188S-BK	S-Bk	ZER
1	EA	ASTRAGAL	55AA X 155AA	AA	ZER
1	EA	THRESHOLD	568A-MSLA-10	A	ZER
1	EA	RAIN DRIP	142A	A	ZER
2	EA	DOOR CONTACT	679-05HM	BLK	SCE

DOOR OPERATION: Door position switch to be connected to access control system for monitoring.

Hardware Set No. 03

For use on door #(s):
300/2 300/4

Provide each SGL door(s) with the following:

Qty		Description	Catalog Number	Finish	Mfr
1	EA	CONT. HINGE	224HD	628	IVE
1	EA	PANIC HARDWARE	CDSI-98-NL-OP-110MD	626	VON
1	EA	RIM CYLINDER	20-057-ICX	626	SCH
1	EA	MORTISE CYLINDER	20-061-ICX	626	SCH
1	EA	PRIMUS CORE	20-740	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	90 DEG OFFSET PULL	8190HD 12" O	630	IVE
1	EA	OH STOP	100S	630	GLY
1	EA	SURFACE CLOSER	4040XP EDA TBSRT	689	LCN
1	EA	CUSH SHOE SUPPORT	4040-30	689	LCN
1	EA	BLADE STOP SPACER	4040-61	689	LCN
1	EA	THRESHOLD	568A-MSLA-10	A	ZER
1	EA	DOOR CONTACT	679-05HM	BLK	SCE

DOOR OPERATION:
1. Door position switch to be connected to access control system for monitoring.

Hardware Set No. 04

For use on door #(s):
310/2 311/2

Provide each SGL door(s) with the following:

Qty		Description	Catalog Number	Finish	Mfr
1	EA	CONT. HINGE	224HD	628	IVE
1	EA	CLASSROOM SECURITY	ND95TD SPA XN12-035	626	SCH
1	EA	PRIMUS CORE	20-740	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	OH STOP	100S	630	GLY
1	EA	SURFACE CLOSER	4040XP EDA TBSRT	689	LCN
1	EA	THRESHOLD	568A-MSLA-10	A	ZER
1	EA	DOOR CONTACT	679-05HM	BLK	SCE

DOOR OPERATION:
1. Door position switch to be connected to access control system for monitoring.

Hardware Set No. 05

For use on door #(s):
500/3

Provide each SGL door(s) with the following:

Qty		Description	Catalog Number	Finish	Mfr
1	EA	CONT. HINGE	224HD	628	IVE
1	EA	PANIC HARDWARE	CDSI-98-EO	626	VON
1	EA	MORTISE CYLINDER	20-061-ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	90 DEG OFFSET PULL	8190HD 12" O	630	IVE
1	EA	OH STOP	90S	630	GLY
1	EA	SURFACE CLOSER	4040XP EDA ST-2731 TBSRT	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B4E	630	IVE
1	EA	GASKETING	188S-BK	S-Bk	ZER
1	EA	THRESHOLD	568A-MSLA-10	A	ZER
1	EA	RAIN DRIP	142A	A	ZER
1	EA	DOOR CONTACT	679-05HM	BLK	SCE

DOOR OPERATION:
1. Door position switch to be connected to access control system for monitoring.

Hardware Set No. 06

For use on door #(s):
126/2 126/3 134/1

Provide each PR door(s) with the following:

Qty		Description	Catalog Number	Finish	Mfr
2	EA	CONT. HINGE	224HD	628	IVE
2	EA	MANUAL FLUSH BOLT	FB458	626	IVE
1	EA	STOREROOM LOCK	ND96TD SPA	626	SCH
1	EA	PRIMUS CORE	20-740	626	SCH
2	EA	OH STOP & HOLDER	90H	630	GLY
2	EA	SURFACE CLOSER	4040XP EDA ST-2731 TBSRT (Closer on active leaf only)	689	LCN
2	EA	KICK PLATE	8400 10" X 1" LDW B4E	630	IVE
1	EA	GASKETING	188S-BK	S-Bk	ZER
1	EA	ASTRAGAL	55AA X 155AA	AA	ZER
1	EA	THRESHOLD	568A-MSLA-10	A	ZER
1	EA	RAIN DRIP	142A	A	ZER
2	EA	DOOR CONTACT	679-05HM	BLK	SCE

DOOR OPERATION:
1. Door position switch to be connected to access control system for monitoring.

Hardware Set No. 07

For use on door #(s):
122/1 123/1 124/1

Provide each SGL door(s) with the following:

Qty		Description	Catalog Number	Finish	Mfr
1	EA	CONT. HINGE	224HD	628	IVE
1	EA	PANIC HARDWARE	CDSI-98-EO	626	VON
1	EA	MORTISE CYLINDER	20-061-ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	OH STOP	90S	630	GLY
1	EA	SURFACE CLOSER	4040XP EDA ST-2731 TBSRT	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B4E	630	IVE
1	EA	GASKETING	188S-BK	S-Bk	ZER
1	EA	THRESHOLD	568A-MSLA-10	A	ZER
1	EA	RAIN DRIP	142A	A	ZER
1	EA	DOOR CONTACT	679-05HM	BLK	SCE
1	EA	MOTION SENSOR	SCANII	BLK	SCE

DOOR OPERATION:
1. Door position switch and request to exit to be connected to access control system for monitoring.

Hardware Set No. 08

For use on door #(s):
113/2 122/5

Provide each SGL door(s) with the following:

Qty		Description	Catalog Number	Finish	Mfr
1	EA	CONT. HINGE	224HD	628	IVE
1	EA	PANIC HARDWARE	CDSI-98-EO	626	VON
1	EA	RIM CYLINDER	20-057-ICX	626	SCH
1	EA	MORTISE CYLINDER	20-061-ICX	626	SCH
1	EA	PRIMUS CORE	20-740	626	SCH

1	EA	FSIC CORE	23-030	626	SCH
1	EA	DOOR PULL	VR910 NL	630	IVE
1	EA	OH STOP	100S	630	GLY
1	EA	OH STOP & HOLDER	90H	630	GLY
1	EA	SURFACE CLOSER	4040XP EDA ST-2731 TBSRT	689	LCN
1	EA	GASKETING	188S-BK	S-Bk	ZER
1	EA	THRESHOLD	568A-MSLA-10	A	ZER
1	EA	RAIN DRIP	142A	A	ZER
1	EA	DOOR CONTACT	679-05HM	BLK	SCE

DOOR OPERATION:
1. Door position switch to be connected to access control system for monitoring.

Hardware Set No. 09

For use on door #(s):
111/2

Provide each PR door(s) with the following:

Qty		Description	Catalog Number	Finish	Mfr
2	EA	CONT. HINGE	224HD EPT	628	IVE
2	EA	POWER TRANSFER	EPT10	689	VON
1	EA	KEYED REMOVABLE MULLION	KR4954-STAB	689	VON
1	EA	ELEC PANIC HARDWARE	RX-QEL+-SD-98-EO	626	VON
1	EA	ELEC PANIC HARDWARE	RX-QEL+-SD-98-NL-OP-110	626	VON
1	EA	RIM CYLINDER	20-057-ICX	626	SCH
1	EA	MORTISE CYLINDER	20-061-ICX	626	SCH
2	EA	FSIC CORE	23-030	626	SCH
2	EA	90 DEG OFFSET PULL	8190 18" O	630	IVE
2	EA	OH STOP	100S	630	GLY
2	EA	SURFACE CLOSER	4040XP EDA TBSRT	689	LCN
2	EA	CUSH SHOE SUPPORT	4040-30	689	LCN
2	EA	BLADE STOP SPACER	4040-61	689	LCN
2	EA	DOOR CONTACT	679-05HM	BLK	SCE
1	EA	POWER SUPPLY	PS904 900-2RS KL900 CARD READER BY OTHERS	LGR	VON

DOOR OPERATION:
1. Door normally closed and secure.
2. Entry from secure side by valid credential or key override which will unlock electrified door.
3. Free egress from inside at all times.
4. Door position switch and request to exit connected to access control system for monitoring.

Hardware Set No. 10

For use on door #(s):
111/1

Provide each PR door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr

2	EA	CONT. HINGE	224HD EPT	628	IVE
2	EA	POWER TRANSFER	EPT10	689	VON
1	EA	KEYED REMOVABLE MULLION	KR4954-STAB	689	VON
2	EA	ELEC PANIC HARDWARE	RX-QEL+-SD-98-EO	626	VON
1	EA	MORTISE CYLINDER	20-061-ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
2	EA	90 DEG OFFSET PULL	8190 18" O	630	IVE
2	EA	OH STOP	100S	630	GLY
2	EA	SURFACE CLOSER	4040XP EDA TBSRT	689	LCN
2	EA	CUSH SHOE SUPPORT	4040-30	689	LCN
2	EA	BLADE STOP SPACER	4040-61	689	LCN
2	EA	DOOR CONTACT	679-05HM	BLK	SCE
1	EA	POWER SUPPLY	PS904 900-2RS KL900 CARD READER BY OTHERS	LGR	VON

DOOR OPERATION:
1. Door normally closed and secure.
2. Entry from secure side by valid credential or key override which will unlock electrified door.
3. Free egress from inside at all times.
4. Door position switch and request to exit connected to access control system for monitoring.

Hardware Set No. 11

For use on door #(s):
115/1

Provide each SGL door(s) with the following:

Qty		Description	Catalog Number	Finish	Mfr
1	EA	CONT. HINGE	224HD	628	IVE
1	EA	CLASSROOM SECURITY	ND95TD SPA XN12-035	626	SCH
1	EA	PRIMUS CORE	20-740	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	OH STOP	100S	630	GLY
1	EA	SURFACE CLOSER	4040XP EDA TBSRT	689	LCN
1	EA	CUSH SHOE SUPPORT	4040-30	689	LCN
1	EA	BLADE STOP SPACER	4040-61	689	LCN

SECTION 088000 - GLAZING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes glazing for the following products, including those specified in other Sections where glazing requirements are specified by reference to this Section:

1. Interior vision lites.
2. High performance architectural insulating glass
3. Entrances and other door glazing.
4. Fire Rated Glazing.

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

1. Division 8 Section “Aluminum Storefronts and Entrances” for aluminum framed entrance requirements.
2. Division 8 Section “Hollow Metal Doors and Frames” for interior hollow metal frames for vision lites.
3. Division 8 Section “Glazed Aluminum Curtain Walls” for curtain wall requirements.

1.3 DEFINITIONS

A. Manufacturer is used in this Section to refer to a firm that produces primary glass or fabricated glass as defined in the referenced glazing standard.

B. Deterioration of Coated Glass: Defects developed from normal use that are attributed to the manufacturing process and not to causes other than glass breakage and practices for maintaining and cleaning coated glass contrary to manufacturer’s directions. Defects include peeling, cracking, and other indications of deterioration in metallic coating.

C. Deterioration of Laminated Glass: Defects developed from normal use that are attributed to the manufacturing process and not to glass breakage and practices for maintaining and cleaning laminated glass contrary to manufacturer’s directions. Defects include edge separation, delamination materially obstructing vision through glass, and blemishes exceeding those allowed by referenced laminated glass standard.

D. Deterioration of Insulating Glass: Failure of the hermetic seal under normal use due to causes other than glass breakage and improper practices for maintaining, and cleaning insulating glass. Evidence of failure is the obstruction of vision by dust, moisture, or film on the interior surfaces of glass. Improper practices for maintaining and cleaning glass do not comply with the manufacturer’s directions.

1.4 SYSTEM PERFORMANCE REQUIREMENTS

A. General: Provide glazing systems that are produced, fabricated, and installed to withstand normal thermal movement, wind loading, and impact loading (where applicable), without failure including loss or glass breakage attributable to the following: defective manufacture, fabrication, and installation; failure of sealants or gaskets to remain watertight and airtight; deterioration of glazing materials; and other defects in construction.

B. Glass Design: Glass thicknesses are not indicated on Drawings. Confirm glass thicknesses by analyzing Project

loads and in-service conditions. Provide glass lites for the various size openings in the thicknesses and strengths to meet or exceed the following criteria:

1. Minimum glass thickness, nominally, of lites in exterior walls is 6.0 mm (0.23 inch).
2. Tinted and heat-absorbing glass thicknesses for each tint indicated are the same throughout Project.
3. Minimum glass thicknesses of lites, whether composed of annealed or heat-treated glass, are selected so the worst-case probability of failure does not exceed the following:
   a. 8 lites per 1000 for lites set vertically or not over 15 degrees off vertical and under wind action. Determine minimum thickness of monolithic annealed glass according to ASTM E 1300. For other than monolithic annealed glass, determine thickness per glass manufacturer's standard method of analysis including applying adjustment factors to ASTM E 1300 based on type of glass.

C. Normal thermal movement results from the following maximum change (range) in ambient and surface temperatures acting on glass-framing members and glazing components. Base engineering calculation on materials' actual surface temperatures due, to both solar heat gain and nighttime sky heat loss.

1. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

1.5 CODE COMPLIANCE

A. Contractors (general contractors, subcontractors, suppliers, installers, et.al.) are responsible for complying with applicable codes and standards with regards to provision and installation of the proper glazing materials. Drawings and specifications may not identify all glass type locations.

1.6 SUBMITTALS

A. General: Submit the following according to Conditions of Contract and Division 1 Specification Sections.

B. Product data for each glass product and glazing material indicated in conjunction with a glazing schedule listing glass types and thicknesses for each size opening and location.

C. Samples for verification purposes of 12-inch-square samples of each type of glass indicated except for clear monolithic glass products, and 12-inch-long samples of each color required (except black) for each type of sealant or gasket exposed to view. Install sealant or gasket sample between two strips of material representative in color of the adjoining framing system.

D. Product certificates signed by glazing materials manufacturers certifying that their products comply with specified requirements.

E. Compatibility and adhesion test reports from sealant manufacturer indicating that glazing materials were tested for compatibility and adhesion with glazing sealants. Include sealant manufacturer's interpretation of test results relative to sealant performance and recommendations for primers and substrate preparation needed for adhesion.

F. Compatibility test report from manufacturer of insulating glass edge sealant indicating that glass edge sealants were tested for compatibility with other glazing materials including sealants, glazing tape, gaskets, setting blocks, and edge blocks.

G. Product test reports for each type of glazing sealant and gasket indicated, evidencing compliance with requirements specified.

H. Maintenance data for glass and other glazing materials to include in Operating and Maintenance Manual specified in Division 1.

1.7 QUALITY ASSURANCE

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

1. FGMA Publications: “FGMA Glazing Manual.”
2. LSGA Publications: “LSGA Design Guide.”
3. SIGMA Publications: TM-3000 "Vertical Glazing Guidelines".

B. Safety Glass: Products complying with ANSI Z97.1 and testing requirements of 16 CFR Part 1201 for Category II materials.

C. Fire-Resistive Glazing Products for Door Assemblies: Products identical to those tested per ASTM E 152, labeled and listed by UL or another testing and inspecting agency acceptable to authorities having jurisdiction.

D. Fire-Resistive Glazing Products for Window Assemblies: Products identical to those tested per ASTM E 163, labeled and listed by UL or another testing and inspecting agency acceptable to authorities having jurisdiction.

E. Insulating Glass Certification Program: Provide insulating glass units permanently marked either on spacers or at least one component lite of units with appropriate certification label of inspecting and testing agency indicated below:

1. Insulating Glass Certification Council (IGCC).
2. Associated Laboratories, Inc. (ALI).
3. National Certified Testing Laboratories (NCTL).

F. Glazier Qualifications: Engage an experienced glazier who has completed glazing similar in material, design, and extent to that indicated for Project with a record of successful in-service performance.

G. Single-Source Responsibility for Glass: Obtain glass from one source for each product indicated below:

1. Primary glass of each (ASTM C 1036) type and class indicated.
2. Heat-treated glass of each (ASTM C 1048) condition indicated.
3. Laminated glass of each (ASTM C 1172) kind indicated.
4. Insulating glass of each construction indicated.

H. Single-Source Responsibility for Glazing Accessories: Obtain glazing accessories from one source for each product and installation method indicated.

1. Testing is not required when glazing sealant manufacturer can submit required preparation data that is acceptable to Architect and is based on previous testing of current sealant products for adhesion to and compatibility with submitted glazing materials.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Protect glazing materials to comply with manufacturer's directions and as needed to prevent damage to glass and glazing materials from condensation, temperature changes, direct exposure to sun, or other causes.

1.9 PROJECT CONDITIONS

A. Environmental Conditions: Do not proceed with glazing when ambient and substrate temperature conditions are outside the limits permitted by glazing materials manufacturer or when glazing channel substrates are wet from rain, frost, condensation, or other causes.

1.10 WARRANTY

A. General: Warranties specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and will be in addition to and run concurrent with other warranties made by the Contractor under requirements of the Contract Documents.

1. Warranty Period: Manufacturer's standard but not less than 5 years after date of Substantial Completion.

B. Manufacturer's Warranty on Laminated Glass: Submit written warranty signed by insulating glass manufacturer agreeing to furnish replacements for those laminated glass units that deteriorate as defined in the "Definitions" article, f.o.b. point of manufacture, freight allowed Project site, within specified warranty period indicated below. Warranty covers only deterioration due to normal conditions of use and not to handling, installing, and cleaning practices contrary to glass manufacturer's published instructions.

1. Warranty Period: Manufacturer's standard but not less than 5 years after date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Products: Subject to compliance with requirements, products that may be incorporated in the Work include, but are not limited to the following (note additional manufacturers in specific product areas):
1. Pilkington Group
2. Guardian Industries Corp.
3. PPG Industries, Inc.
4. Oldcastle Building Envelope
5. Viracon, Inc.

2.2 PRIMARY FLOAT GLASS PRODUCTS

A. Float Glass: ASTM C 1036, Type I (transparent glass, flat), Class as indicated below, and Quality q3 (glazing select).

3. Class 1 (clear) unless otherwise indicated, all interior windows and interior sheet of insulated exterior windows.
4. Class 2 (tinted, heat-absorbing, and light-reducing) at exterior surface sheets as indicated.

B. Refer to requirements for sealed insulating glass units for performance characteristics of assembled units composed of tinted glass, coated or uncoated, relative to visible light transmittance, U-values, shading coefficient, and visible reflectance.

2.3 HEAT-TREATED FLOAT GLASS

A. Uncoated, Tinted, Heat-Treated Float Glass: ASTM C 1048, Condition C (uncoated glass), Type I (transparent glass, flat), Class 2 (tinted heat-absorbing and light-reducing), Quality q3 (glazing select), with tint color and performance characteristics for 6.0-mm-thick (0.23-inch-thick) glass matching those indicated for annealed primary tinted float glass; kind as indicated below:

4. Kind FT (fully tempered) where indicated or required.

2.4 CERAMIC-COATED GLASS

A. Ceramic-Coated Spandrel Glass: ASTM C 1048, Condition B (spandrel glass, one-surface ceramic coated), Type 1 (transparent glass, flat), Quality q3 (glazing select). Color to be chosen from manufacturer's full line of standard colors (line must include black and gray).

2.5 FIRE-RATED GLAZING PRODUCTS

A. Laminated Ceramic Glazing Material: Proprietary Category II safety glazing product in the form of 2 lites of clear ceramic glazing material laminated together to produce a laminated lite of 5/16-inch (8-mm) nominal thickness; polished on both surfaces; weighing 4 lb/sq.ft. (19.5 kg/sq.m); and as follows:

1. Fire-Protection Rating: As indicated for the assembly in which glazing material is installed, and permanently labeled by a testing and inspecting agency acceptable to authorities having jurisdiction.
2. Polished on both surfaces, transparent.
3. Product: “FireLite Plus” by Nippon Electric Glass Co., Ltd., and distributed by Technical Glass Products.

2.6 INSULATING GLASS PRODUCTS

A. Sealed Insulating Glass Units: Preassembled units consisting of organically sealed lites of glass separated by dehydrated air spaces complying with ASTM E 774 and with other requirements indicated, including those in Insulating Glass Product Data Sheet at the end of this Section.

1. For properties of individual glass lites making up units, refer to requirements specified elsewhere in this Section applicable to types, classes, kinds, and conditions of glass products comprising lites of insulating glass units.
2. Provide heat-treated, coated float glass of kind indicated or, if not otherwise indicated, Kind HS (heat strengthened) where recommended by manufacturer to comply with system performance requirements specified and Kind FT (fully tempered) where safety glass is designated or required.
3. Performance characteristics designated for coated insulating glass are nominal values based on manufacturer's published test data for units with lites 6.0 mm (0.23 inch) thick and nominal 1/2-inch dehydrated space between lites, unless otherwise indicated.
4. U-values are expressed as Btu/hour x sq.ft. x deg F.

B. Construction Characteristics:

1. Air Space Width: Nominal ½ inch measured perpendicularly from surfaces of glass lites at unit’s edge.
2. Gas Filling: Fill air space with argon.
3. Sealing System: Dual seal, primary and secondary sealants: manufacturer’s standard sealants.
4. Spacer Specifications: Manufacturer’s standard.
5. Desiccant: Either molecular sieve or silica gel or blend of both.
6. Corner Construction: Manufacturer’s standard corner construction.
7. Color of Spacer: Color as selected by Architect from manufacturer’s standard colors.

C. Insulating Glass Types:

1. Type GL-2 Units: All units except as noted; Each Lite: 6.0 mm (0.23 inch).
   A. Outdoor Lite: Class 2 (tinted, heat-absorbing and light-reducing) float glass with tint color: PPG Azuria is basis of design
   B. Indoor Lite: Class 1 (clear) float glass with Low E coating on #3 surface; PPG Sungate 500
   C. Performance Characteristics:
      a. Visible Light Transmittance: 57%
      b. U-Value Winter: 0.35; U Value: Summer: 0.35
      c. Shading Coefficient: 0.40
      d. Solar Heat Gain Coefficient: 0.34
      e. Outdoor Visible Light Reflectance: 12%

2. Type GL-3 Units: Opaque Glass
   A. Outdoor Lite: Class 2 (tinted, heat-absorbing and light-reducing) float glass with tint color: PPG Azuria is basis of design)
   B. Indoor Lite: Equivalent to Walker Textures Acid Etched 1 Face Opaque
   C. Performance Characteristics:
      a. Visible Light Transmittance: 64%
      b. U-Value Winter: 0.28; U Value: Summer: 0.26
      c. Shading Coefficient: 0.32
      d. Solar Heat Gain Coefficient: 0.27
   D. e. Outdoor Visible Light Reflectance: 12%

2. Performance of Insulated Glass: Performance Values listed are minimum acceptable values for insulated glass.

2.7 LAMINATED SAFETY GLASS

A. Provide Category II safety glazing comprised of laminated Clear Float Glass, annealed and heat strengthened with minimum 0.030 inch thick individual layers.

2.8 FABRICATION OF GLASS AND OTHER GLAZING PRODUCTS

C. Fabricate glass and other glazing products in sizes required to glaze openings indicated for Project, with edge and face clearances, edge and surface conditions, and bit complying with recommendations of product manufacturer and referenced glazing standard as required to comply with system performance requirements.

2.9 GLAZING TAPES

C. Back-Bedding Mastic Glazing Tape: Preformed, butyl-based elastomeric tape with a solids content of 100 percent, nonstaining and nonmigrating in contact with nonporous surfaces, with or without spacer rod as recommended by tape and glass manufacturers for application indicated, packaged on rolls with a release paper backing, and complying with AAMA 800 for products indicated below.

1. AAMA 804.1.

D. Available Products: Subject to compliance with requirements, glazing tape that may be incorporated in the Work include, but is not limited to, the following:

E. Products: Subject to compliance with requirements, provide one of the following:

1. Back-Bedding Mastic Glazing Tape Without Spacer Rod:

   a. PTI 303 Glazing Tape (shimless), Protective Treatments, Inc.
   b. S-M 5700 Poly-Glaze Tape Sealant, Schnee-Morehead, Inc.
   c. Tremco 440 Tape, Tremco Inc.
   d. Extru-Seal, Pecora Corp.
   e. PTI 606 Architectural Sealant Tape, Protective Treatments, Inc.

2.10 ELASTOMERIC GLAZING SEALANTS AND PREFORMED GLAZING TAPES

A. General: Provide products of type indicated, complying with the following requirements:

1. Compatibility: Select glazing sealants and tapes of proven compatibility with other materials with which they will come into contact, including glass products, seals of insulating glass units, and

glazing channel substrates, under conditions of installation and service, as demonstrated by testing and field experience.

2. Suitability: Comply with sealant and glass manufacturer's recommendations for selection of glazing sealants and tapes which have performance characteristics suitable for applications indicated and conditions at time of installation.

3. Elastomeric Sealant Standard: Provide manufacturer's standard chemically curing, elastomeric sealant of base polymer indicated which complies with ASTM C 920 requirements, including those for Type, Grade, Class and Uses.

4. Colors: Provide color of exposed sealants indicated or, if not otherwise indicated, as selected by Architect from manufacturer's standard colors.

2.11 GLAZING GASKETS

A. Dense Elastomeric Compression Seal Gaskets: Molded or extruded gaskets of material indicated below, complying with ASTM C 864, of profile and hardness required to maintain watertight seal:

1. Neoprene.
2. EPDM.
3. Thermoplastic polyolefin rubber.
4. Any material indicated above.

B. Cellular Elastomeric Preformed Gaskets: Extruded or molded closed cell, integral-skinned neoprene of profile and hardness required to maintain watertight seal; complying with ASTM C 509, Type II; black.

C. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include, but are not limited to, the following:

1. Manufacturers of Preformed Gaskets:

a. D.S. Brown Co.
b. Maloney Precision Products co.
c. Tremco.

2.12 MISCELLANEOUS GLAZING MATERIALS

A. Compatibility: Provide materials with proven record of compatibility with surfaces contacted in installation.

B. Cleaners, Primers and Sealers: Type recommended by sealant or gasket manufacturer.

C. Setting Blocks: Neoprene, EPDM or silicone blocks as required for compatibility with glazing sealants, 80 to 90 Shore A durometer hardness.

D. Spacers: Neoprene, EPDM or silicone blocks, or continuous extrusions, as required for compatibility with glazing sealant, of size, shape and hardness recommended by glass and sealant manufacturers for application indicated.

E. Edge Blocks: Neoprene, EPDM or silicone blocks as required for compatibility with glazing sealant, of size and hardness required to limit lateral movement (side-walking) of glass.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine glass framing, with glazier present, for compliance with the following:

1. Manufacturing and installation tolerances, including those for size, squareness, offsets at corners.
2. Presence and functioning of weep system.
3. Minimum required face or edge clearances.
4. Effective sealing between joints of glass-framing members.

B. Do not proceed with glazing until unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean glazing channels and other framing members receiving glass immediately before glazing. Remove coatings that are not firmly bonded to substrates.

3.3 GLAZING, GENERAL

A. Comply with combined recommendations of manufacturers of glass, sealants, gaskets, and other glazing materials, except where more stringent requirements are indicated, including those in referenced glazing publications.

B. Glazing channel dimensions as indicated on shop drawings provide necessary bite on glass, minimum edge and face clearances, and adequate sealant thicknesses, with reasonable tolerances. Adjust as required by Project conditions during installation.

C. Protect glass from edge damage during handling and installation as follows:

1. Stack individual lites on edge and lean them against sturdy uprights at a slope of 5□to 7□from vertical.
2. Cushion the bottom edges with soft, firm pads free of dirt, grit, glass chips or other foreign material.
3. Avoid rotating or “cartwheeling” insulating glass units over their corners. Instead, use a turning device such as a rolling block if units must be rotated.
4. Schedule glass deliveries to coincide with glazing schedules.
5. Unpack the glass from cases according to printed instructions. Never move partially unpacked cases or “end-pick” lites.
6. Check glass surfaces and edges for damage before glazing. Do not install glass with large edge chips. never slide one lite over another.
7. Prevent contact of the glass with markings - typically flags, festoons or tape to identify openings to be glazed; never mark the glass with an “X” or other identity symbol.
8. Protect the glass with screens of plywood or plastic wherever there is welding, cutting, sandblasting, fireproofing, or other potentially damaging work in progress.
9. Begin glazing in concrete openings only after any surface treatments such as sandblasting, grouting and waterproofing have been completed.
10. Insist that workers handling glass wear gloves, safety shoes, hard hats and glazing gauntlets.

3.4 GASKET GLAZING (DRY)

A. Fabricate compression gaskets in lengths recommended by gasket manufacturer to fit openings exactly, with stretch allowance during installation.

B. Secure compression gaskets in place with joints located at corners to compress gaskets producing a weathertight seal without developing bending stresses in glass. Seal gasket joints with sealant recommended by gasket manufacturer.

C. Install gaskets so they protrude past face of glazing stops.

3.5 PROTECTION AND CLEANING

A. Protect exterior glass from breakage immediately after installation by attaching crossed streamers to framing held away from glass. Do not apply markers to glass surface. Remove nonpermanent labels, and clean surfaces.

B. Protect glass from contact with contaminating substances resulting from construction operations including weld splatter. If, despite such protection, contaminating substances do come into contact with glass, remove them immediately as recommended by glass manufacturer.

C. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less than once a month, for build-up of dirt, scum, alkali deposits, or stains, and remove as recommended by glass manufacturer.

D. Remove and replace glass that is broken, chipped, cracked, abraded, or damaged in any way, including natural causes, accidents and vandalism, during construction period.

E. Wash glass on both faces in each area of Project prior to date scheduled for inspections that establish date of Substantial Completion. Wash glass as recommended by glass manufacturer.

END OF SECTION 088000

SECTION 092216 - NON-STRUCTURAL METAL FRAMING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Non-load-bearing steel framing systems for interior gypsum board assemblies.
2. Suspension systems for interior gypsum ceilings, soffits, and grid systems.

B. Related Requirements:

1. Section 054000 "Cold-Formed Metal Framing" for exterior and interior load-bearing and exterior non-load-bearing wall studs; floor joists; roof rafters and ceiling joists; and roof trusses.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Test-Response Characteristics: For fire-resistance-rated assemblies that incorporate non-load-bearing steel framing, provide materials and construction identical to those tested in assembly indicated, according to ASTM E 119 by an independent testing agency.

B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated, according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.

2.2 FRAMING SYSTEMS

A. Framing Members, General: Comply with ASTM C 754 for conditions indicated.

1. Steel Sheet Components: Comply with ASTM C 645 requirements for metal unless otherwise indicated.
2. Protective Coating: ASTM A 653/A 653M, G40 (Z120), hot-dip galvanized unless otherwise indicated.

B. Studs and Runners: ASTM C 645.

1. Steel Studs and Runners:

   a. Minimum Base-Metal Thickness: 0.033 inch (0.84 mm).
   b. Depth: 3-5/8 inches, unless otherwise indicated.

C. Slip-Type Head Joints: Where indicated, provide the following:
   1. Double-Runner System: ASTM C 645 top runners, inside runner with 2-inch- (51-mm-) deep flanges in thickness not less than indicated for studs and fastened to studs, and outer runner sized to friction fit inside runner.

D. Firestop Tracks: Top runner manufactured to allow partition heads to expand and contract with movement of the structure while maintaining continuity of fire-resistance-rated assembly indicated; in thickness not less than indicated for studs and in width to accommodate depth of studs.

   1. Products: Subject to compliance with requirements, provide one of the following:

      a. Fire Trak Corp.; Fire Trak System.
      b. Grace Construction Products; FlameSafe FlowTrak System.
      c. Metal-Lite, Inc.; The System.

E. Flat Strap and Backing Plate: Steel sheet for blocking and bracing in length and width indicated.

   1. Minimum Base-Metal Thickness: 0.033 inch (0.84 mm).

F. Hat-Shaped, Rigid Furring Channels: ASTM C 645.

   1. Minimum Base-Metal Thickness: 0.033 inch (0.84 mm).
   2. Depth: 7/8 inch (22.2 mm).

G. Z-Shaped Furring: With slotted or nonslotted web, face flange of 1-1/4 inches (32 mm), wall attachment flange of 7/8 inch (22 mm), minimum uncoated-metal thickness of 0.018 inch (0.45 mm), and depth required to fit insulation thickness indicated.

2.3 SUSPENSION SYSTEMS

A. Tie Wire: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.062-inch- (1.59-mm-) diameter wire, or double strand of 0.048-inch- (1.21-mm-) diameter wire.

B. Wire Hangers: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.16 inch (4.12 mm) in diameter.

C. Grid Suspension System for Gypsum Board Ceilings: ASTM C 645, direct-hung system composed of main beams and cross-furring members that interlock.

   1. Products: Subject to compliance with requirements, provide one of the following:

      a. Armstrong World Industries, Inc.; Drywall Grid Systems.
      b. USG Corporation; Drywall Suspension System.

2.4 AUXILIARY MATERIALS

A. General: Provide auxiliary materials that comply with referenced installation standards.

1. Fasteners for Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.

B. Isolation Strip at Exterior Walls: Provide following:

1. Foam Gasket: Adhesive-backed, closed-cell vinyl foam strips that allow fastener penetration without foam displacement, 1/8 inch (3.2 mm) thick, in width to suit steel stud size.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas and substrates, with Installer present, and including welded hollow-metal frames, cast-in anchors, and structural framing, for compliance with requirements and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Suspended Assemblies: Coordinate installation of suspension systems with installation of overhead structure to ensure that inserts and other provisions for anchorages to building structure have been installed to receive hangers at spacing required to support the Work and that hangers will develop their full strength.

1. Furnish concrete inserts and other devices indicated to other trades for installation in advance of time needed for coordination and construction.

3.3 INSTALLATION, GENERAL

A. Installation Standard: ASTM C 754.
1. Gypsum Board Assemblies: Also comply with requirements in ASTM C 840 that apply to framing installation.

B. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.

C. Install bracing at terminations in assemblies.

D. Do not bridge building control and expansion joints with non-load-bearing steel framing members. Frame both sides of joints independently.

3.4 INSTALLING FRAMED ASSEMBLIES

A. Install framing system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.

1. Single-Layer Application: 16 inches (406 mm) o.c. unless otherwise indicated.
2. Multilayer Application: 16 inches (406 mm) o.c. unless otherwise indicated.

3. Tile Backing Panels: 16 inches (406 mm) o.c. unless otherwise indicated.

B. Where studs are installed directly against exterior masonry walls or dissimilar metals at exterior walls, install isolation strip between studs and exterior wall.

C. Install studs so flanges within framing system point in same direction.

D. Install tracks (runners) at floors and overhead supports. Extend framing full height to structural supports or substrates above suspended ceilings except where partitions are indicated to terminate at suspended ceilings. Continue framing around ducts penetrating partitions above ceiling.

1. Slip-Type Head Joints: Where framing extends to overhead structural supports, install to produce joints at tops of framing systems that prevent axial loading of finished assemblies.
2. Door Openings: Screw vertical studs at jambs to jamb anchor clips on door frames; install runner track section (for cripple studs) at head and secure to jamb studs.

    a. Install two studs at each jamb unless otherwise indicated.
    b. Install cripple studs at head adjacent to each jamb stud, with a minimum 1/2-inch (13-mm) clearance from jamb stud to allow for installation of control joint in finished assembly.
    c. Extend jamb studs through suspended ceilings and attach to underside of overhead structure.

3. Other Framed Openings: Frame openings other than door openings the same as required for door openings unless otherwise indicated. Install framing below sills of openings to match framing required above door heads.
4. Fire-Resistance-Rated Partitions: Install framing to comply with fire-resistance-rated assembly indicated and support closures and to make partitions continuous from floor to underside of solid structure.

    a. Firestop Track: Where indicated, install to maintain continuity of fire-resistance-rated assembly indicated.

5. Sound-Rated Partitions: Install framing to comply with sound-rated assembly indicated.
6. Curved Partitions:

    a. Bend track to uniform curve and locate straight lengths so they are tangent to arcs.
    b. Begin and end each arc with a stud, and space intermediate studs equally along arcs. On straight lengths of no fewer than two studs at ends of arcs, place studs 6 inches (150 mm) o.c.

E. Direct Furring:
1. Attach to concrete or masonry with stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced 24 inches (610 mm) o.c.

F. Z-Furring Members:

1. Erect insulation, specified in Section 072100 "Thermal Insulation," vertically and hold in place with Z-furring members spaced 24 inches (610 mm) o.c.
2. Except at exterior corners, securely attach narrow flanges of furring members to wall with concrete stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced 24 inches (610 mm) o.c.
3. At exterior corners, attach wide flange of furring members to wall with short flange extending beyond corner; on adjacent wall surface, screw-attach short flange of furring channel to web of attached channel. At interior corners, space second member no more than 12 inches (305 mm) from corner and cut insulation to fit.

G. Installation Tolerance: Install each framing member so fastening surfaces vary not more than 1/8 inch (3 mm) from the plane formed by faces of adjacent framing.

3.5 INSTALLING SUSPENSION SYSTEMS

A. Install suspension system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.

1. Hangers: 48 inches (1219 mm) o.c.

B. Isolate suspension systems from building structure where they abut or are penetrated by building structure to prevent transfer of loading imposed by structural movement.

C. Suspend hangers from building structure as follows:

1. Install hangers plumb and free from contact with insulation or other objects within ceiling plenum that are not part of supporting structural or suspension system.

    a. Splay hangers only where required to miss obstructions and offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.

2. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with locations of hangers required to support standard suspension system members, install supplemental suspension members and hangers in the form of trapezes or equivalent devices.

    a. Size supplemental suspension members and hangers to support ceiling loads within performance limits established by referenced installation standards.

3. Wire Hangers: Secure by looping and wire tying, either directly to structures or to inserts, eye screws, or other devices and fasteners that are secure and appropriate for substrate, and in a manner that will not cause hangers to deteriorate or otherwise fail.
4. Do not attach hangers to steel roof deck.
5. Do not attach hangers to permanent metal forms. Furnish cast-in-place hanger inserts that extend through forms.
6. Do not attach hangers to rolled-in hanger tabs of composite steel floor deck.
7. Do not connect or suspend steel framing from ducts, pipes, or conduit.

D. Fire-Resistance-Rated Assemblies: Wire tie furring channels to supports.

E. Grid Suspension Systems: Attach perimeter wall track or angle where grid suspension systems meet vertical surfaces. Mechanically join main beam and cross-furring members to each other and butt-cut to fit into wall track.

F. Installation Tolerances: Install suspension systems that are level to within 1/8 inch in 12 feet (3 mm in 3.6 m) measured lengthwise on each member that will receive finishes and transversely between parallel members that will receive finishes.

END OF SECTION 092216

SECTION 092900 - GYPSUM BOARD

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Interior gypsum board.

B. Related Requirements:
1. Section 092216 "Non-Structural Metal Framing" for non-structural framing and suspension systems that support gypsum board panels.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Samples: For the following products:

1. Trim Accessories: Full-size Sample in 12-inch- (300-mm-) long length for each trim accessory indicated.

1.4 DELIVERY, STORAGE AND HANDLING

A. Store materials inside under cover and keep them dry and protected against weather, condensation, direct sunlight, construction traffic, and other potential causes of damage. Stack panels flat and supported on risers on a flat platform to prevent sagging.

1.5 FIELD CONDITIONS

A. Environmental Limitations: Comply with ASTM C 840 requirements or gypsum board manufacturer's written recommendations, whichever are more stringent.

B. Do not install paper-faced gypsum panels until installation areas are enclosed and conditioned.

C. Do not install panels that are wet, those that are moisture damaged, and those that are mold damaged.

1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.

B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.

2.2 GYPSUM BOARD, GENERAL

A. Size: Provide maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.

2.3 INTERIOR GYPSUM BOARD

A. Manufacturers: Subject to compliance with requirements, 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 Board, Type X: ASTM C 1396/C 1396M.

1. Thickness: 5/8 inch (15.9 mm).
2. Long Edges: Tapered.

C. Abuse-Resistant Gypsum Board: ASTM C 1629/C 1629M, Level 1.

1. Core: 5/8 inch (15.9 mm), Type X.
2. Long Edges: Tapered.
3. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

D. Moisture- and Mold-Resistant Gypsum Board: ASTM C 1396/C 1396M. With moisture- and mold-resistant core and paper surfaces.

1. Core: 5/8 inch (15.9 mm), Type X.
2. Long Edges: Tapered.
3. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

2.4 SPECIALTY GYPSUM BOARD

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

1. Products: Subject to compliance with requirements, provide one of the following:

a. CertainTeed Corp.; ProRoc Type C.
b. Georgia-Pacific Gypsum LLC; Fireguard C.
c. Lafarge North America Inc.; Firecheck Type C.
d. National Gypsum Company; Gold Bond Fire-Shield C.
e. USG Corporation; Firecode C Core.

2. Thickness: As required by fire-resistance-rated assembly indicated on Drawings.
3. Long Edges: Tapered.

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.

2. Shapes:

a. Cornerbead: Use at outside corners, unless otherwise indicated.

1) Basis of Design: CornerKey by Fry Reglet Corp.

b. LC-Bead
c. L-Bead
d. Expansion (Control) Joint
e. Curved-Edge Corner bead

B. Aluminum Trim: Extruded accessories of profiles and dimensions indicated.

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

a. Fry Reglet Corp. (Basis of Design).
b. Gordon, Inc.
c. MM Systems Corporation.

2. Aluminum: Alloy and temper with not less than the strength and durability properties of ASTM B 221 (ASTM B 221M), alloy 6063-T5.

3. Finish: As scheduled by Architect from manufacturer’s full range.

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.

1. Prefilling: At open joints and damaged surface areas, use setting-type taping compound.
2. Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use setting-type taping compound.
3. Fill Coat: For second coat, use setting-type, sandable topping compound.
4. Finish Coat: For third coat, use setting-type, sandable topping compound.
5. Skim Coat: For final coat of Level 5 finish, use setting-type, sandable topping compound.

D. Joint Compound for Tile Backing Panels:
1. Cementitious Backer Units: As recommended by backer unit manufacturer.

2.7 AUXILIARY MATERIALS

A. General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written recommendations.

B. Laminating Adhesive: Adhesive or joint compound recommended for directly adhering gypsum panels to continuous substrate.

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

1. Use screws complying with ASTM C 954 for fastening panels to steel members from 0.033 to 0.112 inch (0.84 to 2.84 mm) thick.
2. For fastening cementitious backer units, use screws of type and size recommended by panel manufacturer.

D. Sound Attenuation Blankets: ASTM C 665, Type I (blankets without membrane facing) produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool, or rock wool.

1. Fire-Resistance-Rated Assemblies: Comply with mineral-fiber requirements of assembly.

E. Acoustical Joint Sealant: As specified in Section 079200 “Joint Sealants.”

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

G. Vapor Retarder: As specified in Section 072100 "Thermal Insulation."

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas and substrates including welded hollow-metal frames and framing, with Installer present, for compliance with requirements and other conditions affecting performance.

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

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 APPLYING AND FINISHING PANELS, GENERAL

A. Comply with ASTM C 840.

B. Install ceiling panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.

C. Install panels with face side out. Butt panels together for a light contact at edges and ends with not more than 1/16 inch (1.5 mm) of open space between panels. Do not force into place.

D. Locate edge and end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Do not make joints other than control joints at corners of framed openings.

E. Form control and expansion joints with space between edges of adjoining gypsum panels.

F. Cover both faces of support framing with gypsum panels in concealed spaces (above ceilings, etc.), except in chases braced internally.

1. Unless concealed application is indicated or required for sound, fire, air, or smoke ratings, coverage may be accomplished with scraps of not less than 8 sq. ft. (0.7 sq. m) in area.
2. Fit gypsum panels around ducts, pipes, and conduits.
3. Where partitions intersect structural members projecting below underside of floor/roof slabs and decks, cut gypsum panels to fit profile formed by structural members; allow 1/4- to 3/8-inch- (6.4- to 9.5-mm-) wide joints to install sealant.

G. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments, except floors. Provide 1/4- to 1/2-inch- (6.4- to 12.7-mm-) wide spaces at these locations and trim edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.

H. Attachment to Steel Framing: Attach panels so leading edge or end of each panel is attached to open (unsupported) edges of stud flanges first.

I. STC-Rated Assemblies: Seal construction at perimeters, behind control joints, and at openings and penetrations with a continuous bead of acoustical sealant. Install acoustical sealant at both faces of partitions at perimeters and through penetrations. Comply with ASTM C 919 and with manufacturer's written recommendations for locating edge trim and closing off sound-flanking paths around or through assemblies, including sealing partitions above acoustical ceilings.

J. Install sound attenuation blankets before installing gypsum panels unless blankets are readily installed after panels have been installed on one side.

3.3 APPLYING INTERIOR GYPSUM BOARD

A. Install interior gypsum board in the following locations:
1. Type X: Typical at all horizontal and vertical locations unless otherwise indicated.
2. Abuse-Resistant Type: As indicated on Drawings.
3. Moisture- and Mold-Resistant Type: As indicated on Drawings.
4. Type C: Where required for specific fire-resistance-rated assembly indicated.

B. Single-Layer Application:

1. On ceilings, apply gypsum panels before wall/partition board application to greatest extent possible and at right angles to framing unless otherwise indicated.

2. On partitions/walls, apply gypsum panels horizontally (perpendicular to framing) unless otherwise indicated or required by fire-resistance-rated assembly, and minimize end joints.

    a. Stagger abutting end joints not less than one framing member in alternate courses of panels.
    b. At stairwells and other high walls, install panels horizontally unless otherwise indicated or required by fire-resistance-rated assembly.

3. Fastening Methods: Apply gypsum panels to supports with steel drill screws.

C. Multilayer Application:

1. On ceilings, apply gypsum board indicated for base layers before applying base layers on walls/partitions; apply face layers in same sequence. Apply base layers at right angles to framing members and offset face-layer joints one framing member, 16 inches (400 mm) minimum, from parallel base-layer joints, unless otherwise indicated or required by fire-resistance-rated assembly.
2. On partitions/walls, apply gypsum board indicated for base layers and face layers vertically (parallel to framing) with joints of base layers located over stud or furring member and face-layer joints offset at least one stud or furring member with base-layer joints, unless otherwise indicated or required by fire-resistance-rated assembly. Stagger joints on opposite sides of partitions.
3. Fastening Methods: Fasten base layers and face layers separately to supports with screws.

D. Laminating to Substrate: Where gypsum panels are indicated as directly adhered to a substrate (other than studs, joists, furring members, or base layer of gypsum board), comply with gypsum board manufacturer's written recommendations and temporarily brace or fasten gypsum panels until fastening adhesive has set.

E. Curved Surfaces:

1. Install panels horizontally (perpendicular to supports) and unbroken, to extent possible, across curved surface plus 12-inch- (300-mm-) long straight sections at ends of curves and tangent to them.
2. For double-layer construction, fasten base layer to studs with screws 16 inches (400 mm) o.c. Center gypsum board face layer over joints in base layer, and fasten to studs with screws spaced 12 inches (300 mm) o.c.

3.4 INSTALLING TRIM ACCESSORIES

A. General: For trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.

B. Control Joints: As indicated, or if not indicated and required, install control joints according to ASTM C 840 and in specific locations approved by Architect for visual effect.

C. Interior Trim: Install in the following locations:

1. Cornerbead: Use at outside corners unless otherwise indicated.
2. LC-Bead: Use at exposed panel edges.
3. L-Bead: Use where indicated.

D. Aluminum Trim: Install in locations indicated on Drawings.

3.5 FINISHING GYPSUM BOARD

A. General: Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.

B. Prefill open joints and damaged surface areas.

C. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.

D. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C 840:

1. Level 1: Ceiling plenum areas, concealed areas, and where indicated.
2. Level 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."

3. Level 5: At abuse resistant gypsum board

    a. Primer and its application to surfaces are specified in Section 099123 "Interior Painting."

3.6 PROTECTION

A. Protect adjacent surfaces from drywall compound and promptly remove from floors and other non-drywall surfaces. Repair surfaces stained, marred, or otherwise damaged during drywall application.

B. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period.

C. Remove and replace panels that are wet, moisture damaged, and mold damaged.

1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

END OF SECTION 092900

SECTION 095113 - ACOUSTICAL PANEL CEILINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section includes acoustical panels and exposed suspension systems for ceilings.

B. Products furnished, but not installed under this Section, include anchors, clips, and other ceiling attachment devices to be cast in concrete.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Samples for Verification: For each component indicated and for each exposed finish required, prepared on Samples of size indicated below.

1. Acoustical Panel: Set of 6-inch- square Samples of each type, color, pattern, and texture.
2. Exposed Suspension-System Members, Moldings, and Trim: Set of 6-inch- (150-mm-) long Samples of each type, finish, and color.

1.4 INFORMATIONAL SUBMITTALS

A. Coordination Drawings: Reflected ceiling plans, drawn to scale, on which the following items are shown and coordinated with each other, using input from installers of the items involved:

1. Suspended ceiling components.
2. Structural members to which suspension systems will be attached.
3. Size and location of initial access modules for acoustical panels.
4. Items penetrating finished ceiling including the following:

    a. Lighting fixtures.
    b. Air outlets and inlets.
    c. Speakers.
    d. Sprinklers.
    e. Access panels.

5. Perimeter moldings.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For finishes to include in maintenance manuals.

1.6 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Acoustical Ceiling Panels: Full-size panels equal to 2 percent of quantity installed.
2. Suspension-System Components: Quantity of each exposed component equal to 2 percent of quantity installed.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Deliver acoustical panels, suspension-system components, and accessories to Project site in original, unopened packages and store them in a fully enclosed, conditioned space where they will be protected against damage from moisture, humidity, temperature extremes, direct sunlight, surface contamination, and other causes.

B. Before installing acoustical panels, permit them to reach room temperature and a stabilized moisture content.

C. Handle acoustical panels carefully to avoid chipping edges or damaging units in any way.

1.8 FIELD CONDITIONS

A. Environmental Limitations: Do not install acoustical panel ceilings until spaces are enclosed and weatherproof, wet work in spaces is complete and dry, work above ceilings is complete, and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.

1. Pressurized Plenums: Operate ventilation system for not less than 48 hours before beginning acoustical panel ceiling installation.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Surface-Burning Characteristics: Comply with ASTM E 84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

1. Flame-Spread Index: Comply with ASTM E 1264 for Class A materials.
2. Smoke-Developed Index: 50 or less.

B. Fire-Resistance Ratings: Comply with ASTM E 119; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

1. Indicate design designations from UL's "Fire Resistance Directory" or from the listings of another qualified testing agency.

2.2 ACOUSTICAL PANELS, GENERAL

A. Source Limitations: Obtain each type of acoustical ceiling panel its applicable supporting suspension system from single source from single manufacturer.

B. Glass-Fiber-Based Panels: Made with binder containing no urea formaldehyde.

C. Acoustical Panel Standard: Provide manufacturer's standard panels of configuration indicated that comply with ASTM E 1264 classifications as designated by types, patterns, acoustical ratings, and light reflectances unless otherwise indicated.

1. Mounting Method for Measuring NRC: Type E-400; plenum mounting in which face of test specimen is 15-3/4 inches (400 mm) away from test surface according to ASTM E 795.

D. Acoustical Panel Colors and Patterns: Match appearance characteristics indicated for each product type.

1. Where appearance characteristics of acoustical panels are indicated by referencing pattern designations in ASTM E 1264 and not manufacturers' proprietary product designations, provide products selected by Architect from each manufacturer's full range that comply with requirements indicated for type, pattern, color, light reflectance, acoustical performance, edge detail, and size.

2.3 ACOUSTICAL PANELS

A. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on Drawings or comparable product by one of the following:

1. Armstrong World Industries, Inc.
2. CertainTeed Corp.
3. USG Interiors, Inc.; Subsidiary of USG Corporation.

B. Products:

1. Acoustical Panel - Type **(ACT-1)**

a. Type, Form and Finish: ASTM E1264, Type III, Form 2, Pattern C,E.
b. Size: 24”x24”x5/8”
c. CAC 33, NRC .55.
d. Edge Detail: 15/16” Square
f. Basis of Design: Armstrong Fine Fissured 1728

2. Acoustical Panel - Type **(ACT-2)**

a. Type, Form and Finish: ASTM E1264, Type III, Form 2, Pattern C,E.
b. Size: 24”x 48”x 5/8”
c. CAC 35, NRC .55.
d. Edge Detail: 15/16” Square
e. Basis of Design: Armstrong Fine Fissured - 1729

2.4 METAL SUSPENSION SYSTEMS, EDGE MOLDING & TRIM, GENERAL

A. Metal Suspension-System Standard: Provide manufacturer's standard direct-hung metal suspension systems of types, structural classifications, and finishes indicated that comply with applicable requirements in ASTM C 635/C 635M.

1. High-Humidity Finish: Comply with ASTM C 635/C 635M requirements for "Coating Classification for Severe Environment Performance" where high-humidity finishes are indicated.

B. Attachment Devices: Size for five times the design load indicated in ASTM C 635/C 635M, Table 1, "Direct Hung," unless otherwise indicated. Comply with seismic design requirements.

C. Wire Hangers, Braces, and Ties: Provide wires complying with the following requirements:

1. Zinc-Coated, Carbon-Steel Wire: ASTM A 641/A 641M, Class 1 zinc coating, soft temper.
2. Stainless-Steel Wire: ASTM A 580/A 580M, Type 304, nonmagnetic.
3. Size: Select wire diameter so its stress at three times hanger design load (ASTM C 635/C 635M, Table 1, "Direct Hung") will be less than yield stress of wire, but provide not less than 0.106-inch-diameter wire.

D. Hanger Rods: Mild steel, zinc coated or protected with rust-inhibitive paint.

E. Angle Hangers: Angles with legs not less than 7/8 inch (22 mm) wide; formed with 0.04-inch- (1-mm-) thick, galvanized-steel sheet complying with ASTM A 653/A 653M, G90 (Z275) coating designation; with bolted connections and 5/16-inch- (8-mm-) diameter bolts.

F. Hold-Down Clips: Where indicated, provide manufacturer's standard hold-down clips spaced 24 inches (610 mm) o.c. on all cross tees.

G. Impact Clips: Where indicated, provide manufacturer's standard impact-clip system designed to absorb impact forces against acoustical panels.

2.5 METAL SUSPENSION SYSTEM

A. Basis-of-Design Product: Subject to compliance with requirements, provide product listed or comparable product by one of the following:

1. Armstrong World Industries, Inc.
2. CertainTeed Corp.
3. USG Interiors, Inc.; Subsidiary of USG Corporation.

B. Products

1. Direct-Hung Suspension Systems, Non-Fire-Resistance Rated:

a. At Acoustical Panel Types **(ACT-1 & ACT-2):**

1) Basis for Design: Armstrong Prelude XL 15/16”
2) Suspension System Accessories: Attachment devices and hangers, ASTM C 636.
3) Color: White.

2.6 ACOUSTICAL SEALANT

A. Acoustical Sealant: Manufacturer's standard sealant complying with ASTM C 834 and effective in reducing airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.

1. Exposed and Concealed Joints: Nonsag, paintable, nonstaining latex sealant.
2. Concealed Joints: Nondrying, nonhardening, nonskinning, nonstaining, gunnable, synthetic-rubber sealant.
3. Acoustical sealant shall have a VOC content of 250 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, including structural framing to which acoustical panel ceilings attach or abut, with Installer present, for compliance with requirements specified in this and other Sections that affect ceiling installation and anchorage and with requirements for installation tolerances and other conditions affecting performance of acoustical panel ceilings.

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

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Measure each ceiling area and establish layout of acoustical panels to balance border widths at opposite edges of each ceiling. Avoid using less-than-half-width panels at borders, and comply with layout shown on reflected ceiling plans.

3.3 INSTALLATION

A. General: Install acoustical panel ceilings to comply with ASTM C 636/C 636M and seismic design requirements indicated, according to manufacturer's written instructions and CISCA's "Ceiling Systems Handbook."

1. Fire-Rated Assembly: Install fire-rated ceiling systems according to tested fire-rated design.

B. Suspend ceiling hangers from building's structural members and as follows:

1. Install hangers plumb and free from contact with insulation or other objects within ceiling plenum that are not part of supporting structure or of ceiling suspension system.
2. Splay hangers only where required and, if permitted with fire-resistance-rated ceilings, to miss obstructions; offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.
3. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with location of hangers at spacings required to support standard suspension-system members, install supplemental suspension members and hangers in form of trapezes or equivalent devices.
4. Secure wire hangers to ceiling-suspension members and to supports above with a minimum of three tight turns. Connect hangers directly either to structures or to inserts, eye screws, or other devices that are secure and appropriate for substrate and that will not deteriorate or otherwise fail due to age, corrosion, or elevated temperatures.
5. Secure flat, angle, channel, and rod hangers to structure, including intermediate framing members, by attaching to inserts, eye screws, or other devices that are secure and appropriate for both the structure to which hangers are attached and the type of hanger involved. Install hangers in a manner that will not cause them to deteriorate or fail due to age, corrosion, or elevated temperatures.
6. Do not support ceilings directly from permanent metal forms or floor deck. Fasten hangers to cast-in-place hanger inserts, postinstalled mechanical or adhesive anchors, or power-actuated fasteners that extend through forms into concrete.
7. When steel framing does not permit installation of hanger wires at spacing required, install carrying channels or other supplemental support for attachment of hanger wires.
8. Do not attach hangers to steel deck tabs.
9. Do not attach hangers to steel roof deck. Attach hangers to structural members.
10. Space hangers not more than 48 inches (1200 mm) o.c. along each member supported directly from hangers unless otherwise indicated; provide hangers not more than 8 inches (200 mm) from ends of each member.
11. Size supplemental suspension members and hangers to support ceiling loads within performance limits established by referenced standards and publications.

C. Secure bracing wires to ceiling suspension members and to supports with a minimum of four tight turns. Suspend bracing from building's structural members as required for hangers, without attaching to permanent metal forms, steel deck, or steel deck tabs. Fasten bracing wires into concrete with cast-in-place or postinstalled anchors.

D. Install edge moldings and trim of type indicated at perimeter of acoustical ceiling area and where necessary to conceal edges of acoustical panels.

1. Apply acoustical sealant in a continuous ribbon concealed on back of vertical legs of moldings before they are installed.
2. Screw attach moldings to substrate at intervals not more than 16 inches (400 mm) o.c. and not more than 3 inches (75 mm) from ends, leveling with ceiling suspension system to a tolerance of 1/8 inch in 12 feet (3.2 mm in 3.6 m). Miter corners accurately and connect securely.
3. Do not use exposed fasteners, including pop rivets, on moldings and trim.

E. Install suspension-system runners so they are square and securely interlocked with one another. Remove and replace dented, bent, or kinked members.

F. Install acoustical panels with undamaged edges and fit accurately into suspension-system runners and edge moldings. Scribe and cut panels at borders and penetrations to provide a neat, precise fit.

1. Arrange directionally patterned acoustical panels as follows:

a. As indicated on reflected ceiling plans.

2. For square-edged panels, install panels with edges fully hidden from view by flanges of suspension-system runners and moldings.
3. For reveal-edged panels on suspension-system runners, install panels with bottom of reveal in firm contact with top surface of runner flanges.
4. For reveal-edged panels on suspension-system members with box-shaped flanges, install panels with reveal surfaces in firm contact with suspension-system surfaces and panel faces flush with bottom face of runners.
5. Paint cut edges of panel remaining exposed after installation; match color of exposed panel surfaces using coating recommended in writing for this purpose by acoustical panel manufacturer.
6. Protect lighting fixtures and air ducts to comply with requirements indicated for fire-resistance-rated assembly.

3.4 CLEANING

A. Clean exposed surfaces of acoustical panel ceilings, including trim, edge moldings, and suspension-system members. Comply with manufacturer's written instructions for cleaning and touchup of minor finish damage. Remove and replace ceiling components that cannot be successfully cleaned and repaired to permanently eliminate evidence of damage.

END OF SECTION 095113

SECTION 096513 - RESILIENT BASE AND ACCESSORIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Rubber wall base.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Samples for Initial Selection: For each type of product indicated.

C. Samples for Verification: For each type of product indicated and for each color, texture, and pattern required in manufacturer's standard-size Samples, but not less than 12 inches (300 mm) long.

D. Product Schedule: For resilient base and accessory products. Use same designations indicated on Drawings.

1.4 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. Furnish not less than 10 linear feet (3 linear m) for every 500 linear feet (150 linear m) or fraction thereof, of each type, color, pattern, and size of resilient product installed.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Store resilient products and installation materials in dry spaces protected from the weather, with ambient temperatures maintained within range recommended by manufacturer, but not less than 50 deg F (10 deg C) or more than 90 deg F (32 deg C).

1.6 FIELD CONDITIONS

A. Maintain ambient temperatures within range recommended by manufacturer, but not less than 70 deg F or more than 95 deg F in spaces to receive resilient products during the following time periods:

1. 48 hours before installation.

2. During installation.
3. 48 hours after installation.

B. After installation and until Substantial Completion, maintain ambient temperatures within range recommended by manufacturer, but not less than 55 deg F or more than 95 deg F.

C. Install resilient products after other finishing operations, including painting, have been completed.

PART 2 - PRODUCTS

2.1 RUBBER WALL BASE (RB)

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

1. Armstrong World Industries, Inc.
2. Johnsonite; A Tarkett Company.
3. Mondo Rubber International, Inc.
4. Roppe Corporation, USA.

B. Product Standard: ASTM F 1861, Type TP (rubber, thermoplastic).

1. Group: I (solid, homogeneous).
2. Style and Location:
   a. Style B, Cove: Refer to Finish Schedule for locations.

C. Thickness: 0.125 inch.

D. Height: 4 inches.

E. Lengths: Coils in manufacturer's standard length

F. Outside Corners: Preformed.

G. Inside Corners: Preformed.

H. Colors: As selected by Architect from full range of industry colors.

2.2 INSTALLATION MATERIALS

A. Trowelable Leveling and Patching Compounds: Latex-modified, portland cement based or blended hydraulic-cement-based formulation provided or approved by resilient-product manufacturer for applications indicated.

B. Adhesives: Water-resistant type recommended by resilient-product manufacturer for resilient products and substrate conditions indicated.

C. Stair-Tread Nose Filler: Two-part epoxy compound recommended by resilient stair-tread manufacturer to fill nosing substrates that do not conform to tread contours.

D. Metal Edge Strips: Extruded aluminum with mill finish of width shown, of height required to protect exposed edges of flooring, and in maximum available lengths to minimize running joints.

E. Floor Polish: Provide protective, liquid floor-polish products recommended by resilient stair-tread manufacturer.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, with Installer present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.

1. Verify that finishes of substrates comply with tolerances and other requirements specified in other Sections and that substrates are free of cracks, ridges, depressions, scale, and foreign deposits that might interfere with adhesion of resilient products.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

1. Installation of resilient products indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Prepare substrates according to manufacturer's written instructions to ensure adhesion of resilient products.

B. Concrete Substrates for Resilient Stair Accessories: Prepare horizontal surfaces according to ASTM F 710.

1. Verify that substrates are dry and free of curing compounds, sealers, and hardeners.
2. Remove substrate coatings and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by manufacturer. Do not use solvents.
3. Alkalinity and Adhesion Testing: Perform tests recommended by manufacturer. Proceed with installation only after substrate alkalinity falls within range on pH scale recommended by manufacturer in writing, but not less than 5 or more than 9 pH.
4. Moisture Testing: Proceed with installation only after substrates pass testing according to manufacturer's written recommendations, but not less stringent than the following:

    a. Perform anhydrous calcium chloride test according to ASTM F 1869. Proceed with installation only after substrates have maximum moisture-vapor-emission rate of 3 lb of water/1000 sq. ft. (1.36 kg of water/92.9 sq. m) in 24 hours.
    b. Perform relative humidity test using in situ probes according to ASTM F 2170. Proceed with installation only after substrates have maximum 75 percent relative humidity level.

C. Fill cracks, holes, and depressions in substrates with trowelable leveling and patching compound; remove bumps and ridges to produce a uniform and smooth substrate.

D. Do not install resilient products until they are the same temperature as the space where they are to be installed.

1. At least 48 hours in advance of installation, move resilient products and installation materials into spaces where they will be installed.

E. Immediately before installation, sweep and vacuum clean substrates to be covered by resilient products.

3.3 RESILIENT BASE INSTALLATION

A. Comply with manufacturer's written instructions for installing resilient base.

B. Apply resilient base to walls, columns, pilasters, casework and cabinets in toe spaces, and other permanent fixtures in rooms and areas where base is required.

C. Install resilient base in lengths as long as practical without gaps at seams and with tops of adjacent pieces aligned.

D. Tightly adhere resilient base to substrate throughout length of each piece, with base in continuous contact with horizontal and vertical substrates.

E. Do not stretch resilient base during installation.

F. On masonry surfaces or other similar irregular substrates, fill voids along top edge of resilient base with manufacturer's recommended adhesive filler material.

G. Preformed Corners: Install preformed corners before installing straight pieces.

3.4 CLEANING AND PROTECTION

A. Comply with manufacturer's written instructions for cleaning and protecting resilient products.

B. Perform the following operations immediately after completing resilient-product installation:

1. Remove adhesive and other blemishes from exposed surfaces.
2. Sweep and vacuum horizontal surfaces thoroughly.
3. Damp-mop horizontal surfaces to remove marks and soil.

C. Protect resilient products from mars, marks, indentations, and other damage from construction operations and placement of equipment and fixtures during remainder of construction period.

D. Floor Polish: Remove soil, visible adhesive, and surface blemishes from resilient stair treads before applying liquid floor polish.

1. Apply one coat(s).

E. Cover resilient products subject to wear and foot traffic until Substantial Completion.

END OF SECTION 096513

SECTION 096519 - RESILIENT TILE FLOORING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following:

1. Vinyl composition floor tile.

B. Resilient wall base, reducer strips, and other accessories installed with resilient floor tiles are specified in Division 9 Section "Resilient Wall Base and Accessories."

C. Extent of resilient flooring and accessories is shown on drawings, in schedules and specifications.

1. Resilient flooring is required under base cabinets and other built-in furniture which rest on floor, unless otherwise specifically noted.
2. Resilient flooring will not be required under carpet for new floor areas.
3. Apply resilient base to toe recess and base of casework and millwork cabinet work extending to floor, unless otherwise indicated.

D. Related Section: 079200 "Joint Sealants."

1.3 SUBMITTALS

A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.

B. Product data for each type of product specified.

C. Samples for initial selection purposes in form of manufacturer's color charts consisting of actual tiles or sections of tiles showing full range of colors and patterns available for each type of resilient floor tile indicated. Colors and patterns must be equivalent to those indicated on the color schedule.

D. Samples for verification purposes in full-size tiles of each different color and pattern of resilient floor tile specified, showing full range of variations expected in these characteristics.

E. Maintenance data for resilient floor tile, to include in Operating and Maintenance Manual specified in Division 1.

F. Shop Drawings showing floor pattern cuts, pieces and joints.

1.4 QUALITY ASSURANCE

A. Single-Source Responsibility for Floor Tile: Obtain each type, color, and pattern of tile from a single source with resources to provide products of consistent quality in appearance and physical properties without delaying progress of the Work.

B. Fire Performance Characteristics: Provide resilient floor tile with the following fire performance characteristics as determined by testing products per ASTM test method indicated below by UL or another testing and

inspecting agency acceptable to authorities having jurisdiction.

1. Critical Radiant Flux: 0.45 watts per sq. cm or more per ASTM E 648.
2. Smoke Density: Less than 450 per ASTM E 662.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver tiles and installation accessories to Project site in original manufacturer's unopened cartons and containers each bearing names of product and manufacturer, Project identification, and shipping and handling instructions.

B. Store flooring materials in dry spaces protected from the weather with ambient temperatures maintained between 50 deg F (10 deg C) and 90 deg F (32 deg C).

C. Store tiles on flat surfaces. Move tiles and installation accessories into spaces where they will be installed at least 48 hours in advance of installation.

D. The entire quantity of like tiles, including those required under 1.8 of this section, must be supplied with one delivery and from one “dye lot.”

1.6 PROJECT CONDITIONS

A. Maintain a minimum temperature of 70 deg F (21 deg C) in spaces to receive tiles for at least 48 hours prior to installation, during installation, and for not less than 48 hours after installation. After this period, maintain a temperature of not less than 55 deg F (13 deg C).

B. Do not install tiles until they are at the same temperature as the space where they are to be installed.

C. Close spaces to traffic during tile installation.

1.7 SEQUENCING AND SCHEDULING

A. Install tiles and accessories after other finishing operations, including painting, have been completed.

B. Do not install tiles over concrete slabs until the slabs have cured and are sufficiently dry to bond with adhesive as determined by tile manufacturer's recommended bond and moisture test.

1.8 EXTRA MATERIALS

A. Deliver extra materials to Owner. Furnish extra materials matching products installed as described below, packaged with protective covering for storage and identified with labels clearly describing contents. Coordinate turn-in to School Maintenance Facility.

1. Furnish not less than three boxes for each 50 boxes or fraction thereof, of each class, wearing surface, color, pattern and size of resilient floor tile installed.
2. All extra materials must be from same “dye lot” as installed tile.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Products: Subject to compliance with requirements, resilient floor tiles that may be incorporated in the Work include, and are limited to, the following without prior approval by Architect:

1. Vinyl Composition Tile:

a. Armstrong World Industries, Inc. (Basis of Design).
b. Tarkett, Inc.
c. Mannington
d. Azrock
e. Mohawk Congolium “Alternatives” and “Choices.”

2.2 RESILIENT TILE

A. Vinyl Composition Floor Tile: Products complying with ASTM F 1066-95a, Class 2 (nonasbestos formulated), and with requirements specified in FS SS-T-312, Type IV; 12″x12″ unless otherwise indicated and as follows:

1. Thickness: 1/8″
2. Colors and Patterns: As indicated on drawings and color schedule, or if not otherwise indicated, as selected by Architect from manufacturer's full range of equivalent colors and patterns.

2.3 INSTALLATION ACCESSORIES

A. Concrete Slab Primer: Nonstaining type as recommended by flooring manufacturer.

B. Trowelable Underlayments and Patching Compounds: Latex-modified, Portland-cement-based formulation provided or approved by tile manufacturer for applications indicated.

C. Adhesives (Cements): Water-resistant type recommended by tile manufacturer to suit resilient floor tile products and substrate conditions indicated. Adhesive to be low VOC type as approved and recommended by manufacturer.

PART 3 - EXECUTION

3.1 EXAMINATION

A. General: Examine areas where installation of tiles will occur, with Installer present, to verify that substrates and conditions are satisfactory for tile installation and comply with tile manufacturer's requirements and those specified in this Section.

B. Concrete Subfloors: Verify that concrete slabs comply with ASTM F 710 and the following:

1. Slab substrates are dry and free of curing compounds, sealers, hardeners, and other materials whose presence would interfere with bonding of adhesive. Determine adhesion and dryness characteristics by performing bond and moisture tests recommended by tile manufacturer.
2. Finishes of subfloors comply with tolerances and other requirements specified in Division 3 Section "Cast-In-Place Concrete" for slabs receiving resilient flooring.
3. Subfloors are free of cracks, ridges, depressions, scale, and foreign deposits of any kind.

C. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. General: Comply with manufacturer's installation specifications to prepare substrates indicated to receive tile.

B. Use trowelable leveling and patching compounds per tile manufacturer's directions to fill cracks, holes, and depressions in substrates.

C. Remove coatings, including curing compounds, and other substances that are incompatible with flooring adhesives and that contain soap, wax, oil, or silicone, by using a terrazzo or concrete grinder, a drum sander, or a polishing machine equipped with a heavy-duty wire brush. Skim coat all existing substrates with Ardex Feather Finish or equivalent, following manufacturer’s instructions for installation.

D. Broom or vacuum clean substrates to be covered by tiles immediately before tile installation. Following cleaning, examine substrates for moisture, alkaline salts, carbonation, or dust.

E. Apply concrete slab primer, if recommended by flooring manufacturer, prior to applying adhesive. Apply according to manufacturer's directions.

3.3 INSTALLATION

A. General: Comply with tile manufacturer's installation directions and other requirements indicated that are applicable to each type of tile installation included in Project.

B. Lay out tiles from center marks established with principal walls, discounting minor offsets, so tiles at opposite edges of room are of equal width. Adjust as necessary to avoid using cut widths at perimeter that equal less than one-half of a tile. Install tiles square with room axis, unless otherwise indicated. Coordinate layout with patterns as indicated.

C. Match tiles for color and pattern by selecting tiles from cartons in same sequence as manufactured and packaged, if so numbered. Cut tiles neatly around all fixtures. Discard broken, cracked, chipped, or deformed tiles.

1. Lay tiles with grain running in alternating directions, checkerboard pattern.

D. Scribe, cut, and fit tiles to butt tightly to vertical surfaces, permanent fixtures, built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings.

E. Extend tiles into toe spaces, door reveals, closets, and similar openings.

F. Maintain reference markers, holes, or openings that are in place or plainly marked for future cutting by repeating on finish flooring as marked on subfloor. Use chalk or other nonpermanent marking device.

G. Install tiles on covers for telephone and electrical ducts, and similar items occurring within finished floor areas as applicable. Maintain overall continuity of color and pattern with pieces of flooring installed on these covers. Tightly adhere edges to perimeter of floor around covers and to covers.

H. Adhere tiles to flooring substrates without producing open cracks, voids, raising and puckering at joints, telegraphing of adhesive spreader marks, or other surface imperfections in completed tile installation.

I. Use full spread of adhesive applied to substrate in compliance with tile manufacturer's directions including those for trowel notching, adhesive mixing, and adhesive open and working times.

J. Hand roll tiles where required by tile manufacturer.

3.4 CLEANING AND PROTECTION

A. Perform the following operations immediately after completing tile installation:

1. Remove visible adhesive and other surface blemishes using cleaner recommended by tile manufacturers.
2. Sweep or vacuum floor thoroughly.
3. Damp-mop tile to remove black marks and soil. Additional cleaning and waxing is NIC.

B. Protect flooring against mars, marks, indentations, and other damage from construction operations and placement of equipment and fixtures during remainder of construction period. Use protection methods indicated or recommended by tile manufacturer.

END OF SECTION 096519

SECTION 099113 - EXTERIOR PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes surface preparation and the application of paint systems on the following exterior substrates:

1. Steel.
2. Galvanized metal.

B. Related Sections include the following:
1. Division 9 Section "Interior Painting" for surface preparation and the application of paint systems on interior substrates.

1.3 SUBMITTALS

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

B. 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.
3. Documentation of SSPC-Paint compliance for each product category specified in Part 2.

1.4 QUALITY ASSURANCE

A. SSPC (The Society for Protective Coatings)

1. Products: Complying with SSPC Specifications where indicated.

B. OTC (Ozone Transport Commission)

1. Products: Complying with OTC Regulations regarding lower VOC limits.

C. MPI Standards:

1. Products: Complying with MPI standards indicated and listed in "MPI Approved Products List."

2. Preparation and Workmanship: Comply with requirements in "MPI Architectural Painting Specification Manual" for products and paint systems indicated.

1.5 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.

1. Maintain containers in clean condition, free of foreign materials and residue.
2. Remove rags and waste from storage areas daily.

1.6 PROJECT CONDITIONS

A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F.

B. Do not apply paints in snow, rain, fog, or mist; when relative humidity exceeds 85 percent; at temperatures less than 5 deg F above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by Sherwin-Williams Company or an equivalent product by one of the following:

1. Benjamin Moore & Co.
2. Columbia Paint & Coatings.
3. Davis Paint Company.
4. Del Technical Coatings.
5. Duron, Inc.
6. Hallman Lindsay Quality Paints.
7. ICI Paints.
8. M.A.B. Paints
9. McCormick Paints
10. PPG Architectural Finishes, Inc.
11. Vista Paint.

2.2 PAINT, GENERAL

A. Material Compatibility:

1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.

B. Colors: As selected by Architect from manufacturer's full range. Up to five (5) Exterior Color Selections.

2.3 METAL PRIMERS

A. Universal Water Based Primer: SSPC-Paint 24

1. Basis of Design: Pro-Cryl (B66-310 Series) by Sherwin-Williams Company.
2. VOC Content: E Range of E1.

2.4 EXTERIOR W.B. COATING

A. Waterborne Pigmented Emulsion Coating (Semigloss): MPI #163 (Gloss Level 5).

1. Basis of Design: Sher-Cryl (B66-300 Series) by Sherwin-Williams Company.

2. VOC Content: E Range of E1

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of work.

B. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

C. Begin coating application only after unsatisfactory conditions have been corrected and surfaces are dry.

1. Beginning coating application constitutes Contractor's acceptance of substrates and conditions.

3.2 PREPARATION

A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and paint systems indicated.

B. Remove plates, machined surfaces, and similar items already in place that 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.
2. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.

C. Clean substrates of substances that could impair bond of paints, including dirt, oil, grease, and incompatible paints and encapsulants.

1. Remove incompatible primers and reprime substrate with compatible primers as required to produce paint systems indicated.

D. Steel Substrates: Remove rust and loose mill scale. Clean using methods recommended in writing by paint manufacturer.

E. 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.

3.3 APPLICATION

A. Apply paints according to manufacturer's written instructions.

1. Use applicators and techniques suited for paint and substrate indicated.
2. Paint surfaces behind movable items same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed items with prime coat only.

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.

3.4 FIELD QUALITY CONTROL

A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure at any time and as often as Owner deems necessary during the period when paints are being applied:

1. Owner will engage the services of a qualified testing agency to sample paint materials being used. Samples of material delivered to Project site will be taken, identified, sealed, and certified in presence of Contractor.
2. Testing agency will perform tests for compliance of paint materials with product requirements.
3. Owner may direct Contractor to stop applying paints if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying-paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

3.5 CLEANING AND PROTECTION

A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.

B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.

D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 EXTERIOR PAINTING SCHEDULE

A. Steel and Galvanized-Metal Substrates:

1. Waterborne System:

a. Prime Coat: Universal Water Based Primer.
b. Intermediate Coat and Topcoat: Exterior W.B. Coating (semigloss).

END OF SECTION 099113

SECTION 099123 - INTERIOR PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes surface preparation and the application of paint systems on the following interior surface materials:

1. Concrete masonry units (CMU).
2. Steel.
3. Galvanized metal.
4. Gypsum board.

B. Related Sections include the following:

1. Division 5 Sections for shop priming of metal with primers specified in this Section.
2. Division 6 Sections for shop priming carpentry with primers specified in this Section.
3. Division 8 Sections for factory priming windows and doors with primers specified in this Section.
4. Division 9 Section "Exterior Painting" for surface preparation and the application of paint systems on exterior surface materials.
5. Division 9 Section “High-performance Coatings.”

1.3 SUBMITTALS

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

B. 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.
3. Documentation of SSPC-Paint compliance for each product category specified in Part 2.

1.4 QUALITY ASSURANCE

A. SSPC (The Society for Protective Coatings)

1. Products: Complying with SSPC Specifications where indicated.

B. OTC (Ozone Transport Commission)

1. Products: Complying with OTC Regulations regarding lower VOC limits

C. MPI Standards:

1. Products: Complying with MPI standards indicated and listed in "MPI Approved Products List."
2. Preparation and Workmanship: Comply with requirements in "MPI Architectural Painting Specification Manual" for products and paint systems indicated.

1.5 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.

1. Maintain containers in clean condition, free of foreign materials and residue.
2. Remove rags and waste from storage areas daily.

1.6 PROJECT CONDITIONS

A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F.

B. Do not apply paints when relative humidity exceeds 85 percent; at temperatures less than 5 deg F above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by Sherwin-Williams Company or an equivalent product by one of the following:

1. Benjamin Moore & Co.
2. Columbia Paint & Coatings.
3. Davis Paint Company.
4. Del Technical Coatings.
5. Duron, Inc.
6. Hallman Lindsay Quality Paints.
7. ICI Paints.
8. M.A.B. Paints.
9. McCormick Paints.
10. PPG Architectural Finishes, Inc.
11. Vista Paint.

2.2 PAINT, GENERAL

A. Material Compatibility:

1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

B. Colors: As selected by Architect from manufacturer's full range. See color schedule on drawings.

C. Graphics and Accents: As designated on drawings and in Color Schedule.

2.3 BLOCK FILLERS

A. Interior/Exterior Latex Block Filler: MPI #4.

1. VOC Content: E Range of E3.Basis of Design: PrepRite Block Filler (B25W25) by Sherwin-Williams Company.

2.4 PRIMERS/SEALERS

A. Interior Latex Primer/Sealer: MPI #50.

1. VOC Content: E Range of E2.
2. Basis of Design: Harmony Interior Latex Primer by Sherwin-Williams Company.

B. Interior Latex Primer/Sealer for WOOD: MPI #50.

1. VOC Content: E Range of E2.
2. Basis of Design: PrepRite 200 Interior Latex Primer by Sherwin-Williams Company.

2.5 METAL PRIMERS

A. Universal Water Based Primer: SSPC-Paint 24.

1. VOC Content: E Range of E1.
2. Basis of Design: Pro-Cryl (B66-310 Series) by Sherwin-Williams Company.

2.6 WATERBORNE COATING

A. Waterborne Pigmented Emulsion Coating (Semigloss): MPI #163 (Gloss Level 5)

1. VOC Content: E Range of E1
2. Basis of Design: Sher-Cryl (B66-300 Series) by Sherwin-Williams Company.

2.7 LATEX PAINTS

A. Institutional Low-Odor/VOC Latex (Eggshell): MPI #144 (Gloss Level 2).

1. VOC Content: E Range of E3.
2. Basis of Design: Harmony Low Odor Interior Latex Finish by Sherwin-Williams Company.

B. Institutional Low-Odor/VOC Latex (Semigloss): MPI #147 (Gloss Level 5).

1. VOC Content: E Range of E3.
2. Basis of Design: Harmony Low Odor Interior Latex Finish by Sherwin-Williams Company.

2.8 CONCRETE SEALER / REFINISHING SYSTEM

A. Concrete re-finishing system: Penetrating, non-film forming concrete treatment.

1. Identified as “Color Sealer” on the Finish Schedule.

a. VOC Content: 0
b. Skid Resistance: NFSI – Standard 101.A – High Traction
c. Static of Coefficient Wet: 0.6 – 1.0.

2. Basis of Design: FGS PermaShine System by L&M Construction Chemicals, Inc.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of work.

B. Maximum Moisture Content of Surface Materials: 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.

C. Verify suitability of surface materials, including surface conditions and compatibility with existing finishes and primers.

D. Begin coating application only after unsatisfactory conditions have been corrected and surfaces are dry.

1. Beginning coating application constitutes Contractor's acceptance of surface materials and conditions.

3.2 PREPARATION

A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to surface materials indicated.

B. Remove plates, machined surfaces, and similar items already in place that 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.
2. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.

C. Clean surface materials of substances that could impair bond of paints, including dirt, oil, grease, and incompatible paints and encapsulants.

1. Remove incompatible primers and reprime with compatible primers as required to produce paint systems indicated.

D. Concrete: 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. Clay Masonry: Remove efflorescence and chalk. Do not paint surfaces if moisture content of surfaces or alkalinity of mortar joints to be painted exceed that permitted in manufacturer's written instructions.

F. Concrete Masonry: Remove 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.

G. Steel: Remove rust and loose mill scale. Clean using methods recommended in writing by paint manufacturer.

H. Galvanized-Metal: 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: Remove surface oxidation.

J. Gypsum Board: Do not begin paint application until finishing compound is dry and sanded smooth.

K. Existing Concrete: Prepare existing surfaces with a dry diamond grinding / vacuum process. Assume 800 grit finish – 5 step minimum process by a Concrete Refinishing System Manufacturer approved installer.

3.3 APPLICATION

A. Apply paints according to manufacturer's written instructions.

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.

B. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.

C. If primers are chipped, apply additional touch-up primer until full coverage is achieved prior to application of topcoats.

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 Mechanical and Electrical Work: Paint items exposed in equipment rooms and occupied spaces including, but not limited to, the following:

1. Mechanical Work:

a. Uninsulated metal piping.
b. Uninsulated plastic piping.
c. Pipe hangers and supports.
d. Tanks that do not have factory-applied final finishes.
e. Visible portions of internal surfaces of metal ducts, without liner, behind air inlets and outlets.
f. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material.
g. Mechanical equipment that is indicated to have a factory-primed finish for field painting.

2. Electrical Work:

a. Switchgear.
b. Panelboards.
c. Electrical equipment that is indicated to have a factory-primed finish for field painting.

3.4 FIELD QUALITY CONTROL

A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure at any time and as often as Owner deems necessary during the period when paints are being applied:

1. Owner will engage the services of a qualified testing agency to sample paint materials being used. Samples of material delivered to Project site will be taken, identified, sealed, and certified in presence of Contractor.
2. Testing agency will perform tests for compliance with product requirements.
3. Owner may direct Contractor to stop applying paints if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying-paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

3.5 CLEANING AND PROTECTION

A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.

B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.

D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 INTERIOR PAINTING SCHEDULE

A. CMU:

1. Institutional Low-Odor/VOC Latex System:

a. Prime Coat: Interior/exterior latex block filler.
b. Intermediate Coat: Institutional low-odor/VOC interior latex matching topcoat.
c. Topcoat: Institutional low-odor/VOC interior latex (semigloss).

B. Steel and Galvanized-Metal:

1. Waterborne System:

a. Prime Coat: Universal Water Based Primer).
b. Intermediate Coat: Waterborne Coating.
c. Topcoat: Waterborne Coating (semigloss).

C. Gypsum Board:

1. Institutional Low-Odor/VOC Latex System:

a. Prime Coat: Interior latex primer/sealer.
b. Intermediate Coat: Institutional low-odor/VOC interior latex matching topcoat.
c. Topcoat: Institutional low-odor/VOC interior latex (eggshell).

D. Existing Concrete:

1. Concrete re-finishing system:

a. Preparation: Dry diamond grinding process, repeated as necessary to a depth no greater than 1/32”.
b. Two-Coat Application: FGS Hardener Plus.

END OF SECTION 099123

SECTION 122413 - ROLLER WINDOW SHADES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Manually operated roller shades with single rollers.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include styles, material descriptions, construction details, dimensions of individual components and profiles, features, finishes, and operating instructions for roller shades.

B. Shop Drawings: Show fabrication and installation details for roller shades, including shadeband materials, their orientation to rollers, and their seam and batten locations.

1. Motor-Operated Shades: Include details of installation and diagrams for power, signal, and control wiring.

C. Samples for Initial Selection: For each type and color of shadeband material.

D. Roller-Shade Schedule: Use same designations indicated on Drawings.

1.4 CLOSEOUT SUBMITTALS

A. Maintenance Data: For roller shades to include in maintenance manuals.

1.5 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Roller Shades: Full-size units equal to 5 percent of quantity installed for each size, color, and shadeband material indicated, but no fewer than two units.

1.6 QUALITY ASSURANCE

A. Installer Qualifications: Fabricator of products.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Deliver roller shades in factory packages, marked with manufacturer, product name, and location of installation using same designations indicated on Drawings.

1.8 FIELD CONDITIONS

A. Environmental Limitations: Do not install roller shades until construction and finish work in spaces, including painting, is complete and dry and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.

B. Field Measurements: Where roller shades are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication and indicate measurements on Shop Drawings. Allow clearances for operating hardware of operable glazed units through entire operating range. Notify Architect of installation conditions that vary from Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

PART 2 - PRODUCTS

2.1 MANUALLY OPERATED SHADES WITH SINGLE ROLLER **(WS-1)**

A. Basis-of-Design Product: Subject to compliance with requirements, provide MechoShade Systems – Suburban / 2 or comparable product by one of the following: (if mounting can meet Mecho Shade dimensions)
   1. Draper Inc. – Single Roller Clutch Operated FlexShade
   2. Hunter Douglas Contract. – FR Roller Shades (if mounting can meet Mecho Shade dimension)

B. Source Limitations: Obtain roller shades from single source from single manufacturer.

C. Chain-and-Clutch Operating Mechanisms: With continuous-loop bead chain and clutch that stops shade movement when bead chain is released; permanently adjusted and lubricated.

   1. Bead Chains: Nickel-plated metal.

      a. Loop Length: Full length of roller shade.
      b. Limit Stops: Provide upper and lower ball stops.
      c. Chain-Retainer Type: Chain tensioner, sill mounted.

D. Rollers: Corrosion-resistant steel or extruded-aluminum tubes of diameters and wall thicknesses required to accommodate operating mechanisms and weights and widths of shadebands indicated without deflection. Provide with permanently lubricated drive-end assemblies and idle-end assemblies designed to facilitate removal of shadebands for service.

   1. Single-Roller Mounting Configuration: Side by side.

      a. Drive-End Location: Right side of inside face of shade.
      b. Direction of Shadeband Roll: Regular, from back of roller.
      c. Shadeband-to-Roller Attachment: Removable spline fitting integral channel in tube.

E. Mounting Hardware: Brackets or endcaps, corrosion resistant and compatible with roller mounting configuration, roller assemblies, operating mechanisms, installation accessories, and installation locations and conditions indicated.

F. Roller-Coupling Assemblies: Coordinated with operating mechanism and designed to join up to three inline rollers into a multiband shade that is operated by one roller drive-end assembly.

G. Shadeband:

1. Shadeband Material: Light-filtering fabric.
2. Shadeband Bottom (Hem) Bar: Steel or extruded aluminum.

a. Type: Enclosed in sealed pocket of shadeband material.
b. Color and Finish: As selected by Architect from manufacturer's full range.

H. Installation Accessories:

1. Front Fascia: Aluminum extrusion that conceals front and underside of roller and operating mechanism and attaches to roller endcaps without exposed fasteners.

a. Shape: L-shaped.
b. Height: Manufacturer's standard height required to conceal roller and shadeband when shade is fully open, but not less than 3 inches (76 mm).

2. Endcap Covers: To cover exposed endcaps.
3. Installation Accessories Color and Finish: As selected from manufacturer's full range.

2.2 SHADEBAND MATERIALS

A. Shadeband Material Flame-Resistance Rating: Comply with NFPA 701. Testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

B. Light-Filtering Fabric: Woven fabric, stain and fade resistant.

1. Source: Roller-shade manufacturer.
2. Basis of Design – Mecho Shade Systems: ThermoVeil Basket Weave 1500
3. Type: PVC-coated polyester.
4. Weave: Basketweave.
5. Roll Width: 96 inches.
6. Orientation on Shadeband: Up the bolt.
7. Openness Factor: 3 percent.
8. Color: As selected by Architect from manufacturer's full range.

2.3 ROLLER-SHADE FABRICATION

A. Product Safety Standard: Fabricate roller shades to comply with WCMA A 100.1, including requirements for flexible, chain-loop devices; lead content of components; and warning labels.

B. Unit Sizes: Fabricate units in sizes to fill window and other openings as follows, measured at 74 deg F (23 deg C):

1. Between (Inside) Jamb Installation: Width equal to jamb-to-jamb dimension of opening in which shade is installed less 1/4 inch (6 mm) per side or 1/2-inch (13-mm) total, plus or minus 1/8 inch (3.1 mm). Length equal to head-to-sill or -floor dimension of opening in which shade is installed less 1/4 inch (6 mm), plus or minus 1/8 inch (3.1 mm).

C. Shadeband Fabrication: Fabricate shadebands without battens or seams to extent possible except as follows:

1. Vertical Shades: Where width-to-length ratio of shadeband is equal to or greater than 1:4, provide battens and seams at uniform spacings along shadeband length to ensure shadeband tracking and alignment through its full range of movement without distortion of the material.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, operational clearances, and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 ROLLER-SHADE INSTALLATION

A. Install roller shades level, plumb, and aligned with adjacent units according to manufacturer's written instructions.

3.3 ADJUSTING

A. Adjust and balance roller shades to operate smoothly, easily, safely, and free from binding or malfunction throughout entire operational range.

3.4 CLEANING AND PROTECTION

A. Clean roller-shade surfaces after installation, according to manufacturer's written instructions.

B. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer, that ensure that roller shades are without damage or deterioration at time of Substantial Completion.

C. Replace damaged roller shades that cannot be repaired, in a manner approved by Architect, before time of Substantial Completion.

3.5 DEMONSTRATION

A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain motor-operated roller shades.

END OF SECTION 122413