STATE OF DELAWARE
RED CLAY CONSOLIDATED SCHOOL DISTRICT
CONTRACT # 2-26-37

SPECIFICATIONS
FOR

MOTE ELEMENTARY SCHOOL RENOVATIONS

AT

2110 EDWARDS AVENUE
WILMINGTON, DE 19808

PREPARED
BY

R G ARCHITECTS, LLC.
200 WEST MAIN STREET
MIDDLETOWN, DELAWARE 19709
RGA PROJECT NO. #25002

ISSUED FOR BIDDING
FEBRUARY, 2026

NOT FOR BIDDING PURPOSES

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SEALS PAGE

1.1 DESIGNS PROFESSIONALS OF RECORD — SEAL

A. ARCHITECT:

1. ROBERT A. GROVE, AIA, PRINCIPAL
2. (LICENSE #S5-08320)
3. R G ARCHITECTS, LLC.
4. 200 W. MAIN STREET
   MIDDLETOWN, DE 19709
5. (302) 376-8100
6. Responsible for Division 00-11 Sections except where indicated as prepared by other design professionals of record.



B. ENGINEER OF RECORD/MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

1. SHIRLEY JOHNSON, P.E. C.E.M
2. LICENSE # 12721
3. FURLOW ASSOCIATES, INC.
4. 650 NAAMANS ROAD, SUITE 211
   CLAYMONT, DE 19703
5. (302) 798-3515
6. Responsible for Division 22, 23 & 26 Sections except where indicated as prepared by other design professionals of record.



END OF SECTION

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INVITATION TO BIDDERS

Sealed bids for **Red Clay Consolidated School District Contract No. 2-26-37 – RCCSD – Mote Elementary School Renovations** will be received by the Red Clay Consolidated School District, in the Conference Room at 1798 Limestone Road, Wilmington, DE 19804 until **2:00pm** local time on **Tuesday, March 31st, 2026**, at which time they will be publicly opened and read aloud in the Facilities Department Conference Room**.** Bidders bear the risk of late delivery. Any bids received after the stated time will be returned unopened.

The project entails a collection of renovation upgrades to the existing school interior. Scope of work includes toilet room renovations to improve ADA accessibility is included in the project scope. Prioritization of Student and Public toilet rooms are the projects focus as the project budget allows. Additional renovation scope includes the replacement of all classroom casework, replacement of all plumbing fixtures in toilet room and classrooms, replacement of selected doors by the school that need new and the complete replacement of existing storefront windows/window treatments with new and improved exterior windows/window treatment. MEP upgrades are included in the projects scope. Replacement of all unit ventilators in the classrooms and selected offices are included.

A **MANDATORY** Pre-Bid Meeting will be held on **Monday, March 16th, 2026**, at **11:00 am** at Stanton Middle School Audion, 1800 Limestone Road, Wilmington, DE 19804, 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 OF THIS MEETING IS A PREREQUISITE FOR BIDDING ON THIS CONTRACT.**

Sealed bids shall be addressed to the Red Clay Consolidated School District, 1798 Limestone Road, Wilmington, DE 19804. The outer envelope should clearly indicate: **"RED CLAY CONSOLIDATED SCHOOL DISTRICT CONTRACT NO. 2-26-37 – RCCSD – MOTE ELEMENTARY SCHOOL RENOVATIONS - SEALED BID - DO NOT OPEN."**

Electronic Versions (PDF) of the Contract documents may be obtained by contacting the offices of **R G Architects, LLC,** phone (302) 376-8100, or emailing: **jim@rgarchitects.net**. Upon receipt of $50.00 per set, non-refundable, the documents will be sent to you via electronic delivery. Checks are to be made payable to "R G Architects, LLC" 200 West Main Street, Middletown, DE 19709.

Construction documents will be available for review at the office of R G Architects, LLC, 200 West Main Street, Middletown, Delaware 19709.

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 ADVERTISEMENT FOR BIDS

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INSTRUCTIONS TO BIDDERS

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8. FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

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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.

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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.

1.23 CUSTOM FABRICATION: As defined in 29 Del. C. § 6902, the term “custom fabrication” means the offsite fabrication, assembly, or other production of non-standard goods or materials, including components, fixtures or parts thereof, specifically for a public works project. Such goods and materials shall include those used in the following trades or systems: (1) Plumbing or pipe fitting systems, including heating, ventilating, air-conditioning, refrigeration systems, sheet metal or other duct systems; (2) Electrical systems; (3) Mechanical insulation work; (4) Ornamental iron work; and (5) Commercial signage that does not attempt or appear to direct the movement of traffic on highways or roadways or interfere with, imitate, or resemble any official traffic sign, signal or device.

ARTICLE 2: BIDDER'S REPRESENTATION

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:

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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 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.

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.

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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

NOT FOR BIDDING PURPOSES

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 2 calendar 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.

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4.1.11 Each bidder shall include a signed Affidavit for the Bidder certifying compliance 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.

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 In accordance with Title 29, Chapter 69, Section 6962(d)(10)b of the Delaware Code, 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. The bidder must list **in each category** the full name and address (City & State) of the sub-contractor that the Bidder will be using to perform the work and provide material for that subcontractor category. Should the Bidder's listed subcontractor intend to provide any of their subcontractor category of work through a third-tier contractor, the Bidder shall list that third-tier contractor's full name and address (City & State). **If the Bidder intends to perform any category of work itself, it must list its full name and address.** For clarification, if the Bidder intends to perform the work themselves, the Bidder **may not** insert "not applicable", "N/A", "self" or anything other than its own full name and address (City & State). To do so shall cause the bid to be rejected. In addition, the failure to produce a completed subcontractor list with the bid submittal shall cause the bid to be rejected. If you have more than three (3) third-tier contractors to report in any subcontractor category, print out additional page(s) containing the appropriate category, complete the rest of your list of third-tier contractors for that category, notate the addition in parentheses as (CONTINUATION) next to the subcontractor category and an asterisk (*) next to any additional third-tier contractors, and submit it with your bid.

4.3.2 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 AFFIDAVIT OF CONTRACTOR QUALIFICATIONS

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4.4.1 In accordance with Title 29, Chapter 69, Section 6962(d)(10)b.3 of the Delaware Code, each Bidder shall submit with their Bid the Affidavit of Contractor Qualifications certifying that the Bidder will abide by the contractor's qualifications outlined in the construction bid specifications for the duration of the contract term. After a contract has been awarded the successful bidder shall not substitute another subcontractor whose name was submitted on the Subcontractor Form except for the reasons in the statute and not without written consent from the awarding agency. Failure to utilize the subcontractors on the list will subject the successful bidder to penalties as outlined in the General Requirements Section 5.2 of the contract.

4.5 AFFIDAVIT OF CRAFT TRAINING COMPLIANCE

4.5.1 In accordance with Title 29, Chapter 69, Section 6962(c)(13) of the Delaware Code, contractors and subcontractors must provide craft training for journeyman and apprentice levels if **all** of the following apply:

A. A project meets the prevailing wage requirement under Title 29, Chapter 69, Section 6960 of the Delaware Code.
B. The contractor employs 10 or more total employees.
C. The project is not a federal highway project

Failure to provide required craft training on the project may subject the successful contractor and/or subcontractor(s) to penalties as outlined in Title 29, Chapter 69, Section 6962(c)(13) of the Delaware Code.

Bidders shall submit the Affidavit of Craft Training Compliance prior to contract execution.

4.6 EQUALITY OF EMPLOYMENT OPPORTUNITY ON PUBLIC WORKS

4.6.1 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, sex, color, sexual orientation, gender identity 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, sex, color, sexual orientation, gender identity 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, sex, color, sexual orientation, gender identity or national origin."

4.7 PREVAILING WAGE REQUIREMENT

4.7.1 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.

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4.7.2 The employer shall pay all mechanics and labors employed directly upon the site of work, or engaged in custom fabrication work, as that term is defined in Article 1.23 herein and as also as defined in 29 Del. C § 6902 and described in 29 Del. C. § 6960(b), regardless of where the work is performed, 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.

4.7.3 As per 29 Del. C. § 6960(b), the scale of the wages to be paid must be posted by the employer in a prominent and easily accessible place at the site of the work. There may be withheld from the employer so much of accrued payments as may be considered necessary by the Department of Labor to pay laborers and mechanics employed by the employer the difference between the rates of wages required by the contract to be paid laborers and mechanics on the work and rates of wages received by such laborers and mechanics to be remitted to the Department of Labor for distribution upon resolution of any claims.

4.7.4 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.

4.8 SUBMISSION OF BIDS

4.8.1 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.

4.8.2 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.

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

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

4.8.5 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.

4.9 MODIFICATION OR WITHDRAW OF BIDS

4.9.1 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.

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

4.9.3 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;

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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. Any public school district and its board shall award public works contracts in accordance with this section’s requirements except it shall award the contract within 60 days of the bid opening.”

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.

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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. The successful Bidder shall provide, at least two business days prior to contract execution, copies of the Employee Drug Testing Program for the Bidder and all listed Subcontractors. 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 two (2) years after the date of the Certificate of Final Payment.

5.4.6 If the successful Bidder fails to execute the required Contract, Bond and all required information, 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) and should the vendor be awarded a contract, such vendor shall provide to the agency the taxpayer identification 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. 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 or contracted more than 20 days after the Bidder entered the public works contract the Delaware Business license of such subcontractor or independent contractor shall be provided to the agency within 10 days of being contracted or hired.

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 an 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 Bidders to whom an award of a Contract has been made must produce their Delaware Business License before the Contract can be executed.

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.

NOT FOR BIDDING PURPOSES

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 OWNER AND CONTRACTOR

8.1 Unless otherwise required in the Bidding Documents, the Agreement for the Work will be written on AIA Document A101, Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment is a Stipulated Sum.

END OF SECTION

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RED CLAY CONSOLIDATED SCHOOL DISTRICT
MOTE ELEMENTARY SCHOOL RENOVATIONS
2110 EDWARDS AVENUE, WILMINGTON, DE 19808
CONTRACT #2-26-37

BID FORM

For Bids Due: **March 31, 2026**

To: **Red Clay Consolidated School District**
1502 Spruce Avenue
Wilmington, Delaware 19805

Name of Bidder: _____

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

(Other License Nos.): _____

Phone No.: ( ) _____ - _____ **Fax 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:

$_____
($)

ALLOWANCES

The base bid above includes all allowances specified in the contract documents.

Allowance No. 1: Include an allowance entitled "General Owner's Allowance" in the amount of $**80,000.00**. This allowance will be utilized by the owner for owner-elected changes to the work. Any or all unused allowance monies shall be returned to the owner via a credit change order at the end of the project. This allowance shall be carried as an individual line-item on the Application for Payment. Acknowledge/Initial: _____

ALTERNATES

Alternate prices conform to applicable project specification section. Refer to specifications for a complete description of the following Alternates. An "ADD" or "DEDUCT" amount is indicated by the crossed out part that does not apply.

ALTERNATE No. 1: The cost to ADD wall mounted hand dryers in lieu of wall mounted paper towel dispensers as shown on the project documents.

Add/Deduct: _____
($)

ALTERNATE No. 2: The cost to ADD Mecho roller shades in lieu of Basis of Design Hunter Douglas roller shades as shown on the project documents.

Add/Deduct: _____

($)

ALTERNATE No. 3: The cost to ADD work associated with replacing Gymnasium AHUs.

Add/Deduct: _____

($)

NOT FOR BIDDING PURPOSES

NOT FOR BIDDING PURPOSES

RED CLAY CONSOLIDATED SCHOOL DISTRICT
MOTE ELEMENTARY SCHOOL RENOVATIONS
2110 EDWARDS AVENUE, WILMINGTON, DE 19808
CONTRACT #2-26-37

BID FORM

I/We acknowledge Addendums numbered _____ and the price(s) submitted include any cost/schedule impact they may have.

This bid shall remain valid and cannot be withdrawn for thirty (30) days from the date of opening of bids (60 days for School Districts and Department of Education), and the undersigned shall abide by the Bid Security forfeiture provisions. Bid Security is attached to this Bid.

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 achieve substantial completion of all the work within _____ calendar days of the Notice to Proceed.

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)

(SEAL)

_____
(Title)

Date: _____

ATTACHMENTS

Sub-Contractor List
Non-Collusion Statement
Affidavit of Employee Drug Testing Program
Affidavit of Contractor Qualifications
Bid Security
(Others as Required by Project Manuals)

NOT FOR BIDDING PURPOSES

RED CLAY CONSOLIDATED SCHOOL DISTRICT
MOTE ELEMENTARY SCHOOL RENOVATIONS
2110 EDWARDS AVENUE, WILMINGTON, DE 19808
CONTRACT #2-26-37

BID FORM

SUBCONTRACTOR LIST

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b of the Delaware Code, the following subcontractor listing must accompany any bid submittal. The bidder must list **in each category** the full name and address (City & State) of the sub-contractor that the bidder will be using to perform the work and provide material for that subcontractor category. Should the bidder's listed subcontractor intend to provide any of their subcontractor category of work through a third-tier contractor, the bidder shall list that third-tier contractor's full name and address (City & State). **If the bidder intends to perform any category of work itself, it must list its full name and address.** For clarification, if the bidder intends to perform the work themselves, the bidder **may not** insert "not applicable", "N/A", "self" or anything other than its own full name and address (City & State). To do so shall cause the bid to be rejected. In addition, the failure to produce a completed subcontractor list with the bid submittal shall cause the bid to be rejected. If you have more than three (3) third-tier contractors to report in any subcontractor category, print out additional page(s) containing the appropriate category, complete the rest of your list of third-tier contractors for that category, notate the addition in parentheses as (CONTINUATION) next to the subcontractor category and an asterisk (*) next to any additional third-tier contractors, and submit it with your bid.

Subcontractor Category	Subcontractor	Address (City & State)	Subcontractors tax-payer ID # or Delaware Business license #
1.			
A.			
B.			
C.			
2.			
A.			
B.			
C.			

RED CLAY CONSOLIDATED SCHOOL DISTRICT
MOTE ELEMENTARY SCHOOL RENOVATIONS
2110 EDWARDS AVENUE, WILMINGTON, DE 19808
CONTRACT #2-26-37

BID FORM (Continued)

3.	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
4.	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____

NOT FOR BIDDING PURPOSES

RED CLAY CONSOLIDATED SCHOOL DISTRICT
MOTE ELEMENTARY SCHOOL RENOVATIONS
2110 EDWARDS AVENUE, WILMINGTON, DE 19808
CONTRACT #2-26-37

NOT FOR BIDDING PURPOSES

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 Office of Management and Budget, Division of Facilities Management)*.

All the terms and conditions of *2-26-37* have been thoroughly examined and are understood.

NAME OF BIDDER: _____

AUTHORIZED REPRESENTATIVE (TYPED): _____

AUTHORIZED REPRESENTATIVE (SIGNATURE): _____

TITLE: _____

ADDRESS OF BIDDER: _____

_____

_____

E-MAIL: _____

PHONE NUMBER: _____

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

My Commission expires _____. NOTARY PUBLIC _____.

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

NOT FOR BIDDING PURPOSES

RED CLAY CONSOLIDATED SCHOOL DISTRICT
MOTE ELEMENTARY SCHOOL RENOVATIONS
2110 EDWARDS AVENUE, WILMINGTON, DE 19808
CONTRACT #2-26-37

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, including subcontractors, that complies with this regulation:

Contractor/Subcontractor Name: _____

Contractor/Subcontractor Address: _____

_____

_____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

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

My Commission expires _____. NOTARY PUBLIC _____.

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

NOT FOR BIDDING PURPOSES

RED CLAY CONSOLIDATED SCHOOL DISTRICT
MOTE ELEMENTARY SCHOOL RENOVATIONS
2110 EDWARDS AVENUE, WILMINGTON, DE 19808
CONTRACT #2-26-37

AFFIDAVIT
OF
CONTRACTOR QUALIFICATIONS

We hereby certify that we will abide by the contractor's qualifications outlined in the construction bid specifications for the duration of the contract term.

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b.3 of the Delaware Code, after a contract has been awarded the successful bidder shall not substitute another subcontractor whose name was submitted on the Subcontractor Form except for the reasons in the statute and not without written consent from the awarding agency. Failure to utilize the subcontractors on the list will subject the successful bidder to penalties as outlined in the General Requirements Section 5.2 of the contract.

Contractor Name: _____

Contractor Address: _____

_____

_____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

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

My Commission expires _____. NOTARY PUBLIC _____.

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

NOT FOR BIDDING PURPOSES

STATE OF DELAWARE
RED CLAY CONSOLIDATED SCHOOL DISTRICT

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. **2-26-37** to be paid to the **State** for the use and benefit of **Red Clay Consolidated School District** 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 **Red Clay Consolidated School District** 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 **Red Clay Consolidated School District** 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

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SECTION 00 52 13

STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR A101-2017

The contract to be utilized on this project shall be the "Standard Form of Agreement Between Owner and Contractor" AIA Document A101-2017, including AIA Document A101 – 2017 Exhibit A, as well as Supplements to A101-2017 and Exhibit A and the State of Delaware's General Requirements.

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DRAFT

AIA® Document A101™ – 2017

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

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

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

« »« »
« »
« »
« »

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

« »« »
« »
« »
« »

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

« »
« »
« »

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

« »« »
« »
« »
« »

The Owner and Contractor agree as follows.

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

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

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

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TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS

2 THE WORK OF THIS CONTRACT

3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

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7 TERMINATION OR SUSPENSION

8 MISCELLANEOUS PROVISIONS

9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

NOT FOR BIDDING PURPOSES

ARTICLE 1 THE CONTRACT DOCUMENTS

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

ARTICLE 2 THE WORK OF THIS CONTRACT

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

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[« »] The date of this Agreement.

[« »] A date set forth in a notice to proceed issued by the Owner.

[« »] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

« »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

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

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

[« »] Not later than « » (« ») calendar days from the date of commencement of the Work.

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[« »] By the following date: « »

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

Portion of Work	Substantial Completion Date

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be « » ($ « »), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

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

Item	Price

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

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

Item	Price

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

Item	Units and Limitations	Price per Unit ($0.00)

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

« »

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

« »

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ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

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

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

« »

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

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

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

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

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

.1 That portion of the Contract Sum properly allocable to completed Work;

.2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and

.3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

.1 The aggregate of any amounts previously paid by the Owner;

.2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;

.3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;

.4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and

.5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

« »

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§ 5.1.7.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

« »

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

« »

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage upon Substantial Completion.)

« »

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

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

§ 5.2 Final Payment

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

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

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

« »

§ 5.3 Interest

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

« » % « »

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

« »
« »
« »
« »

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§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

[« »] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[« »] Litigation in a court of competent jurisdiction

[« »] Other *(Specify)*

« »

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

ARTICLE 7 TERMINATION OR SUSPENSION

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

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:
(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

« »

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

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

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

« »
« »
« »
« »
« »
« »

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

« »
« »
« »
« »
« »
« »

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

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§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

« »

§ 8.7 Other provisions:

« »

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

.1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor

.2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds

.3 AIA Document A201™–2017, General Conditions of the Contract for Construction

.4 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this Agreement.)

« »

.5 Drawings

Number	Title	Date

.6 Specifications

Section	Title	Date	Pages

.7 Addenda, if any:

Number	Date	Pages

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

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

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

« »

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[« »] The Sustainability Plan:

Title	Date	Pages

[« »] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

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

« »

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

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

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AIA® Document A101® – 2017 Exhibit A

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Contractor, dated the _____ day of _____ in the year _____
(In words, indicate day, month and year.)

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

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

This document is intended to be used in conjunction with AIA Document A201®–2017, General Conditions of the Contract for Construction. Article 11 of A201®–2017 contains additional insurance provisions.

THE OWNER:
(Name, legal status and address)

THE CONTRACTOR:
(Name, legal status and address)

TABLE OF ARTICLES

A.1 GENERAL

A.2 OWNER'S INSURANCE

A.3 CONTRACTOR'S INSURANCE AND BONDS

A.4 SPECIAL TERMS AND CONDITIONS

ARTICLE A.1 GENERAL

The Owner and Contractor shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™–2017, General Conditions of the Contract for Construction.

ARTICLE A.2 OWNER'S INSURANCE

§ A.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article A.2 and, upon the Contractor's request, provide a copy of the property insurance policy or policies required by Section A.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

§ A.2.2 Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

§ A.2.3 Required Property Insurance

§ A.2.3.1 Unless this obligation is placed on the Contractor pursuant to Section A.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's

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Sample

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property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section A.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

§ A.2.3.1.1 Causes of Loss. The insurance required by this Section A.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:
(Indicate below the cause of loss and any applicable sub-limit.)

Cause of Loss	Sub-Limit

§ A.2.3.1.2 Specific Required Coverages. The insurance required by this Section A.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect's and Contractor's services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:
(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)

Coverage	Sub-Limit

§ A.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section A.2.3.1 or, if necessary, replace the insurance policy required under Section A.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

§ A.2.3.1.4 Deductibles and Self-Insured Retentions. If the insurance required by this Section A.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ A.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section A.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Contractor shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ A.2.3.3 Insurance for Existing Structures
If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section A.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

§ A.2.4 Optional Extended Property Insurance.
The Owner shall purchase and maintain the insurance selected and described below.
(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)

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☐ **§ A.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance,** to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.

☐ **§ A.2.4.2 Ordinance or Law Insurance,** for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.

☐ **§ A.2.4.3 Expediting Cost Insurance**, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.

☐ **§ A.2.4.4 Extra Expense Insurance,** to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.

☐ **§ A.2.4.5 Civil Authority Insurance,** for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.

☐ **§ A.2.4.6 Ingress/Egress Insurance,** for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.

☐ **§ A.2.4.7 Soft Costs Insurance,** to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

§ A.2.5 Other Optional Insurance.

The Owner shall purchase and maintain the insurance selected below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

☐ **§ A.2.5.1 Cyber Security Insurance** for loss to the Owner due to data security and privacy breach, including costs of investigating a potential or actual breach of confidential or private information.
(Indicate applicable limits of coverage or other conditions in the fill point below.)

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☐ **§ A.2.5.2 Other Insurance**
(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage	Limits

ARTICLE A.3 CONTRACTOR'S INSURANCE AND BONDS

§ A.3.1 General

§ A.3.1.1 Certificates of Insurance. The Contractor shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article A.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section A.3.2.1 and Section A.3.3.1. The certificates will show the Owner as an additional insured on the Contractor's Commercial General Liability and excess or umbrella liability policy or policies.

§ A.3.1.2 Deductibles and Self-Insured Retentions. The Contractor shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Contractor.

§ A.3.1.3 Additional Insured Obligations. To the fullest extent permitted by law, the Contractor shall cause the commercial general liability coverage to include (1) the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

§ A.3.2 Contractor's Required Insurance Coverage

§ A.3.2.1 The Contractor shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:
(If the Contractor is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

§ A.3.2.2 Commercial General Liability

§ A.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than _____ ($__) each occurrence, _____ ($__) general aggregate, and _____ ($__) aggregate for products-completed operations hazard, providing coverage for claims including

.1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;
.2 personal injury and advertising injury;
.3 damages because of physical damage to, or destruction of, tangible property, including the loss of use of such property;
.4 bodily injury or property damage arising out of completed operations; and
.5 the Contractor's indemnity obligations under Section 3.18 of the General Conditions.

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§ A.3.2.2.2 The Contractor's Commercial General Liability policy under this Section A.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

.1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.

.2 Claims for property damage to the Contractor's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.

.3 Claims for bodily injury other than to employees of the insured.

.4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured

.5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.

.6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.

.7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.

.8 Claims related to roofing, if the Work involves roofing.

.9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.

.10 Claims related to earth subsidence or movement, where the work involves such hazards.

.11 Claims related to explosion, collapse, and underground hazards, where the Work involves such hazards.

§ A.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than _____ ($__) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ A.3.2.4 The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section A.3.2.2 and A.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ A.3.2.5 Workers' Compensation at statutory limits.

§ A.3.2.6 Employers' Liability with policy limits not less than _____ ($__) each accident, _____ ($__) each employee, and _____ ($__) policy limit.

§ A.3.2.7 Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

§ A.3.2.8 If the Contractor is required to furnish professional services as part of the Work, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than _____ ($__) per claim and _____ ($__) in the aggregate.

§ A.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than _____ ($__) per claim and _____ ($__) in the aggregate.

§ A.3.2.10 Coverage under Sections A.3.2.8 and A.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than _____ ($__) per claim and _____ ($__) in the aggregate.

§ A.3.2.11 Insurance for maritime liability risks associated with the operation of a vessel, if the Work requires such activities, with policy limits of not less than_____ ($__) per claim and_____ ($__) in the aggregate.

§ A.3.2.12 Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than_____ ($__) per claim and_____ ($__) in the aggregate.

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§ A.3.3 Contractor's Other Insurance Coverage

§ A.3.3.1 Insurance selected and described in this Section A.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

(If the Contractor is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)

§ A.3.3.2 The Contractor shall purchase and maintain the following types and limits of insurance in accordance with Section A.3.3.1.

(Select the types of insurance the Contractor is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)

☐ **§ A.3.3.2.1** Property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Contractor shall comply with all obligations of the Owner under Section A.2.3 except to the extent provided below. The Contractor shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Contractor shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below.

(Where the Contractor's obligation to provide property insurance differs from the Owner's obligations as described under Section A.2.3, indicate such differences in the space below. Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)

☐ **§ A.3.3.2.2 Railroad Protective Liability Insurance,** with policy limits of not less than _____ ($__) per claim and _____ ($__) in the aggregate, for Work within fifty (50) feet of railroad property.

☐ **§ A.3.3.2.3 Asbestos Abatement Liability Insurance,** with policy limits of not less than _____ ($__) per claim and _____ ($__) in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.

☐ **§ A.3.3.2.4** Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.

☐ **§ A.3.3.2.5** Property insurance on an "all-risks" completed value form, covering property owned by the Contractor and used on the Project, including scaffolding and other equipment.

☐ **§ A.3.3.2.6 Other Insurance**

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

Coverage	Limits

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§ A.3.4 Performance Bond and Payment Bond

The Contractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:
(Specify type and penal sum of bonds.)

Type	Penal Sum ($0.00)
Payment Bond	
Performance Bond	

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

ARTICLE A.4 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

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SECTION 00 54 13

SUPPLEMENT TO AGREEMENT BETWEEN OWNER AND CONTRACTOR A101-2017

The following supplements modify the "Standard Form of Agreement Between Owner and Contractor," AIA Document A101-2017. 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 3: DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

3.1 Delete paragraph 3.1 in its entirety and replace with the following:

"The date of Commencement of the Work shall be a date set forth in a notice to proceed issued by the Owner."

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 Architect 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."

5.3 Insert the interest rate of "1% per month not to exceed 12% per annum."

ARTICLE 6: DISPUTE RESOLUTION

6.2 BINDING DISPUTE RESOLUTION

Check the box "Other" – and add the following sentence:

"Any remedies available in law or in equity."

ARTICLE 7: TERMINATION or SUSPENSION

7.1.1.1 Delete paragraph 7.1.1.1 in its entirety.

ARTICLE 8: MISCELLANEOUS PROVISIONS

8.4 Delete paragraph 8.4 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

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SECTION 00 54 14

SUPPLEMENT TO A101-2017 – EXHIBIT A - INSURANCE & BONDS

The following supplements modify the "Standard Form of Agreement Between Owner and Contractor," AIA Document A101-2017 Exhibit A Insurance and Bonds. 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 A.2 OWNER'S INSURANCE

A.2.1 General

Delete paragraph A.2.1 in its entirety.

A.2.2 Liability Insurance

Delete paragraph A.2.2 in its entirety, except in the case of school projects this paragraph shall remain.

A.2.3 Required Property Insurance

Delete paragraph A.2.3 in its entirety.

A.2.4 Optional Extended Property Insurance

Delete paragraph A.2.4 in its entirety.

A.2.5 Other Optional Insurance

Delete paragraph A.2.5 in its entirety.

ARTICLE A.3 CONTRACTORS INSURANCE AND BONDS

A.3.1.1 Strike the last sentence of the paragraph.

A.3.1.3 Additional Insured Obligations

In the first sentence after "coverage to include (1)" delete "(1) the Owner,"

Strike the remainder of the first sentence beginning at the semicolon "; and (2) the Owner" through the end of the sentence.

Delete the second sentence in its entirety.

A.3.2.2.1 Insert "$1,000,000.00" in the blank for each occurrence.
Insert "$3,000,000.00" in the blank for general aggregate.
Insert "$3,000,000.00" in the blank for aggregate for products-completed operations hazard.

A.3.2.3 Insert "$1,000,000.00" in the blank for per accident.

A.3.2.6 Insert "$500,000.00" in the blank for each accident.
Insert "$500,000.00" in the blank for each employee.
Insert "$500,000.00" in the blank for policy limit.

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A.3.2.8 Insert “$1,000,000.00” in the blank for per claim.
Insert “$3,000,000.00” in the blank for in the aggregate.

A.3.2.9 Insert “$1,000,000.00” in the blank for per claim.
Insert “$3,000,000.00” in the blank for in the aggregate.

A.3.2.10 Insert “$2,000,000.00” in the blank for per claim.
Insert “$4,000,000.00” in the blank for in the aggregate.

A.3.2.11 Strike in its entirety.

A.3.2.12 Strike in its entirety.

A.3.3.2.1 Delete paragraph 3.3.2.1 in its entirety

A.3.3.2.2 Strike in its entirety.

A.3.3.2.3 Insert “$1,000,000.00” in the blanks for per claim.
Insert “$3,000,000.00” in the blanks for in the aggregate.

A.3.4 Insert the actual contract price in both the Payment Bond and the Performance Bond Penal Sum blanks. It must be 100% of the contract price.

Strike the last sentence in this section and replace with “Payment and Performance Bonds shall be in the standard form issued by the Delaware Office of Management and Budget.”

END OF SECTION

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STATE OF DELAWARE
RED CLAY CONSOLIDATED SCHOOL DISTRICT

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 **Red Clay Consolidated School District** 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. **2-26-37** 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**.

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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)

NOT FOR BIDDING PURPOSES

STATE OF DELAWARE
RED CLAY CONSOLIDATED SCHOOL DISTRICT

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 **Red Clay Consolidated School District** 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. **2-26-37** 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)

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SECTION 00 62 76

APPLICATION AND CERTIFICATE FOR PAYMENT G702-1992

Application is made for payments in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

END OF SECTION

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AIA® Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:	**PROJECT:**	**APPLICATION NO:** 001	**Distribution to:**
		PERIOD TO:	OWNER: ☐
		CONTRACT FOR: General Construction	ARCHITECT: ☐
FROM CONTRACTOR:	**VIA ARCHITECT:**	**CONTRACT DATE:**	CONTRACTOR: ☐
		PROJECT NOS: / /	FIELD: ☐
			OTHER: ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM		$ 0.00
2. Net change by Change Orders		$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 0.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 0.00
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	$ 0.00	
b. 0 % of Stored Material (Column F on G703)	$ 0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less 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 less Line 6)	$ 0.00	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 0.00	$ 0.00
Total approved this Month	$ 0.00	$ 0.00
TOTALS	$ 0.00	$ 0.00
NET CHANGES by Change Order	$ 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:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's 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.)

ARCHITECT:

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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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 FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	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)
	GRAND TOTAL	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	0.00 %	$ 0.00	$ 0.00

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SECTION 00 72 13

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION
A201 - 2017

The General Conditions of this Contract are as stated in the American Institute of Architects Document AIA A201 (2017 Edition) entitled General Conditions of the Contract for Construction as revised by the Supplementary General Conditions and is part of this project manual as if herein written in full.

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AIA® Document A201™ – 2017

General Conditions of the Contract for Construction

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

THE OWNER:
(Name, legal status and address)

THE ARCHITECT:
(Name, legal status and address)

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

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

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ISSUED

TABLE OF ARTICLES

1 GENERAL PROVISIONS
2 OWNER
3 CONTRACTOR
4 ARCHITECT
5 SUBCONTRACTORS
6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS
7 CHANGES IN THE WORK
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13 MISCELLANEOUS PROVISIONS
14 TERMINATION OR SUSPENSION OF THE CONTRACT
15 CLAIMS AND DISPUTES

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents

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

§ 1.1.2 The Contract

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

§ 1.1.3 The Work

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

§ 1.1.4 The Project

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by Separate Contractors.

§ 1.1.5 The Drawings

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

§ 1.1.6 The Specifications

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

§ 1.1.7 Instruments of Service

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

§ 1.1.8 Initial Decision Maker

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith.

§ 1.2 Correlation and Intent of the Contract Documents

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

§ 1.2.1.1 The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining

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provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

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

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

§ 1.3 Capitalization

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

§ 1.4 Interpretation

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

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

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

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, Architect, and the Architect's consultants.

§ 1.6 Notice

§ 1.6.1 Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

§ 1.6.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

§ 1.7 Digital Data Use and Transmission

The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 1.8 Building Information Models Use and Reliance

Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building

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information model, and each of their agents and employees.

ARTICLE 2 OWNER

§ 2.1 General

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

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

§ 2.2 Evidence of the Owner's Financial Arrangements

§ 2.2.1 Prior to commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence. If commencement of the Work is delayed under this Section 2.2.1, the Contract Time shall be extended appropriately.

§ 2.2.2 Following commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract only if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Contractor's request, the Contractor may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Contractor may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 2.2.2, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Contract Documents.

§ 2.2.3 After the Owner furnishes evidence of financial arrangements under this Section 2.2, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

§ 2.2.4 Where the Owner has designated information furnished under this Section 2.2 as "confidential," the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.

§ 2.3 Information and Services Required of the Owner

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

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

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

§ 2.3.4 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the

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site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

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

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

§ 2.4 Owner's Right to Stop the Work

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

§ 2.5 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect and the Architect may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect, or failure. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.

ARTICLE 3 CONTRACTOR

§ 3.1 General

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

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

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

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

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

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.4, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's

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capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

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

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner, subject to Section 15.1.7, as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Contract. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner and Architect, and shall propose alternative means, methods, techniques, sequences, or procedures. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. Unless the Architect objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative means, methods, techniques, sequences, or procedures.

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

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

§ 3.4 Labor and Materials

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

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

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

§ 3.5 Warranty

§ 3.5.1 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes

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remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

§ 3.5.2 All material, equipment, or other special warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 9.8.4.

§ 3.6 Taxes

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

§ 3.7 Permits, Fees, Notices and Compliance with Laws

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

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

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

§ 3.7.4 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may submit a Claim as provided in Article 15.

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

§ 3.8 Allowances

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

§ 3.8.2 Unless otherwise provided in the Contract Documents,

.1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;

.2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and

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.3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

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

§ 3.9 Superintendent

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

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Architect may notify the Contractor, stating whether the Owner or the Architect (1) has reasonable objection to the proposed superintendent or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

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

§ 3.10 Contractor's Construction and Submittal Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project.

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

§ 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

§ 3.11 Documents and Samples at the Site

The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the Architect and Owner, and delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

§ 3.12 Shop Drawings, Product Data and Samples

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

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

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

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§ 3.12.4 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

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

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

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

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

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

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

§ 3.12.10.1 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 3.12.10.2 If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Architect at the

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time and in the form specified by the Architect.

§ 3.13 Use of Site

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

§ 3.14 Cutting and Patching

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

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, its consent to cutting or otherwise altering the Work.

§ 3.15 Cleaning Up

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

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the Owner shall be entitled to reimbursement from the Contractor.

§ 3.16 Access to Work

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

§ 3.17 Royalties, Patents and Copyrights

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

§ 3.18 Indemnification

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

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

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ARTICLE 4 ARCHITECT

§ 4.1 General

§ 4.1.1 The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

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

§ 4.2 Administration of the Contract

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

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

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

§ 4.2.4 Communications

The Owner and Contractor shall include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

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

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

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under

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Sections 3.3, 3.5, and 3.12. The Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

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

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

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

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

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

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

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

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

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

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

§ 5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the Architect may notify the Contractor whether the Owner or the Architect (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

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

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the

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

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

§ 5.3 Subcontractual Relations

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

§ 5.4 Contingent Assignment of Subcontracts

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

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

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

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

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

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

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 Owner's Right to Perform Construction and to Award Separate Contracts

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each Separate

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

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

§ 6.2 Mutual Responsibility

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

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the Architect of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Architect of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor that are not apparent.

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

§ 6.2.4 The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or Separate Contractor as provided in Section 10.2.5.

§ 6.2.5 The Owner and each Separate Contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

§ 6.3 Owner's Right to Clean Up

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

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

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

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

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

§ 7.2 Change Orders

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

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

§ 7.3 Construction Change Directives

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

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

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

.1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
.2 Unit prices stated in the Contract Documents or subsequently agreed upon;
.3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
.4 As provided in Section 7.3.4.

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:

.1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;
.2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;
.3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
.4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and
.5 Costs of supervision and field office personnel directly attributable to the change.

§ 7.3.5 If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

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

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

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

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The

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Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

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

§ 7.4 Minor Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Architect that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

ARTICLE 8 TIME

§ 8.1 Definitions

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

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

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

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

§ 8.2 Progress and Completion

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

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, commence the Work prior to the effective date of insurance required to be furnished by the Contractor and Owner.

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

§ 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor's control; (4) by delay authorized by the Owner pending mediation and binding dispute resolution; or (5) by other causes that the Contractor asserts, and the Architect determines, justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine.

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

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

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

§ 9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable

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by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 9.2 Schedule of Values

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit a schedule of values to the Architect before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Architect. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the schedule of values shall be submitted to the Architect and supported by such data to substantiate its accuracy as the Architect may require, and unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

§ 9.3 Applications for Payment

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

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

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

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

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or encumbrances, in favor of the Contractor, Subcontractors, suppliers, or other persons or entities that provided labor, materials, and equipment relating to the Work.

§ 9.4 Certificates for Payment

§ 9.4.1 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The

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foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Architect. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

.1 defective Work not remedied;

.2 third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;

.3 failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;

.4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;

.5 damage to the Owner or a Separate Contractor;

.6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or

.7 repeated failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 When either party disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, that party may submit a Claim in accordance with Article 15.

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

§ 9.5.4 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or supplier to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Contractor shall reflect such payment on its next Application for Payment.

§ 9.6 Progress Payments

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

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

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

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers

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to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law.

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

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

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

§ 9.6.8 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

§ 9.7 Failure of Payment

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

§ 9.8 Substantial Completion

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

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

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

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

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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 the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 9.9 Partial Occupancy or Use

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

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

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

§ 9.10 Final Completion and Final Payment

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

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect, (3) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment, (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and (6) if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts and releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging the lien, claim, security interest, or encumbrance, including all costs and reasonable attorneys' fees.

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

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constitute a waiver of Claims.

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

.1 liens, Claims, security interests, or encumbrances arising out of the Contract and unsettled;
.2 failure of the Work to comply with the requirements of the Contract Documents;
.3 terms of special warranties required by the Contract Documents; or
.4 audits performed by the Owner, if permitted by the Contract Documents, after final payment.

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

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 Safety of Persons and Property

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

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

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

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

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

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

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

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

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§ 10.2.8 Injury or Damage to Person or Property

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

§ 10.3 Hazardous Materials and Substances

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

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

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

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

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

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

§ 10.4 Emergencies

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

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the

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endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner, Architect, and Architect's consultants shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents.

§ 11.1.2 The Contractor shall provide surety bonds of the types, for such penal sums, and subject to such terms and conditions as required by the Contract Documents. The Contractor shall purchase and maintain the required bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

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

§ 11.1.4 Notice of Cancellation or Expiration of Contractor's Required Insurance. Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract Documents, the Contractor shall provide notice to the Owner of such impending or actual cancellation or expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve the Contractor of any contractual obligation to provide any required coverage.

§ 11.2 Owner's Insurance

§ 11.2.1 The Owner shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Owner shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located.

§ 11.2.2 Failure to Purchase Required Property Insurance. If the Owner fails to purchase and maintain the required property insurance, with all of the coverages and in the amounts described in the Agreement or elsewhere in the Contract Documents, the Owner shall inform the Contractor in writing prior to commencement of the Work. Upon receipt of notice from the Owner, the Contractor may delay commencement of the Work and may obtain insurance that will protect the interests of the Contractor, Subcontractors, and Sub-subcontractors in the Work. When the failure to provide coverage has been cured or resolved, the Contract Sum and Contract Time shall be equitably adjusted. In the event the Owner fails to procure coverage, the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent the loss to the Owner would have been covered by the insurance to have been procured by the Owner. The cost of the insurance shall be charged to the Owner by a Change Order. If the Owner does not provide written notice, and the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain the required insurance, the Owner shall reimburse the Contractor for all reasonable costs and damages attributable thereto.

§ 11.2.3 Notice of Cancellation or Expiration of Owner's Required Property Insurance. Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Contract Documents, the Owner shall provide notice to the Contractor of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Contractor, (1) the Contractor, upon receipt of notice from the Owner, shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and Contract Sum shall be equitably adjusted; and (3) the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent any loss to the Owner would have been covered by the insurance had it not expired or been cancelled. If the Contractor purchases replacement coverage, the cost of the insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide required insurance.

§ 11.3 Waivers of Subrogation

§ 11.3.1 The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Architect and Architect's consultants; and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The

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Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

§ 11.3.2 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.

§ 11.4 Loss of Use, Business Interruption, and Delay in Completion Insurance

The Owner, at the Owner's option, may purchase and maintain insurance that will protect the Owner against loss of use of the Owner's property, or the inability to conduct normal operations, due to fire or other causes of loss. The Owner waives all rights of action against the Contractor and Architect for loss of use of the Owner's property, due to fire or other hazards however caused.

§11.5 Adjustment and Settlement of Insured Loss

§ 11.5.1 A loss insured under the property insurance required by the Agreement shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.5.2. The Owner shall pay the Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements the Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner.

§ 11.5.2 Prior to settlement of an insured loss, the Owner shall notify the Contractor of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Contractor shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Contractor does not object, the Owner shall settle the loss and the Contractor shall be bound by the settlement and allocation. Upon receipt, the Owner shall deposit the insurance proceeds in a separate account and make the appropriate distributions. Thereafter, if no other agreement is made or the Owner does not terminate the Contract for convenience, the Owner and Contractor shall execute a Change Order for reconstruction of the damaged or destroyed Work in the amount allocated for that purpose. If the Contractor timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Owner may proceed to settle the insured loss, and any dispute between the Owner and Contractor arising out of the settlement or allocation of the proceeds shall be resolved pursuant to Article 15. Pending resolution of any dispute, the Owner may issue a Construction Change Directive for the reconstruction of the damaged or destroyed Work.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

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

§ 12.1.2 If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

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

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Contractor's expense.

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.5.

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

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

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

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner or Separate Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

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

§ 12.3 Acceptance of Nonconforming Work

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

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

§ 13.2 Successors and Assigns

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

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

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§ 13.3 Rights and Remedies

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

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

§ 13.4 Tests and Inspections

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

§ 13.4.2 If the Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Architect's services and expenses, shall be at the Contractor's expense.

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

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

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

§ 13.5 Interest

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

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

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

.1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;

.2 An act of government, such as a declaration of national emergency, that requires all Work to be stopped;

.3 Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or

.4 The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.

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

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such termination.

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

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

.1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;

.2 fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;

.3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or

.4 otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, and upon certification by the Architect that sufficient cause exists to justify such action, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

.1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;

.2 Accept assignment of subcontracts pursuant to Section 5.4; and

.3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

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

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

§ 14.3 Suspension by the Owner for Convenience

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

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

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

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

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§ 14.4 Termination by the Owner for Convenience

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

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

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

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

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

§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed; costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents.

§ 15.1.2 Time Limits on Claims

The Owner and Contractor shall commence all Claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all Claims and causes of action not commenced in accordance with this Section 15.1.2.

§ 15.1.3 Notice of Claims

§ 15.1.3.1 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3.2 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party. In such event, no decision by the Initial Decision Maker is required.

§ 15.1.4 Continuing Contract Performance

§ 15.1.4.1 Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 15.1.4.2 The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

§ 15.1.5 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section

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15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

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

§ 15.1.7 Waiver of Claims for Consequential Damages

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

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

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

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 Initial Decision

§ 15.2.1 Claims, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, 10.4, and 11.5, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim. If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the party asserting the Claim may demand mediation and binding dispute resolution without a decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

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

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

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

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

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

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

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

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

§ 15.3 Mediation

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution.

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

§ 15.3.3 Either party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in writing that the other party file for binding dispute resolution. If such a demand is made and the party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both parties waive their rights to binding dispute resolution proceedings with respect to the initial decision.

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

§ 15.4 Arbitration

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

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

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

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly

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consented to by parties to the Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

§ 15.4.4 Consolidation or Joinder

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

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

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

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SET

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SECTION 00 73 13

SUPPLEMENTARY GENERAL CONDITIONS A201-2017

The following supplements modify the "General Conditions of the Contract for Construction," AIA Document A201-2017. 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
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ARTICLE 1: GENERAL PROVISIONS

1.1 BASIC DEFINITIONS

1.1.1 THE CONTRACT DOCUMENTS

Strike the last sentence of Section 1.1.1 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."

Add the following Section:

"1.1.1.1 In the event of conflict or discrepancies among the Contract Documents, the Documents prepared by the State of Delaware, Division of Facilities Management shall take precedence over all other documents."

1.1.8 INITIAL DECISION MAKER

Strike the last sentence of Section 1.1.8 in its entirety and add the following to the end of the remaining sentence:

"and certify termination of the Agreement under Section14.2.2."

1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

1.2.1.1 Insert "if possible" at the end of the second sentence.

Add the following Sections:

"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."

"1.2.5The 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."

"1.2.6The 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

Strike Section 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

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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. Prior to re-use of construction documents for a Project in which the Architect is not also involved, the Owner will remove from such documents all identification of the original Architect, including name, address and professional seal or stamp."

Strike Section 1.5.2 in its entirety.

1.7 DIGITAL DATA USE AND TRANSMISSION

Strike Section 1.7 in its entirety and replace with the following:

"The parties shall agree upon protocols governing transmission and use of Instruments of Service or any other information or documentation in digital form."

1.8 BUILDING INFORMATION MODELS USE AND RELIANCE

Strike Section 1.8 in its entirety.

ARTICLE 2: OWNER

2.2 EVIDENCE OF THE OWNERS FINANCIAL ARRANGEMENTS

Strike Section 2.2 in its entirety.

2.3 INFORMATION AND SERVICES REQUIRED OF THE OWNER

2.3.3 Strike 2.3.3 in its entirety.

2.3.4 Add the following sentence at the end of the paragraph:

"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."

Strike Section 2.3.6 in its entirety and replace with the following:

"2.3.6The Contractor shall be furnished free of charge (1) electronic set of the Drawings and Project Manuals. Additional sets will be furnished at the cost of reproduction, postage and handling."

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2.5 OWNER'S RIGHT TO CARRY OUT THE WORK

Add ", except as outlined in Section 3.15" after the reference to "Article 15" at the end of the last sentence of the Section.

ARTICLE 3: CONTRACTOR

3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

3.2.2 Add "and Owner" after "report to the Architect" in the second sentence.

3.2.4 Strike "subject to Section 15.1.7" in the second sentence.

3.2.4 Strike the third sentence.

3.3 SUPERVISION AND CONSTRUCTION PROCEDURES

Add the following Sections:

"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 so 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, or as otherwise identified by the specifications. 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 Sections:

"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 Architect & Owner 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."

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"3.4.5 Under no circumstances shall the Contractor's 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 Sections:

"3.5.3 The Contractor will guarantee all materials and workmanship against original defects, except injury from proper and usual wear when used for the purpose intended, for two years after Acceptance by the Owner, and will maintain all items in perfect condition during the period of warranty."

"3.5.4 Defects appearing during the period of warranty will be made good by the Contractor at his expense upon demand of the Owner, it being required that all work will be in perfect condition when the period of warranty will have elapsed."

"3.5.5 Upon notification by the Owner of a defect covered by the Contractor's warranty, the Contractor shall respond within 4 hours of the notification."

"3.5.6 In addition to the General Warranty there are other warranties required for certain items for different periods of time than the two years 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."

"3.5.7 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."

3.8 ALLOWANCES

Add the following Section:

"3.8.1.1 For costs to be covered under a project allowance, (included in the schedule of values) the Contractor shall submit a summary of those costs anticipated and an Allowance Access Authorization Form to the Architect and Owner, reflecting the projected costs. The Allowance Access Authorization Form must be signed by the Owner prior to initiating any work associated with the allowance."

3.10 CONTRACTOR'S CONSTRUCTION AND SUBMITTAL SCHEDULES

3.10.1 Add "estimated" after "and the" and before "date of" in the second sentence.

3.10.2 Strike "and thereafter as necessary to maintain a current submittal schedule" in the first sentence.

3.11 DOCUMENTS AND SAMPLES AT THE SITE

Add the following Sections:

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"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 the conformed contract 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 Upon completion of the work noted in 3.11.2 the contractor shall schedule a meeting with the Architect/Engineer and Owner to review the final record drawings and closeout documents prior to submission. After this meeting the Contractor shall make adjustments per the review, and submit one (1) original markup and (2) copies of the red line drawings (as-built conditions, to the Owner and one (1) print to the Architect. In addition, attach one complete set of the as-built documents to each of the Operating and Maintenance Instructions/Manuals. The Contractor will include (2) USB drives, each containing all "red line drawings (as-built) and Closeout Documents properly tabbed in accordance with closeout requirements as defined elsewhere in the contract documents."

3.12 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

3.12.10.2 Strike "If the Contract Documents require" from the beginning of the sentence.

3.12.10.2 Strike "to" between "professional" and certify" and replace with "shall".

3.17 Insert "indemnify and" between "shall" and "hold" in the second sentence.

ARTICLE 4: ADMINISTRATION OF THE CONTRACT

4.2 ADMINISTRATION OF THE CONTRACT

4.2.7 Strike the first sentence 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."

4.2.7 Strike the second sentence 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 Section:

"4.2.10.1 There will be no full-time Project Representative provided by the Owner or Architect on this project."

"4.2.13 Add "and in compliance with all local requirements." to the end of the sentence."

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ARTICLE 5: SUBCONTRACTORS

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

5.2.3 Strike Section 5.2.3 in its entirety and replace with the following:

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

5.2.4 Strike Section 5.2.4 in its entirety and replace with the following:

"The Contractor may not substitute any Subcontractor listed in its Bid unless the Contractor complies with the requirements of 29 Delaware Code § 6962(d)(10)b.3 and 4. Failure to comply with this requirement shall subject the Contractor to a penalty as outlined in Section 5.2 of the Owner's General Requirements."

Add the following Section:

"5.2.5 The Contractor shall comply and shall ensure all Subcontractors comply with all requirements for drug testing as set forth in TITLE 19 LABOR DELAWARE ADMINISTRATIVE CODE 4000 Office of Management and Budget 4100 Division of Facilities Management **4104 Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on Large Public Works Projects."**

ARTICLE 6: CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

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

6.1.1 Strike "and waiver of subrogation" from the end of the second sentence.

6.1.4 Strike Section 6.1.4 in its entirety.

6.2 MUTUAL RESPONSIBILITY

6.2.3 Strike "shall" and replace with "may" in the second sentence.

ARTICLE 7: CHANGES IN THE WORK

(SEE ARTICLE 7: CHANGES IN WORK IN THE STATE OF DELAWARE DIVISION OF FACILITIES MANAGEMENT GENERAL REQUIREMENTS)

7.2 CHANGE ORDERS

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Add the following Sections:

"7.2.2 In addition to the above:

7.2.2.1 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.

7.2.2.2 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 subcontractor's work.

7.2.2.3 Where the Third Tier Contractor is going to be completing the additional work, the Third-Tier contractor will be allowed a markup of fifteen percent (15%) overhead and profit on changes order work above and beyond the direct costs stated previously. To this amount, the Subcontractor will be allowed a markup not to exceed seven and one-half percent (7.5%) on the Third-Tier Contractor's work and the General Contractor will be allowed a markup not to exceed seven and one-half percent (7.5%) of the amount of the Subcontractor's markup.

7.2.2.4 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.

7.2.2.5 These markups shall include all costs including, but not limited to: overhead, profit, bonds, insurance, supervision, etc."

7.3.4.1 Strike "and other employee costs approved by the Architect" after "worker's compensation insurance,"

7.3.4.4 Add "work attributable to the" before "change" at the end of the sentence.

7.4 MINOR CHANGES IN THE WORK
Add "unless such changes are approved" at the end of the third sentence.

ARTICLE 8: TIME

8.2 PROGRESS AND COMPLETION

8.2.1 Add the following Section:

"8.2.1.1 Refer to Project Specifications Section SUMMARY OF WORK for Contract time requirements."

8.2.2 After "by the Contractor" strike "and" and insert "to".

8.2.4 Add the following Section:

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"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 "binding dispute resolution" and insert "any and all remedies at law or in equity".

Add the following Section:

"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."

Strike Section 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 Section 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 Section:

"8.3.4 By permitting the Contractor to work after the expired time for completion of the project, the Owner does not waive their rights under the Contract."

ARTICLE 9: PAYMENTS AND COMPLETION

9.2 SCHEDULE OF VALUES

Add the following Sections:

"9.2.1 The Schedule of Values shall be submitted using AIA Document G703, Continuation Sheet to G702."

"9.2.2 The Schedule of Values is to include a line item for Project Closeout Document Submittal. The value of this item is to be no less than 1.5% of the initial contract amount."

9.3 APPLICATIONS FOR PAYMENT

9.3.1 Strike Section 9.3.1 in its entirety and replace with the following:

"At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values for completed portions of the Work. The application shall be notarized, and supported by all data substantiating the Contractor's right to payment that the Owner or

Architect require, such as copies of requisitions, and releases and waivers of liens from Subcontractors and suppliers, and shall reflect retainage."

Add the following Sections:

"9.3.1.3 Application for Payment shall be submitted on AIA Document G702 "Application and Certificate for Payment", supported by AIA Document G703 "Continuation Sheet". Said Applications shall be fully executed and notarized."

"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 Subsections 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

9.6.1 Strike Section 9.6.1 in its entirety and replace with the following:

"9.6.1 After the Architect has 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."

9.6.8 Strike "Provided the Owner has fulfilled its payment obligations under the Contract Documents," in the first sentence.

9.7 FAILURE OF PAYMENT

Strike Section 9.7 in its entirety and replace with the following:

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

9.8 SUBSTANTIAL COMPLETION

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9.8.3 At the end of Section 9.8.3, add the following sentence:

"If the Architect is required to make more than 2 inspections of the same portion of work, the Contractor shall be responsible for all costs associated with subsequent inspections including but not limited to any Architect's fees."

9.8.5 Strike "shall" and insert "may" in the second sentence.

9.8.5 Insert "1/2 of the" after "make payment of" in the second sentence.

9.9 PARTIAL OCCUPANCY OR USE

9.9.1 Strike the the first sentence and replace with the following (the remainder of the Section remains as written):
"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 authorized by public authorities having jurisdiction over the Project."

9.10.2 Strike "to remain in force after final payment is currently in effect" after "required by the Contract Documents" and replace with "shall remain in force until final payment is completed" in the first sentence.

9.10.4.4 Strike "if permitted by the Contract Documents,"

ARTICLE 10: PROTECTION OF PERSONS AND PROPERTY

10.1 SAFETY PRECAUTIONS AND PROGRAMS

Add the following Sections:

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 Section:

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

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situations. Material Safety Data Sheets shall be provided directly to the Owner, along with the shipping slips that include those products.

10.2.5 Strike the second sentence in its entirety.

10.3 HAZARDOUS MATERIALS AND SUBSTANCES

10.3.3 Strike Section 10.3.3 in its entirety.

10.3.4 Insert "hazardous" in the last sentence after "handling of such" .

10.3.6 Strike Section 10.3.6 in its entirety.

ARTICLE 11: INSURANCE AND BONDS

11.1 CONTRACTOR'S INSURANCE AND BONDS

11.1.1 Strike "Owner" from the third sentence.

11.2 OWNER'S LIABILITY INSURANCE

Strike 11.2 in its entirety, except that in the case of school projects in which case Section 11.2 shall remain.

11.3 WAIVERS OF SUBROGATION

Delete Section 11.3 in its entirety

11.4 LOSS OF USE, BUSINESS INTERRUPTION AND DELAY IN COMPLETION INSURANCE

Delete Section 11.4 in its entirety

ARTICLE 12: UNCOVERING AND CORRECTION OF WORK

12.2.2 AFTER SUBSTANTIAL COMPLETION

Add the following Section:

"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 non-conforming work and that required under contract including any damage to the structure."

12.2.2.1 Strike all references to "one year" or "one-year" and replace with "two years".

12.2.2.2 Strike "one-year" and replace with "two years".

12.2.2.3 Strike "one-year" and replace with "two years".

12.2.5 Strike "one-year" and replaced with "two years".

ARTICLE 13: MISCELLANEOUS PROVISIONS

13.1 GOVERNING LAW

Strike the last sentence.

13.4 TESTS AND INSPECTIONS

13.4.1 Strike the last sentence and replace with the following:

"The Owner shall pay for tests, inspections, or approvals where building codes or applicable laws or regulations prohibit the Owner from delegating their cost to the Contractor."

13.5 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" and replace with "30 days of presentment of the authorized Certificate of Payment at the annual rate of 12% or 1% per month."

Insert the following Section:

"13.6 CONFLICTS WITH FEDERAL STATUTES OR REGULATIONS

13.6.1 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

14.1 TERMINATION BY THE CONTRACTOR

14.1.1.4 Insert ", upon the Contractors' request," after "furnish to the Contractor"

14.1.3 Strike "and profit on Work not executed, and" after "as well as reasonable overhead" and replace with ", profit, and reasonable"

14.3 SUSPENSION BY OWNER FOR CONVENIENCE

14.3.2 Strike "Adjustment of the Contract Sum shall include profit".

14.4 TERMINATION BY THE OWNER FOR CONVENIENCE

14.4.3 Strike Section 14.4.3 in its entirety and replace with the following:

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"In case of such termination for the Owner's convenience, the Contractor shall be entitled to receive payment for Work executed, and reasonable costs incurred by reason of such termination along with reasonable overhead."

ARTICLE 15: CLAIMS AND DISPUTES

15.1 CLAIMS

15.1.2 TIME LIMITS ON CLAIMS

Strike the last sentence.

15.1.3 NOTICE OF CLAIM

Strike all references to "21" and replace with "45".

15.1.5 CLAIMS FOR ADDITIONAL COSTS

Strike the first sentence and replace with the following:

"Contractor shall not proceed to execute any portion of the Work that is subject to the Claim without prior approval of the costs or method of payment for the costs associated with the Claim as determined by the Architect and approved by the Owner."

15.1.7 WAIVER OF CLAIMS FOR CONSEQUENTIAL DAMAGES

Strike Section 15.1.7 in its entirety.

15.2 INITIAL DECISION

15.2.1 Strike "and binding dispute resolution" in the fourth sentence and replace with "or any and all remedies at law or in equity".

15.2.5 Strike Section 15.2.5 in its entirety and replace with the following:

"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 any or all remedies at law or in equity."

15.2.6 Strike Section 15.2.6 and its sub-Sections in their entirety.

15.3 MEDIATION

15.3.1 Strike "binding dispute resolution" and replace with "any or all remedies at law or in equity".

15.3.2 Strike ", shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedure in effect on the date of the Agreement," in the first sentence.

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15.3.2 Strike all references to "binding dispute resolution" and replace with "any or all remedies at law and in equity".

15.3.3 Strike Section 15.3.3 in its entirety.

15.4 ARBITRATION

Strike Section 15.4 and its Subsections in their entirety.

END OF SECTION

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SECTION 00 73 46

WAGE DETERMINATION SCHEDULE

See Continuation Sheet Attached Document.

END OF SECTION

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STATE OF DELAWARE
DEPARTMENT OF LABOR
DIVISION OF INDUSTRIAL AFFAIRS
OFFICE OF LABOR LAW ENFORCEMENT
PHONE: (302) 318-2769

Mailing Address:
252 Chapman Road
Suite 210
Newark, DE 19702

Located at:
252 Chapman Road
Suite 210
Newark, DE 19702

NOT FOR BIDDING PURPOSES

PREVAILING WAGES FOR **BUILDING CONSTRUCTION** EFFECTIVE MARCH 14, 2025

CLASSIFICATION	NEW CASTLE	KENT	SUSSEX
ASBESTOS WORKERS	29.89	36.79	53.56
BOILERMAKERS	89.46	45.39	66.72
BRICKLAYERS	66.79	66.79	66.79
CARPENTERS	62.56	62.56	50.80
CEMENT FINISHERS	94.36	67.11	52.04
ELECTRICAL LINE WORKERS	59.42	50.96	38.85
ELECTRICIANS	83.92	83.92	83.92
ELEVATOR CONSTRUCTORS	117.63	84.30	100.06
GLAZIERS	85.50	85.50	74.04
INSULATORS	69.12	69.12	69.12
IRON WORKERS	77.73	77.73	77.73
LABORERS	57.65	57.65	57.65
MILLWRIGHTS	88.35	88.35	70.97
PAINTERS	59.63	59.63	59.63
PILEDRIVERS	91.12	51.44	41.60
PLASTERERS	39.01	39.01	28.91
PLUMBERS/PIPEFITTERS/STEAMFITTERS	78.55	82.95	73.71
POWER EQUIPMENT OPERATORS	83.29	83.29	83.29
ROOFERS-COMPOSITION	32.40	30.53	32.76
ROOFERS-SHINGLE/SLATE/TILE	24.03	28.59	22.47
SHEET METAL WORKERS	86.84	86.84	86.84
SOFT FLOOR LAYERS	61.68	61.68	47.74
SPRINKLER FITTERS	73.13	73.13	73.13
TERRAZZO/MARBLE/TILE FNRS	70.79	70.79	81.89
TERRAZZO/MARBLE/TILE STRS	78.73	78.73	90.82
TRUCK DRIVERS	56.88	35.86	27.91

CERTIFIED: 12/23/2025 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) 318-2769.

NON-REGISTERED APPRENTICES MUST BE PAID THE MECHANIC'S RATE.

PROJECT: RCSD-2-26-37 Anna P Mote Elementary School Renovations, New Castle County

PREVAILING WAGE DEBARMENT LIST

The following contractors have been debarred for violations of the prevailing wage law 29Del.C. §6960 or other applicable State statutes.

Therefore, no public construction contract in this State shall be bid on, awarded to, or received by contractors and individuals on this list for a period of (3) three years from the date of the judgment or as deemed by a court of competent jurisdiction.

Contractor	Address	Date of Debarment
Mullen Brothers, Inc and Daniel Mullen, individually	3375 Garnett Road, Boothwyn, PA 19060	Indefinite/ Civil Contempt
State Contractors Corporation, and Jose Oscar Rivera, individually	13004 Hathaway Drive Silver Spring, MD 20906	Indefinite/ 19 Del.C. 2374(f)
Green Granite and Jason Green, individually	604 Heatherbrooke Court Avondale, PA 19311	Indefinite/ Civil Contempt
Pro Image Landscaping, Inc. and Owner(s) individually	23 Commerce Street Wilmington, DE 19801 and/or 2 Cameo Road Claymont, DE 19703	Indefinite/19 Del.C. §108 & 10 Del.C. 542(c)
Liberty Mechanical, LLC and Owner(s), individually	2032 Duncan Road Wilmington, DE 19801	Indefinite/ 19 Del.C. 2374(f)
Integrated Mechanical and Fire Systems Inc. and Allison Sheldon, individually	4601 Governor Printz Boulevard Wilmington, DE 19809	Indefinite/19 Del.C. §108 & 10 Del.C. 542(c)
ACH 1, INC.	873 Salem Church Road Newark, DE 19702	Indefinite/19 Del.C.6960

Updated: July 6, 2022

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SECTION 00 81 13

GENERAL REQUIREMENTS

TABLE OF ARTICLES

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3. CONTRACTOR
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5. SUBCONTRACTORS
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7. CHANGES IN THE WORK
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10. PROTECTION OF PERSONS AND PROPERTY
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12. UNCOVERING AND CORRECTION OF WORK
13. MISCELLANEOUS PROVISIONS
14. TERMINATION OR SUSPENSION OF THE CONTRACT

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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, sex, color, sexual orientation, gender identity 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, sex, color, sexual orientation, gender identity 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, sex, color, sexual orientation, gender identity 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

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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

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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 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 requires, cause judgement 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:

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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 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. 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 or contracted more than 20 days after the Bidder entered the public works

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contract the Delaware Business license of such subcontractor or independent contractor shall be provided to the agency within 10 days of being contracted or hired.

5.1.6 The Contractor may employ additional Subcontractors on the jobsite only after submitting a copy of the Subcontractor's Employee Drug Testing Program to the Owner for approval. A Contractor or Subcontractor shall not commence work until the Owner has concluded its review and determined that the submitted Employee Drug Testing Program complies with OMB Regulation 4104.

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.

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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 prevailing wage rates plus a maximum multiplier of 1.35 times DPE. For example, if the prevailing wage rate is $50/hour, the DPE would be $67.50/hour (50 x 1.35).

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:

7.3.3.1 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.

7.3.3.2 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 subcontractor's work.

7.3.3.3 Where the Third Tier Contractor is going to be completing the additional work, the Third-Tier contractor will be allowed a markup of fifteen percent (15%) overhead and profit on changes order work above and beyond the direct costs stated previously. To this amount, the Subcontractor will be allowed a markup not to exceed seven and one-half percent (7.5%) on the Third-Tier Contractor's work and the General Contractor will be allowed a markup not to exceed seven and one-half percent (7.5%) of the amount of the Subcontractor's markup.

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7.3.3.4 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.

7.3.3.5 These markups shall include all costs including, but not limited to: overhead, profit, bonds, insurance, supervision, etc.

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.

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

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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.

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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

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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

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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, may 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	$1,000,000	for each occurrence
	$3,000,000	aggregate
Property Damage	$1,000,000	for each occurrence
	$3,000,000	aggregate

11.7.2 Contractor's Protective Liability Insurance

Minimum coverage to be:

Bodily Injury	$1,000,000	for each occurrence
	$3,000,000	aggregate
Property Damage	$1,000,000	for each occurrence
	$3,000,000	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.

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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 State Historic Preservation Office 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 by the Division of Historical and Cultural Affairs.

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 OR SUSPENSION OF THE 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

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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 maintain testing data that includes but is not limited to the data elements below.

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:
_____
_____
_____

Date: _____

This form is not required to be submitted to the Owner. Included as a reference to show information required to be maintained by the Contractor. The Owner shall have the right to periodically audit all Contractor and Subcontractor test results at the Contractor's or Subcontractor's offices (or by other means to make the data available for inspection by the Owner).

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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.

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RED CLAY CONSOLIDATED SCHOOL DISTRICT
MOTE ELEMENTARY SCHOOL RENOVATIONS
2110 EDWARDS AVENUE, WILMINGTON, DE 19808
CONTRACT #2-26-37

AFFIDAVIT OF CRAFT TRAINING COMPLIANCE

We, the contractor, hereby certify that we and all applicable subcontractors will abide by the contractor and subcontractor craft training requirements outlined below for the duration of the contract. Craft training must be provided by a contractor and/or subcontractor for each craft on a project for which there are Delaware Department of Labor approved and registered training programs or, if the contractor and/or subcontractor meets the requirements under Title 29, Chapter 69, Section 6960A.(b)(1)c.1.-3., payment may be made in accordance with Title 29, Chapter 69, Section 6960A.(b)(1)d. A list of crafts for which there are approved and registered training programs is maintained by the Delaware Department of Labor and can be found at: https://laborfiles.delaware.gov/main/det/apprenticeship/DE%20Craft%20Training%20Occupation%20List%20Effective%20March%201%202022.pdf. If you have questions regarding craft training programs, please submit all questions in writing to the Delaware Department of Labor at: apprenticeship@delaware.gov. ***This Affidavit of Craft Training Compliance must be submitted prior to contract execution***.

In accordance with Title 29, Chapter 69, Section 6960A.(a)(1), a contract relating to a public works project under § 6962 of Title 29 must include a craft training program for each craft in the project if at the time the contractor executes a public works contract, all of the following apply:

a. A project meets the prevailing wage requirement under Section 6960 of Title 29.
b. The contractor employs 10 or more total employees.
c. The project is not a federal highway project, except for the project under Section 6962(c)(11) of Title 29.
d. There is an apprenticeship program for a craft in the project on the list of crafts under Section 204(b)(2) of Title 19.

Pursuant to Title 29, Chapter 69, Section 6960A.(a)(2), ***a contractor must commit that all subcontractors provide craft training*** if paragraph (a)(1) of this section applies to the subcontractor. Failure to provide required craft training or payment on the project may subject the successful contractor and/or subcontractor(s) to penalties as outlined in Title 29, Chapter 69, Section 6960A.(d)(1)-(3).

Craft(s): _____

Contractor Name: _____

Contractor Address: _____

_____

_____

Contractor Program

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Registration Number(s) _____
On this line also indicate whether DE, Other State (identify) or US Registration Number

Or

☐ **A payment has been made in the amount established under Section 204(b)(2)b.2. of Title 19, for the craft into the Delaware Department of Labor's Apprenticeship and Training Fund.**

Or

☐ **Craft Training requirements are not applicable because:**

_____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

State of Delaware)
) ss:
County of _____)

Before me, a notary public, in and for said county and state, personally appeared, _____, who acknowledged to me that she/he did execute the foregoing instrument on behalf of _____.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this ____ day of _____ 20___.

_____
Notary Public
Commission Expires _____

THIS PAGE MUST BE SIGNED AND NOTARIZED TO BE CONSIDERED.

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SECTION 01 10 00

SUMMARY OF WORK

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. This Section includes the following:

1. Work covered by the Contract Documents.
2. Type of the Contract.
3. Use of premises.
4. Owner's occupancy requirements.
5. Work restrictions.
6. Specification formats and conventions.

B. Related Sections include the following:

1. Division 01 Section 01 50 00 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

Project Identification: **Mote Elementary School Renovations 2-26-37**

Project Location: **2110 Edwards Avenue, Wilmington, Delaware 19808**

Owner: Red Clay Consolidated School District

1. Owner's Representative: ***Marcin Michalski, Director of Facilities and Maintenance***
2. Architect: R G Architects LLC., 200 West Main Street, Middletown, DE 19709

B. The Work consists of the following:

1. The project entails a collection of renovation upgrades to the existing school interior. Scope of work includes toilet room renovations to improve ADA accessibility is included in the project scope. Prioritization of Student and Public toilet rooms are the projects focus as the project budget allows. Additional renovation scope includes the replacement of all classroom casework, replacement of all plumbing fixtures in toilet room and classrooms, replacement of selected doors by the school that need new and the complete replacement of existing storefront

windows/window treatments with new and improved exterior windows/window treatment. MEP upgrades are included in the projects scope. Replacement of all unit ventilators in the classrooms and selected offices are included. It shall be the responsibility of the contractor awarded this work, to coordinate their work and schedule with the contractor awarded the red clay consolidated school district contract number 2-26-46 “Anna P. Mote elementary school roof replacement”. The work in this contract shall be done concurrently with the contract stated above.

1.4 USE OF PREMISES

A. Use of Site: Limit use of premises to work in areas indicated. Do not disturb portions of the project site beyond areas in which the Work is indicated.

1. **Anticipated Schedule: <u>Work for this project will begin summer 2026 and must be completed prior to school starting September 2026.</u>**

2. Owner Occupancy: Allow for Owner occupancy of Project site and use by the public.
3. Driveways 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.
   b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

1.5 OWNER'S OCCUPANCY REQUIREMENTS

A. 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.

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.

B. Owner Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed areas of site, before Substantial Completion, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and partial 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 before Owner occupancy.
2. Obtain a Certificate of Occupancy from authorities having jurisdiction before Owner occupancy.
3. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of site.

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1.6 WORK RESTRICTIONS

A. On-Site Work Hours: Work shall be generally performed from outside the existing buildings during normal business working hours of 8:00 a.m. to 4:00 p.m., Monday through Friday, except for otherwise indicated.

B. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:

1. Notify Owner not less than two days in advance of proposed utility interruptions.
2. Do not proceed with utility interruptions without Owner's written permission.

1.7 SPECIFICATION FORMATS AND CONVENTIONS

A. Specification Format: The Specifications are organized into Divisions and Sections using the 50-division format and CSI/CSC's "MasterFormat" numbering system.
1. Division 01: Sections in Division 01 govern the execution of the Work of all Sections in the Specifications.

B. 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. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be inferred as the sense requires. Singular words shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.
2. Imperative mood and streamlined language are generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by Contractor. Occasionally, the indicative or subjunctive mood may be used in the Section Text for clarity to describe responsibilities that must be fulfilled indirectly by Contractor or by others when so noted.
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.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION

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SECTION 01 11 00

SUMMARY OF WORK

PART 1 – GENERAL

1.1 OWNER-FURNISHED, CONTRACTOR-INSTALLED (OFCI) PRODUCTS

A. The Owner will furnish certain products and equipment for installation by the Contractor, referred to as Owner-Furnished, Contractor-Installed (OFCI) products.

B. OFCI items may include but are not limited to:

1. Door hardware.

2. Mechanical equipment.

3. Plumbing products.

4. Electrical products.

5. Generators & transfer switches.

C. OFCI Products will be delivered to the Project Site F.O.B. Jobsite by the OFCI Product Vendors and unloaded at the site by the Contractor.

D. The Owner shall:

1. Provide the Architect/Engineer with contact information for the OFCI Product Vendors.

2. Make payments to the OFCI Product Vendors based on the Project-specific types and quantities of OFCI Products.

3. Arrange for product guarantees and warranties.

E. The OFCI Product Vendor shall:

1. Coordinate with the Architect/Engineer to develop a final list of the Project-specific quantities and types of OFCI Products.

2. Update OFCI Product pricing based on the finalized list of products and the requirements of the contractual agreement with the Owner.

3. Provide submittals to the Architect/Engineer for each OFCI Product.

4. Coordinate with the Contractor to meet the delivery requirements for OFCI Products to meet the overall Project schedule.

5. Assist the Contractor with pre-installation and installation requirements, start-up, and training.

6. Provide guarantees and warranties to the Owner.

F. Architect/Engineer shall:

1. Review and return shop drawings, product data, and samples provided by the OFCI Product Vendor.

2. Deliver necessary reviewed shop drawings, product data, and samples to the Contractor.

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3. Assist the Contractor with pre-installation and installation requirements, start-up, and training.

G. The Contractor shall:

1. Designate required delivery dates for each OFCI Product in the Construction Schedule.

2. Schedule delivery of OFCI Products with the Product Vendor.

3. Receive, unload, and store OFCI Products delivered to the site.

4. Handle products at the site including offloading, uncrating, disposal of crating material, and storage in accordance with the manufacturer's instructions. The Contractor is responsible for handling, storing, and protecting OFCI Products from delivery through beneficial occupancy completion.

5. Complete and submit an Equipment Receipt Verification Form for each OFCI Product.

6. Notify the Owner of any defects or discrepancies discovered upon receipt or during installation.

7. Repair or replace OFCI Products damaged as a result of the Contractor's operations at the Contractor's expense.

8. Provide all labor, equipment, and materials necessary for proper and complete installation.

9. Schedule and perform product start-up in accordance with specific Product requirements. The Contractor is not responsible for any OFCI Product Vendor costs associated with start-up; however, the Contractor is responsible for all other costs, including Vendor return trips due to improper installation or scheduling delays.

1.2 COORDINATION

A. The Contractor shall coordinate with the Owner regarding access requirements and storage locations for OFCI Products. The Contractor is responsible for providing temporary storage facilities as required.

B. The Contractor shall coordinate all OFCI Product deliveries with the OFCI Product Vendor. The Contractor shall assume that OFCI Product deliveries will be made in truckload lots and shall be responsible for any costs associated with Less-Than-Truckload deliveries.

END OF SECTION

NOT FOR BIDDING PURPOSES

SECTION 01 10 00

SUMMARY OF WORK – CONSTRUCTION PHASING AND OCCUPANCY REQUIREMENTS

PART 1.1 – GENERAL

A. Work under this Contract shall be coordinated with Red Clay Consolidated School District (RCCSD) to accommodate building occupancy, custodial operations, and school calendar constraints.

B. The Contractor shall sequence and schedule the Work to maintain safe, clean, and orderly conditions at all times.

C. All work activities shall be subject to approval by the District's Facilities Director.

PART 1.2 – SUMMER WORK PERIOD (JUNE 11, 2026 – AUGUST 14, 2026

A. Building Occupancy

1. Only RCCSD custodial and administrative staff shall occupy the building during this period.

B. Access and Work Areas

1. The Contractor shall have access to all spaces within the building unless otherwise restricted by the District.

C. Furniture and Contents

1. RCCSD custodial staff shall relocate furniture and contents as required to support the Contractor's work schedule.
2. The Contractor shall coordinate work sequencing to allow custodial staff access for cleaning and furniture replacement as areas are completed.
3. It is also unreasonable to expect the custodial crew to clean an entire school building within a single week. Cleaning and turnover shall be phased, and accommodations shall be mutually agreed upon.

C. Work Hours

1. Flexible work hours are permitted Monday through Friday.
2. RCCSD custodial staff will support approved overtime work as required.
3. Weekend and holiday work shall be permitted only with prior approval by RCCSD staff and will be evaluated on a case-by-case basis.

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PART 1.3 – SUMMER WORK CLOSE-OUT PERIOD (AUGUST 10, 2026 – AUGUST 14, 2026)

A. Demobilization

1. The Contractor shall remove all materials, equipment, debris, and temporary installations from spaces scheduled for occupancy.

B. Agency Approvals

1. The Contractor shall obtain all required inspections, approvals, and sign-offs from applicable agencies necessary for student and staff occupancy.

C. Final Cleaning and Restoration

1. RCCSD custodial staff shall complete final cleaning and replace furniture in remaining occupied spaces following Contractor demobilization.

PART 1.4 – SCHOOL YEAR WORK

A. Subject to approval by the Facilities Director, the Contractor may perform work in unoccupied and support spaces without interruption to normal school operations.

1. Unoccupied and support spaces are defined as mechanical, electrical and storage spaces that can be
accessed from the building exterior and all exterior work.

B. Work may be performed during weekends, holidays, and scheduled school vacations, subject to District approval.

C. The Contractor may, at their discretion, complete the following work during the school year:

1. Classroom renovations including windows, window treatments, casework & unit vents. The Contractor will be provided 3-4 selected classrooms at a time. The Owner must have beneficial occupancy of the selected classrooms prior to starting work on another group.
2. Library 220 renovations, including support spaces. The Contractor shall be provided a maximum of (3) classrooms for renovations while the library is being renovated. Once the Owner has beneficial occupancy of the library, the Contractor shall be provided (4) classrooms for renovations.
3. Work in one set (men's & women's) multi-user toilet rooms at a time. The Owner must have beneficial occupancy of the set being renovated prior to starting work on another set. The toilet rooms include the following:
    a. Toilet Rooms 122T & 123T
    b. Toilet Rooms 114 & 114A
    c. Toilet Rooms 130 & 131
    d. Toilet Rooms 231 & 234
4. Work in the following single user toilet room that can be completed in any order. The Owner must have beneficial occupancy of the set being renovated prior to starting work on another set:
    a. Toilet Room 120T
    b. Toilet Room 119T

NOT FOR BIDDING PURPOSES

If the Contractor elects to complete any of the above work during the school year, the Contractor and the District shall jointly develop a work schedule that is safe and does not adversely affect instructional time or school operations.

D. Any work proposed to occur in occupied spaces during the school year shall be fully coordinated and approved by the District **no later than August 10, 2026**.

E. All heating systems must be operational from October 31st until May 1st. Cooling systems must remain operational from May 1st until the last day teachers occupy the building and from first day teachers occupy the building until October 31st.

PART 1.5 – SUMMER WORK 2027 (IF REQUIRED)

A. If additional summer work is required, the Contractor shall assume a construction schedule similar to Summer 2026.

B. Specific dates and constraints for Summer 2027 work will be established by the District in Fall 2026.

C. All work is to be substantially complete, with beneficial occupancy provided, on or before August 9, 2027. Punch list, close-out and final completion to be within 60 calendar days of substantial completion.

END OF SECTION

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SECTION 01 21 00

ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. This Section includes administrative and procedural requirements governing allowances.

1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
2. Any unused monies of the allowance shall be returned to the owner via a credit change order at the end of the project and will be reflected in the final application for payment.

B. Types of allowances include the following:

Lump-sum allowances.

C. Related Sections include the following:

Division 01 Section 01 26 00 "Contract Modification Procedures" for procedures for submitting and handling Change Orders for allowances.

Division 01 Section 01 40 00 "Quality Requirements" for procedures governing the use of allowances for testing and inspecting.

3. Divisions 02 through 49 Sections for items of Work covered by allowances.

1.3 SELECTION AND PURCHASE

At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.

B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.

C. Purchase products and systems selected by Architect from the designated supplier.

NOT FOR BIDDING PURPOSES

1.4 SUBMITTALS

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

B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.

C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 COORDINATION

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

1.6 LUMP-SUM ALLOWANCES

Allowance shall include cost to Contractor of specific products and materials ordered by Owner under allowance and shall include taxes, freight, and delivery to Project site.

B. Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner under allowance shall be included as part of the Contract Sum and not part of the allowance.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

B. If all or part of the “Allowance” is used, the Allowance Authorization form must be fully executed and authorized. It can be found at section 01 21 16.

NOT FOR BIDDING PURPOSES

3.3 SCHEDULE OF ALLOWANCES

Allowance No. 1: Includes an allowance entitled "General Owner's Allowance", in the amount of **$80,000.** This allowance will be utilized by the owner for owner-elected changes to the work. Any or all unused allowance monies shall be returned to the owner via a credit change order at the end of the project. This allowance shall be carried as an individual line-item on the Applications for Payment.

END OF SECTION

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SECTION 01 21 16

ALLOWANCE AUTHORIZATION FORM

Project: Red Clay Consolidated School District
Mote Elementary School Renovations
2110 Edwards Avenue
Wilmington, Delaware 19808

Architect: R G Architects, LLC

Project No.: 2-26-37

Contractor:

AAA No.: **Initiation Date:**

The Allowance is allocated as follows:

Total original Contract Allowance was:	$
Amount of Contract Allowance Access previously authorized:	$
Adjusted Contract Allowance prior to this authorization is:	$
The amount of available Allowance will Decrease by this Access Authorization:	$
The remaining Contract Allowance, after this Access Authorization will be:	$

Recommended by:
Architect

By (Signature): _____
Date: _____

Accepted by:
Contractor

By (Signature): _____
Date: _____

Approved by:
Owner

By (Signature): _____
Date: _____

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SECTION 01 23 00

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. This 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. 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: Modify 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 modifications 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)

NOT FOR BIDDING PURPOSES

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. 1:

1. The cost to ADD wall mounted hand dryers in lieu of wall mounted paper towel dispensers as shown on the project documents.

B. Alternate No. 2:

1. The cost to ADD Mecho roller shades in lieu of Basis of Design Hunter Douglas roller shades as shown on the project documents.

C. Alternate No. 3:

1. The cost to ADD work associated with replacing Gymnasium AHUs.

END OF SECTION

NOT FOR BIDDING PURPOSES

SECTION 01 25 00

SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Requests for substitution must be made ten days prior to bid. This specification section applies to extra-ordinary conditions that could not be requested during the bidding period.

B. 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. This Section includes administrative and procedural requirements for handling requests for substitutions made after award of the Contract, but no later than 60 days after commencement of the Work.

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

1. Division 01 Section 01 32 00 "Construction Progress Documentation" for administrative requirements governing preparation and submittal of Contractor's Construction Schedule and Submittals Schedule.
2. Division 01 Section 01 40 00 “Quality Requirements” specifies requirements governing the Contractor's selection of products and product options.

1.3 DEFINITIONS

A. Definitions in this Article do not change or modify the meaning of other terms used in the Contract Documents.

B. Substitutions: Changes in products, materials, equipment, and methods of construction required by the Contract Documents proposed by the Contractor after award of the Contract are considered to be requests for substitutions. The following are not considered to be requests for substitutions:

1. Substitutions requested during the bidding period, and accepted by Addendum prior to award of the Contract, are included in the Contract Documents and are not subject to requirements specified in this Section for substitutions.
2. Revisions to the Contract Documents requested by the Owner or Architect.
3. Specified options of products and construction methods included in the Contract Documents.
4. The Contractor's determination of and compliance with governing regulations and orders issued by governing authorities.

1.4 SUBMITTALS

A. Substitution Request Submittal: The Architect will consider requests for substitution if received within 60 days after commencement of the Work (Item 1.1, A. above). Requests received more

NOT FOR BIDDING PURPOSES

than 60 days after commencement of the Work may be considered or rejected at the discretion of the Architect.

1. Submit three copies of each request for substitution for consideration. Submit requests in the form and according to procedures required for change-order proposals. The Contractor is solely responsible for obtaining the required forms to submit before the stated time period expires.
2. Identify the product or the fabrication or installation method to be replaced in each request. Include related Specification Section and Drawing numbers.
3. Provide complete documentation showing compliance with the requirements for substitutions, and the following information, as appropriate:
    a. Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by the Owner and separate contractors that will be necessary to accommodate the proposed substitution.
    b. A detailed comparison of significant qualities of the proposed substitution with those of the Work specified. Significant qualities may include elements, such as performance, weight, size, durability, and visual effect.
    c. Product Data, including Drawings and descriptions of products and fabrication and installation procedures.
    d. Samples, where applicable or requested.
    e. A statement indicating the substitution's effect on the Contractor's Construction Schedule compared to the schedule without approval of the substitution. Indicate the effect of the proposed substitution on overall Contract Time.
    f. Cost information, including a proposal of the net change, if any in the Contract Sum.
    g. The Contractor's certification that the proposed substitution conforms to requirements in the Contract Documents in every respect and is appropriate for the applications indicated.
    h. The Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of the failure of the substitution to perform adequately.
4. Architect's Action: If necessary, the Architect will request additional information or documentation for evaluation within one week of receipt of a request for substitution. The Architect will notify the Contractor of acceptance or rejection of the substitution within two weeks of receipt of the request, or one week of receipt of additional information or documentation, whichever is later.
    a. Use the product specified if the Architect cannot make a decision on the use of a proposed substitute within the time allocated.

PART 2 - PRODUCTS

1.5 SUBSTITUTIONS

A. Conditions: The Architect will receive and consider the Contractor's request for substitution when the following conditions are satisfied, as determined by the Architect. If the following conditions are not satisfied, the Architect will return the requests without action except to record noncompliance with these requirements.

1. Revisions to the Contract Documents are not required.
2. Proposed changes are in keeping with the general intent of the Contract Documents.
3. The request is timely, fully documented, and properly submitted.

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4. The specified product or method of construction cannot be provided within the Contract Time. The Architect will not consider the request if the product or method cannot be provided as a result of failure to pursue the Work promptly or coordinate activities properly.
5. The requested substitution offers the Owner a substantial advantage, in cost, time, energy conservation, or other considerations, after deducting additional responsibilities the Owner must assume. The Owner's additional responsibilities may include compensation to the Architect for redesign and evaluation services, increased cost of other construction by the Owner, and similar considerations.
6. The specified product or method of construction cannot receive necessary approval by a governing authority, and the requested substitution can be approved.
7. The specified product or method of construction cannot be provided in a manner that is compatible with other materials and where the Contractor certifies that the substitution will overcome the incompatibility.
8. The specified product or method of construction cannot be coordinated with other materials and where the Contractor certifies that the proposed substitution can be coordinated.

B. The Contractor's submittal and the Architect's acceptance of Shop Drawings, Product Data, or Samples for construction activities not complying with the Contract Documents do not constitute an acceptable or valid request for substitution, nor do they constitute approval.

PART 3 - EXECUTION (Not Used)

END OF SECTION

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SECTION 01 26 00

CONTRACT MODIFICATION 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. This Section specifies administrative and procedural requirements for handling and processing Contract modifications.

B. Related Sections include the following:

1. Division 01 Section 01 60 00 "Product Requirements" for administrative procedures for handling requests for substitutions made after Contract award.

1.3 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."

1.4 PROPOSAL REQUESTS

A. Owner-Initiated Proposal Requests: Architect 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 Architect 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, but no more than 20 days 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.

NOT FOR BIDDING PURPOSES

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 Architect.

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 01 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 for Proposal Requests.

1.5 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.

1.6 CONSTRUCTION CHANGE DIRECTIVE

A. Construction Change Directive: Architect 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

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SECTION 01 29 00

PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

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

B. Related Sections include the following:

1. Division 01 Section 01 26 00 "Contract Modification Procedures" for administrative procedures for handling changes to the Contract.
2. Division 01 Section 01 32 00 "Construction Progress Documentation" for administrative requirements governing preparation and submittal of Contractor's Construction Schedule and Submittals Schedule.

1.3 SCHEDULE OF VALUES

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

1. Correlate line items in the Schedule of Values with other required administrative forms and schedules, including the following:

a. Application for Payment forms with Continuation Sheets.
b. Submittals Schedule.
c. Contractor's Construction Schedule.

2. Submit the Schedule of Values to Architect at earliest possible date but no later than seven days before the date scheduled for submittal of initial Applications for Payment.

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

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

a. Project name and location.
b. Name of Architect.

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c. Architect's project number.
d. Contractor's name and address.
e. Date of submittal.

2. Submit draft of AIA Document G703 Continuation Sheets.
3. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with the Project Manual table of contents. Provide several line items for principal subcontract amounts, where appropriate. Include separate line items under required principal subcontracts for operation and maintenance manuals, punch list activities, Project Record Documents, and demonstration and training in the amount of 5 percent of the Contract Sum.
4. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
5. Provide a separate line item in the Schedule of Values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.

   a. Differentiate between items stored on-site and items stored off-site. If specified, include evidence of insurance or bonded warehousing.

6. Provide separate line items in the Schedule of Values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
7. Each item in the Schedule of Values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.

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

8. Schedule Updating: Update and resubmit the Schedule of Values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum. Include each Change Order as a new line item on the Schedule of Values.

1.4 APPLICATIONS FOR PAYMENT

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

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

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

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

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

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

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

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

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

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

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

1. List of subcontractors.
2. Schedule of Values.
3. Contractor's Construction Schedule (preliminary if not final).
4. Products list.
5. Schedule of unit prices.
6. Submittals Schedule (preliminary if not final).
7. List of Contractor's staff assignments.
8. List of Contractor's principal consultants.
9. Copies of building permits.
10. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
11. Initial progress report.
12. Report of preconstruction conference.
13. Certificates of insurance and insurance policies.
14. Performance and payment bonds.
15. Data needed to acquire Owner's insurance.
16. Initial settlement survey and damage report if required.

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

1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
2. This application shall reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.

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

1. Evidence of completion of Project closeout requirements.
2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
3. Updated final statement, accounting for final changes to the Contract Sum.
4. AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims."
5. AIA Document G706A, "Contractor's Affidavit of Release of Liens."
6. AIA Document G707, "Consent of Surety to Final Payment."
7. Evidence that claims have been settled.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION

NOT FOR BIDDING PURPOSES

NOT FOR BIDDING PURPOSES

SECTION 01 31 00

PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

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

1. Project meetings.
2. Requests for Interpretation (RFIs).

B. Related Sections include the following:

1. Division 01 Section 01 32 00 "Construction Progress Documentation" for preparing and submitting Contractor's Construction Schedule.
2. Division 01 Section 01 73 00 "Execution" for procedures for coordinating general installation and field-engineering services, including establishment of benchmarks and control points.
3. Division 01 Section 01 77 00 "Closeout Procedures" for coordinating closeout of the Contract.

1.3 COORDINATION

A. Coordination: Each contractor shall coordinate its construction operations with those of other contractors and entities to ensure efficient and orderly installation of each part of the Work. Each contractor shall coordinate its operations with 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.

NOT FOR BIDDING PURPOSES

1.4 PROJECT MEETINGS

A. General: Schedule and conduct meetings and conferences at Project site, unless otherwise indicated.

B. Preconstruction Conference: Schedule a preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than 15 days after execution of the Agreement. Hold the conference at Project site or another convenient location. Conduct the meeting to review responsibilities and personnel assignments.

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

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

3. Minutes: Architect will record and distribute meeting minutes.

C. Preinstallation Conferences: Conduct a preinstallation 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 Architect of scheduled meeting dates.

D. Progress Meetings: Conduct progress meetings at biweekly intervals.

NOT FOR BIDDING PURPOSES

1. Attendees: In addition to representatives of Owner and Architect, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the 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. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.

      1) Review schedule for next period.

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

      1) Interface requirements.
      2) Status of submittals.
      3) Deliveries.
      4) Quality and work standards.
      5) Status of correction of deficient items.
      6) Field observations.
      7) Request for Interpretations (RFIs).
      8) Status of proposal requests.

3. Minutes: Architect will record and distribute to Contractor the meeting minutes.

E. Coordination Meetings: Conduct Project coordination meetings at weekly intervals. Project coordination meetings are in addition to specific meetings held for other purposes, such as progress meetings and preinstallation conferences.

1. Attendees: 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 the previous coordination meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
3. Reporting: Record meeting results and distribute copies to everyone in attendance and to others affected by decisions or actions resulting from each meeting.

1.5 REQUESTS FOR INTERPRETATION (RFIs)

A. Procedure: Upon discovery of the need for interpretation of the Contract Documents, prepare and submit an RFI form. Oral RFIs will not be accepted.

1. RFIs shall originate with Contractor. RFIs submitted by entities other than Contractor will be returned with no response.
2. RFIs shall only be submitted to seek clarification or interpretation of ambiguities, conflicts, discrepancies, errors, inconsistencies, or omissions in the Contract Documents.
3. RFIs shall not take the place of Contractor figuring out information available in the Contract Documents.
4. Each RFI shall be limited to a single issue or very closely related issue.
5. Coordinate and promptly submit RFIs to avoid delays in Contractor's work and work of subcontractors.
6. Reviews/responses to RFIs shall not constitute an approval or direction related to Contractor's construction means, methods, procedures, sequences, or techniques.
7. Reviews/Responses to RFIs shall not constitute an approval or direction related to construction site safety.

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

1. Project name.
2. Date.
3. Name of Contractor.
4. Name of Architect.
5. RFI number, numbered sequentially.
6. Specification Section number and title and related paragraphs, as appropriate.
7. Drawing number and detail references, as appropriate.
8. Field dimensions and conditions, as appropriate.
9. Contractor's suggested solution(s). If Contractor's solution(s) impact the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
10. Contractor's signature.
11. Attachments: Include drawings, descriptions, measurements, photos, Product Data, Shop Drawings, and other information necessary to fully describe items needing interpretation.

    a. Supplementary drawings prepared by Contractor shall include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments.

C. Architect's Action: Architect will review each RFI, determine response required, and return it within **seven** working days. RFIs received after 1:00 p.m. will be considered as received the following working day.

1. The following RFIs will be returned without action:

    a. Requests for approval of substitutions.
    b. Requests for adjustments in the Contract Time or the Contract Sum.
    c. Requests for approval of submittals.
    d. Request for information already indicated on the Contract Documents.
    e. Requests for interpretation of Architect's actions on submittals.
    f. Incomplete RFIs or RFIs with numerous errors.

2. RFI response may include a request for additional information, in which case Architect's time for response will start again.

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NOT FOR BIDDING PURPOSES

3. RFI response that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Division 01 Section "Contract Modification Procedures."
4. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within 7 calendar days of receipt of the RFI response.

D. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within **seven** days if Contractor disagrees with response.

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

1. Project name.
2. Name and address of Contractor.
3. Name and address of Architect.
4. RFI number including RFIs that were dropped and not submitted.
5. RFI description.
6. Date the RFI was submitted.
7. Date Architect's response was received.
8. Identification of related Minor Change in the Work, Construction Change Directive, and Proposal Request, as appropriate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION

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SECTION 01 32 00

CONSTRUCTION PROGRESS DOCUMENTATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

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

1. Preliminary Construction Schedule.
2. Contractor's Construction Schedule.
3. Submittals Schedule.
4. Daily construction reports.
5. Material location reports.
6. Field condition reports.
7. Special reports.

B. Related Sections include the following:

1. Division 01 Section 01 29 00 "Payment Procedures" for submitting the Schedule of Values.
2. Division 01 Section 01 31 00 "Project Management and Coordination" for submitting and distributing meeting and conference minutes.
3. Division 01 Section 01 33 00 "Submittal Procedures" for submitting schedules and reports.
4. Division 01 Section 01 40 00 "Quality Requirements" for submitting a schedule of tests and inspections.

1.3 DEFINITIONS

A. Activity: A discrete part of a project that can be identified for planning, scheduling, monitoring, and controlling the construction project. Activities included in a construction schedule consume time and resources.

1. Critical activities are activities on the critical path. They must start and finish on the planned early start and finish times.
2. Predecessor Activity: An activity that precedes another activity in the network.
3. Successor Activity: An activity that follows another activity in the network.

B. Cost Loading: The allocation of the Schedule of Values for the completion of an activity as scheduled. The sum of costs for all activities must equal the total Contract Sum, unless otherwise approved by Architect.

C. CPM: Critical path method, which is a method of planning and scheduling a construction project where activities are arranged based on activity relationships. Network calculations determine when activities can be performed and the critical path of Project.

D. Critical Path: The longest connected chain of interdependent activities through the network schedule that establishes the minimum overall Project duration and contains no float.

E. Event: The starting or ending point of an activity.

F. Float: The measure of leeway in starting and completing an activity.

1. Float time **belongs to Owner**.
2. Free float is the amount of time an activity can be delayed without adversely affecting the early start of the successor activity.
3. Total float is the measure of leeway in starting or completing an activity without adversely affecting the planned Project completion date.

G. Fragnet: A partial or fragmentary network that breaks down activities into smaller activities for greater detail.

H. Major Area: A story of construction, a separate building, or a similar significant construction element.

I. Milestone: A key or critical point in time for reference or measurement.

J. Network Diagram: A graphic diagram of a network schedule, showing activities and activity relationships.

K. Resource Loading: The allocation of manpower and equipment necessary for the completion of an activity as scheduled.

1.4 SUBMITTALS

A. Qualification Data: For scheduling consultant.

B. Submittals Schedule: Submit two 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.

C. Preliminary Construction Schedule: Submit **two** opaque copies.

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1. Approval of cost-loaded preliminary construction schedule will not constitute approval of Schedule of Values for cost-loaded activities.

1.5 COORDINATION

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

B. Coordinate Contractor's Construction Schedule with the Schedule of Values, 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 CONTRACTOR'S CONSTRUCTION SCHEDULE, GENERAL

A. Procedures: Comply with procedures contained in AGC's "Construction Planning & Scheduling."

B. Time Frame: Extend schedule from date established for **commencement of the Work** to date of **Final** Completion.

1. Contract completion date shall not be changed by submission of a schedule that shows an early completion date, unless specifically authorized by Change Order.

C. 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 the following long lead items and major items, requiring a cycle of more than 60 days, as separate activities in schedule. Procurement cycle activities include, but are not limited to, submittals, approvals, purchasing, fabrication, and delivery.

3. Submittal Review Time: Include review and resubmittal times indicated in Division 01 Section "Submittal Procedures" in schedule. Coordinate submittal review times in Contractor's Construction Schedule with Submittals Schedule.
4. 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.

5. Work Stages: Indicate important stages of construction for each major portion of the Work, including, but not limited to, the following:

D. Milestones: Include milestones indicated in the Contract Documents in schedule, including, but not limited to, the Notice to Proceed, Substantial Completion, and Final Completion.

E. 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.

2.2 CONTRACTOR'S CONSTRUCTION SCHEDULE (GANTT CHART)

A. Gantt-Chart Schedule: Submit a comprehensive, fully developed, horizontal Gantt-chart-type, Contractor's Construction Schedule within 10 days of date established for **the Notice of Award**. 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.

PART 3 - EXECUTION

3.1 CONTRACTOR'S CONSTRUCTION SCHEDULE

A. Contractor's Construction Schedule Updating: At two week intervals, update schedule to reflect actual construction progress and activities. Issue schedule **one day** 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 Architect, Owner, separate contractors, testing and inspecting agencies, and other parties identified by Contractor with a need-to-know schedule responsibility.

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

END OF SECTION

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SECTION 01 33 00

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. This Section includes administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.

B. Related Sections include the following:

1. Division 01 Section 01 29 00 "Payment Procedures" for submitting Applications for Payment and the Schedule of Values.
2. Division 01 Section 01 31 00 "Project Management and Coordination" for submitting and distributing meeting and conference minutes and for submitting Coordination Drawings.
3. Division 01 Section 01 32 00 "Construction Progress Documentation" for submitting schedules and reports, including Contractor's Construction Schedule and the Submittals Schedule.
4. Division 01 Section 01 40 00 "Quality Requirements" for submitting test and inspection reports and for mockup requirements.
5. Division 01 Section 01 77 00 "Closeout Procedures" for submitting warranties.
6. Division 01 Section 01 78 39 "Project Record Documents" for submitting Record Drawings, Record Specifications, and Record Product Data.
7. Divisions 02 through 49 Sections for specific requirements for submittals in those Sections.

1.3 DEFINITIONS

A. Action Submittals: Written and graphic information that requires Architect's responsive action.

B. Informational Submittals: Written information that does not require Architect's responsive action. Submittals may be rejected for not complying with requirements.

1.4 SUBMITTAL PROCEDURES

A. General:

1. Contractor shall submit electronic version of each individual submittal to the Architect in a printable PDF format. Format of PDF sheet should be of the same size as the hard copy submittal.

    a. Submittals that are larger than 11x17 shall be submitted via one hard copy in addition to the electronic version.
    b. Door hardware submittals shall be submitted with one hard copy in addition to the electronic version.

2. Contractor will be provided access to the Architect's secured project hosting site via a personalized password protected account. This site utilizes a web browser interface that requires internet access, and an individual email account.
3. Contractor shall be required to complete the Architect's Electronic Project Data Request Form.
4. Contractor will receive the necessary and applicable documentation for the purpose of providing submittals with the project hosting site when the account information is verified and configured by the Architect.
5. Architect will return submittals electronically in PDF format.
6. Contractor shall furnish one hard copy of each individual approved submittal as part of the final Operations and Maintenance Manuals.

B. Finish Submittals: Items requiring color, pattern, and similar selections shall be of sufficient size and quantity to clearly illustrate full range of color, texture, and pattern for Architects approval. Submit samples for selection of finishes within 60 days after Award of Contract, or earlier if requested at the Preconstruction Conference. Allow 60 days for Architects review of each submittal.

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

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

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

D. Submittals Schedule: Comply with requirements in Division 01 Section "Construction Progress Documentation" for list of submittals and time requirements for scheduled performance of related construction activities.

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

1. Initial Review: Allow **15** days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. **Architect** will advise Contractor when a submittal being processed must be delayed for coordination.

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2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.
3. Resubmittal Review: Allow **15** days for review of each resubmittal.
4. Sequential Review: Where sequential review of submittals by Architect's consultants, Owner, or other parties is indicated, allow **21** days for initial review of each submittal.
5. Concurrent Consultant Review: Where the Contract Documents indicate that submittals may be transmitted simultaneously to Architect and to Architect's consultants, allow **15** days for review of each submittal. Submittal will be returned to **Architect,** before being returned to Contractor.

F. Identification: Submittal Cover Sheet shall be completed and attached to each individual hard and electronic submittals. Include Contractor's stamp with completed information. Submittals without a cover sheet will not be reviewed and will be returned to the Contractor.

G. Deviations: **Highlight, encircle,** or otherwise specifically identify deviations from the Contract Documents on submittals.

H. Transmittal: Package each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form. Architect will **return submittals, without review,** received from sources other than Contractor.

1. Transmittal Form: Utilize the FORM PROVIDED IN THE PROJECT MANUAL, and provide the following information:
   a. Project name.
   b. Date.
   c. Destination (To:).
   d. Source (From:).
   e. Names of subcontractor, manufacturer, and supplier.
   f. Category and type of submittal.
   g. Submittal purpose and description.
   h. Specification Section number and title.
   i. Drawing number and detail references, as appropriate.
   j. Transmittal number**, numbered consecutively**.
   k. Submittal and transmittal distribution record.
   l. Remarks.
   m. Signature of transmitter.
2. On an attached separate sheet, prepared on Contractor's letterhead, record relevant information, requests for data, revisions other than those requested by Architect on previous submittals, and deviations from requirements in the Contract Documents, including minor variations and limitations. Include same label information as related submittal.

I. 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.

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

1.5 CONTRACTOR'S USE OF ARCHITECT'S CAD FILES

A. General: At Contractor's written request, access to copies of Architect's CAD files will only be provided to Prime Contractors solely for the Contractor's use in connection with the Project. Access to these files will be via a web based project site hosted by the Architect, which is subject to the terms and conditions identified in the Architect's "Electronic Project Data Request Form". This form will be provided to all successful Prime Contractors after the award of contract. The files that will be made available and the format in which they will be made available is identified in the form.

PART 2 - PRODUCTS

2.1 ACTION SUBMITTALS

A. General: Prepare and submit Action Submittals required by individual Specification Sections.

1. Submit electronic submittals directly to project hosting site specifically established for Project.

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 printed data are not suitable for use, submit as Shop Drawings, not as Product Data.
2. Mark each submittal to show which products and options are applicable.
3. Include the following information, as applicable:

a. Manufacturer's written recommendations.
b. Manufacturer's product specifications.
c. Manufacturer's installation instructions.
d. Standard color charts.
e. Manufacturer's catalog cuts.
f. Wiring diagrams showing factory-installed wiring.
g. Printed performance curves.
h. Operational range diagrams.
i. Mill reports.
j. Standard product operation and maintenance manuals.
k. Compliance with specified referenced standards.
l. Testing by recognized testing agency.
m. Application of testing agency labels and seals.
n. Notation of coordination requirements.

4. Submit Product Data before or concurrent with Samples.

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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 use of Architect's CAD Drawings are otherwise permitted**.

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

   a. Dimensions.
   b. Identification of products.
   c. Fabrication and installation drawings.
   d. Roughing-in and setting diagrams.
   e. Wiring diagrams showing field-installed wiring, including power, signal, and control wiring.
   f. Shopwork manufacturing instructions.
   g. Templates and patterns.
   h. Schedules.
   i. Design calculations.
   j. Compliance with specified standards.
   k. Notation of coordination requirements.
   l. Notation of dimensions established by field measurement.
   m. Relationship to adjoining construction clearly indicated.
   n. Seal and signature of professional engineer if specified.
   o. Wiring Diagrams: Differentiate between manufacturer-installed and field-installed wiring.

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 but no larger than 24 by 36 inches.

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 appropriate Specification Section.

3. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.

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

   a. Number of Samples: Submit three full set(s) of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect will return submittal with options selected.

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

a. Number of Samples: Submit **three** sets of Samples. Architect will retain **two** Sample sets; remainder will be returned. **Mark up and retain one returned Sample set as a Project Record Sample.**

1) 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.

E. Product Schedule or List: 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.
2. Number and name of room or space.
3. Location within room or space.

F. Contractor's Construction Schedule: Comply with requirements specified in Division 01 Section "Construction Progress Documentation" for Contractor's action.

G. Submittals Schedule: Comply with requirements specified in Division 01 Section "Construction Progress Documentation."

H. Application for Payment: Comply with requirements specified in Division 01 Section "Payment Procedures."

I. Schedule of Values: Comply with requirements specified in Division 01 Section "Payment Procedures."

J. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Include the following information in tabular form:

1. Name, address, and telephone number of entity performing subcontract or supplying products.
2. Number and title of related Specification Section(s) covered by subcontract.
3. Drawing number and detail references, as appropriate, covered by subcontract.

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2.2 INFORMATIONAL SUBMITTALS

A. General: Prepare and submit Informational Submittals required by individual Specification Sections.

1. Certificates and Certifications: Provide a notarized 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.
2. Test and Inspection Reports: Comply with requirements specified in Division 01 Section "Quality Requirements."

B. Coordination Drawings: Comply with requirements specified in Division 01 Section "Project Management and Coordination."

C. Contractor's Construction Schedule: Comply with requirements specified in Division 01 Section "Construction Progress Documentation."

D. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.

E. Installer Certificates: Prepare 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.

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

G. Product Certificates: Prepare written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.

H. Material Certificates: Prepare written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.

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

J. Schedule of Tests and Inspections: Comply with requirements specified in Division 01 Section "Quality Requirements."

K. Preconstruction Test Reports: Prepare 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.

L. Compatibility Test Reports: Prepare 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.

M. Field Test Reports: Prepare reports written by a qualified testing agency, on testing agency's standard form, 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.

N. Maintenance Data: Prepare written and graphic instructions and procedures for operation and normal maintenance of products and equipment. Comply with requirements specified in Division 01 Section "Operation and Maintenance Data."

O. Design Data: Prepare 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.

P. Manufacturer's Instructions: Prepare written or published information that documents manufacturer's recommendations, guidelines, and procedures for installing or operating a product or equipment. Include name of product and name, address, and telephone number of manufacturer. Include the following, as applicable:

1. Preparation of substrates.
2. Required substrate tolerances.
3. Sequence of installation or erection.
4. Required installation tolerances.
5. Required adjustments.
6. Recommendations for cleaning and protection.

Q. Construction **Photographs**: Comply with requirements specified in Division 01 Section "Photographic Documentation."

R. Material Safety Data Sheets (MSDSs): Submit information directly to Owner; do not submit to Architect**, except as required in "Action Submittals" Article**.

1. Architect will not review submittals that include MSDSs and will return or discard the entire submittal for resubmittal.

2.3 DELEGATED DESIGN

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 Submittal: In addition to Shop Drawings, Product Data, and other required submittals, submit statement, 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.

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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. 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. 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. General: Architect will not review submittals that do not bear Contractor's approval stamp and will return them without action.

B. Action Submittals: Architect will review submittal, make marks to indicate corrections or modifications, if required, and return it. Architect will stamp submittal with an action stamp and will mark stamp appropriately to indicate action taken as indicated on the Submittal Cover Sheet.

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

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

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

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SECTION 01 33 01

SUBMITTAL COVER SHEET FORM

See Continuation Sheet Attached Document.

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Date: _____ **Submission No.** _____ **No. of Copies** _____

TO:

R G Architects, LLC
200 West Main Street
Middletown, DE 19709

FROM:

Project Name and No.: _____
Prime Contractor Name/Contract Number: _____
Subcontractor Name/Contract Number: _____
Product Specification Section Name/Number: _____
Drawing Number/Name: _____
Manufacturer: _____ **Supplier:** _____
NOTE: Use a separate Submittal Cover Sheet for each submittal Drawing or Catalog Cut.

Contractor/Subcontractor Comments: _____

Architect's Comments: _____

Contractor's Stamp:

A/E Stamp:

☐ APPROVED
Indicates submittal in design professional's opinion conforms to information given and design concept expressed in contract documents.

☐ APPROVED AS NOTED
Same as above after submittal has been modified as noted by design professional. Resubmittal is not required and Contractor may proceed in accordance with submittal as modified.

☐ NOT APPROVED
Indicates submittal in design professional's opinion does not conform with information given and design concept expressed in contract documents or that submittal does not meet procedural requirements of contract documents. Additional information may be provided by design professional.

R G ARCHITECT, LLC

Date: _____ By: _____

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SECTION 01 40 00

QUALITY REQUIREMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

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

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

1. Specific quality-assurance and -control requirements for individual construction activities are specified in the Sections that specify those activities. Requirements in those Sections may also cover production of standard products.
2. Specified tests, inspections, and related actions do not limit Contractor's other quality-assurance and -control procedures that facilitate compliance with the Contract Document requirements.
3. Requirements for Contractor to provide quality-assurance and -control services required by Architect, Owner, or authorities having jurisdiction are not limited by provisions of this Section.

C. Related Sections include the following:

1. Division 01 Section 01 32 00 "Construction Progress Documentation" for developing a schedule of required tests and inspections.
2. Division 01 Section 01 73 29 "Cutting and Patching" for repair and restoration of construction disturbed by testing and inspecting activities.
3. Divisions 02 through 49 Sections for specific test and inspection requirements.

1.3 DEFINITIONS

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

B. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that actual products incorporated into the Work and completed

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construction comply with requirements. Services do not include contract enforcement activities performed by **Construction Manager**.

C. Mockups: Full-size, physical assemblies that are constructed on-site. Mockups are used to verify selections made under sample submittals, to demonstrate aesthetic effects and, where indicated, qualities of materials and execution, and to review construction, coordination, testing, or operation; they are not Samples. **Approved mockups establish the standard by which the Work will be judged.**

D. Laboratory Mockups: Full-size, physical assemblies that are constructed at testing facility to verify performance characteristics.

E. Preconstruction Testing: Tests and inspections that are performed specifically for the Project before products and materials are incorporated into the Work to verify performance or compliance with specified criteria.

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

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

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

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

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

1. Using a term such as "carpentry" does not imply that certain construction activities must be performed by accredited or unionized individuals of a corresponding generic name, such as "carpenter." It also does not imply that requirements specified apply exclusively to tradespeople of the corresponding generic name.

K. Experienced: When used with an entity, "experienced" means having successfully completed a minimum of **five** previous projects similar in size and scope to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.

1.4 SUBMITTALS

A. Qualification Data: 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.

B. Schedule of Tests and Inspections: Prepare in tabular form and include the following:

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1. Specification Section number and title.
2. Description of test and inspection.
3. Identification of applicable standards.
4. Identification of test and inspection methods.
5. Number of tests and inspections required.
6. Time schedule or time span for tests and inspections.
7. Entity responsible for performing tests and inspections.
8. Requirements for obtaining samples.
9. Unique characteristics of each quality-control service.

C. Reports: Prepare and submit certified written reports that include the following:

1. Date of issue.
2. Project title and number.
3. Name, address, and telephone number of testing agency.
4. Dates and locations of samples and tests or inspections.
5. Names of individuals making tests and inspections.
6. Description of the Work and test and inspection method.
7. Identification of product and Specification Section.
8. Complete test or inspection data.
9. Test and inspection results and an interpretation of test results.
10. Record of temperature and weather conditions at time of sample taking and testing and inspecting.
11. Comments or professional opinion on whether tested or inspected Work complies with the Contract Document requirements.
12. Name and signature of laboratory inspector.
13. Recommendations on retesting and reinspecting.

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.

1.5 QUALITY ASSURANCE

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

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

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

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

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

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

1. Requirement for specialists shall not supersede building codes and regulations governing the Work.

G. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E 548; and with additional qualifications specified in individual Sections; and where required by authorities having jurisdiction, that is acceptable to authorities.

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

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

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

I. 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. Demonstrate the proposed range of aesthetic effects and workmanship.
4. 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.

5. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.

1.6 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.

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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. Payment for these services will be made by the Owner.
3. 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. Tests and inspections not explicitly assigned to Owner are Contractor's responsibility. Unless otherwise indicated, provide quality-control services specified and those required by authorities having jurisdiction. Perform quality-control services required of Contractor by authorities having jurisdiction, whether specified or not.

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

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

2. Notify testing agencies at least **24** hours in advance of time when Work that requires testing or inspecting will be performed.
3. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality-control service.
4. Testing and inspecting requested by Contractor and not required by the Contract Documents are Contractor's responsibility.
5. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.

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 Division 01 Section "Submittal Procedures."

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

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

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

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

1. Access to the Work.
2. Incidental labor and facilities necessary to facilitate tests and inspections.
3. Adequate quantities of representative samples of materials that require testing and inspecting. Assist agency in obtaining samples.
4. Facilities for storage and field curing of test samples.
5. 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.

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

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

H. Schedule of Tests and Inspections: Prepare a schedule of tests, inspections, and similar quality-control services required by the Contract Documents. Submit schedule within **30** days of date established for **commencement of the Work**.

1. Distribution: Distribute schedule to Owner, Architect, **Construction Manager,** testing agencies, and each party involved in performance of portions of the Work where tests and inspections are required.

1.7 SPECIAL TESTS AND INSPECTIONS

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

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

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PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 REPAIR AND PROTECTION

A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.

1. Provide materials and comply with installation requirements specified in other Specification Sections. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible.

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.

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SECTION 01 50 00

TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. This Section includes requirements for

1. Temporary utilities, support facilities, and security and protection facilities.
2. Project Signage

B. Related Sections include the following:

1. Division 01 Section 01 10 00 "Summary of Work" for limitations on utility interruptions and other work restrictions.
2. Division 01 Section 01 33 00 "Submittal Procedures" for procedures for submitting copies of implementation and termination schedule and utility reports.
3. Division 01 Section 01 73 00 "Execution" for progress cleaning requirements.

1.3 DEFINITIONS

A. Permanent Enclosure: As determined by Architect, permanent or temporary roofing is complete, insulated, and weathertight; exterior walls are insulated and weathertight; and all openings are closed with permanent construction or substantial temporary closures.

1.4 USE CHARGES

A. General: Cost or use charges for temporary facilities shall be included in the Contract Sum. Allow other entities to use temporary services and facilities without cost, including, but not limited to, **Owner's construction forces,** Architect, testing agencies, and authorities having jurisdiction.

1.5 SUBMITTALS

A. Site Plan: Show temporary facilities, utility hookups, staging areas, and parking areas for construction personnel.

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1.6 QUALITY ASSURANCE

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

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

1.7 PROJECT CONDITIONS

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

PART 2 - PRODUCTS

2.1 TEMPORARY FACILITIES

A. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to accommodate materials and equipment for construction operations.

1. Store combustible materials apart from building.

2.2 EQUIPMENT

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

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

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

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

3.2 TEMPORARY UTILITY INSTALLATION

A. General: Install temporary service or connect to existing service.

1. Arrange with utility company, Owner, and existing users for time when service can be interrupted, if necessary, to make connections for temporary services.

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B. Water Service: Contractors will be permitted to use existing on-site water and electrical utilities within the project area. The Contractor shall be responsible for providing all equipment, connections, and extensions necessary to distribute water and electrical service from the existing source locations to the locations required for their work.

C. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.
1. Use of Permanent Toilets: Use of Owner's existing **is not permitted**

D. Electric Power Service: Use of Owner's existing electric power service will be permitted, as long as equipment is maintained in a condition acceptable to Owner.

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

1. Install and operate temporary lighting that fulfills security and protection requirements without operating entire system.
2. Install lighting for Project identification sign.

F. Telephone Service: Contractor shall provide their own communication equipment (phone, fax, computer, etc.).

1. The District will provide the Contractor with internet service.

G. Temporary Fire Protection: Contractor shall provide and maintain temporary fire protection in accordance with applicable OSHA requirements for the duration of construction.

H. Storage Areas and Security: The Owner will designate on-site storage areas. The Contractor shall provide all temporary storage facilities required for materials and equipment. Storage of materials and equipment within the building and outside of the designated construction area is prohibited. The Contractor shall be fully responsible for security of all on-site materials and equipment.

I. Field Office and Meeting Space: The Contractor will be provided with use of an area within the building for their field office and meeting purposes. The Contractor shall provide all furniture and furnishings required for their field office. The Owner will provide furniture for designated meeting spaces only.

J. Temporary Heating: The project area is currently within a conditioned space. However, if existing HVAC systems serving the project area are removed or rendered inoperable during the course of construction, the Contractor shall be responsible for providing temporary heat as required to support their work and maintain required construction conditions.

3.3 SUPPORT FACILITIES INSTALLATION

A. General: Comply with the following:
1. Provide incombustible construction for offices, shops, and sheds located within construction area or within 30 feet of building lines. Comply with NFPA 241.

2. Maintain support facilities until near Substantial Completion. Remove before Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to Owner.

B. Traffic Controls: Comply with requirements of authorities having jurisdiction.

1. Protect existing site improvements to remain including curbs, pavement, and utilities.
2. Maintain access for fire-fighting equipment and access to fire hydrants.

C. Parking: Provide temporary OR Use designated areas of Owner's existing parking areas for construction personnel.

D. Dewatering Facilities and Drains: Comply with requirements of authorities having jurisdiction. Maintain Project site, excavations, and construction free of water.

1. Dispose of rainwater in a lawful manner that will not result in flooding Project or adjoining properties nor endanger permanent Work or temporary facilities.
2. Remove snow and ice as required to minimize accumulations.

E. Project Identification and Temporary Signs: Provide Project identification and other signs. Install signs where indicated to inform public and individuals seeking entrance to Project. Unauthorized signs are not permitted.

1. Provide temporary, directional signs for construction personnel and visitors.
2. Maintain and touchup signs so they are legible at all times.

F. Waste Disposal Facilities: Comply with requirements specified in Division 01 Section "Construction Waste Management and Disposal."

G. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of authorities having jurisdiction. Comply with Division 01 Section "Execution" for progress cleaning requirements.

3.4 SECURITY AND PROTECTION FACILITIES INSTALLATION

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

1. Comply with work restrictions specified in Division 01 Section "Summary."

B. Temporary Erosion and Sedimentation Control: Provide measures to prevent soil erosion and discharge of soil-bearing water runoff and airborne dust to adjacent properties and walkways, according to requirements of authorities having jurisdiction.

1. Inspect, repair, and maintain erosion- and sedimentation-control measures during construction until permanent vegetation has been established.

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C. Stormwater Control: Comply with authorities having jurisdiction. Provide barriers in and around excavations and subgrade construction to prevent flooding by runoff of stormwater from heavy rains.

D. Tree and Plant Protection: Install temporary fencing located as indicated or outside the drip line of trees to protect vegetation from damage from construction operations. Protect tree root systems from damage, flooding, and erosion.

E. Site Enclosure Fence: **Before construction operations begin**, furnish and install site enclosure fence in a manner that will prevent people and animals from easily entering site except by entrance gates.

1. Extent of Fence: [As required to enclose entire Project site or portion determined sufficient to accommodate construction operations] [As indicated on Drawings].
2. Maintain security by limiting number of keys and restricting distribution to authorized personnel. **Provide Owner with one set of keys.**

F. Security Enclosure and Lockup: Install substantial temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security.

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

3.5 PROJECT SIGN

A. Project Identification and Temporary Signs: Prepare Project identification and other signs in sizes indicated. Install signs where indicated to inform public and persons seeking entrance to Project. Do not permit installation of unauthorized signs. Allow for a minimum 4’-0” x 8’-0” sign with cutouts.

1. Engage an experienced sign painter to apply graphics for Project identification signs.
2. Comply with details indicated in drawing and color rendering to be provided by Architect.

B. 4. Paint sign panel and applied graphics with exterior-grade alkyd gloss enamel over exterior primer.

3.6 OPERATION, TERMINATION, AND REMOVAL

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

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

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

C. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.

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

1. Materials and facilities that constitute temporary facilities are property of Contractor. Owner reserves right to take possession of Project identification signs.
2. Remove temporary paving not intended for or acceptable for integration into permanent paving. Where area is intended for landscape development, remove soil and aggregate fill that do not comply with requirements for fill or subsoil. Remove materials contaminated with road oil, asphalt and other petrochemical compounds, and other substances that might impair growth of plant materials or lawns. Repair or replace street paving, curbs, and sidewalks at temporary entrances, as required by authorities having jurisdiction.
3. At Substantial Completion, clean and renovate permanent facilities used during construction period. Comply with final cleaning requirements specified in Division 01 Section "Closeout Procedures."

END OF SECTION

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SECTION 01 60 00

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. This 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; product substitutions; and comparable products.

B. Related Sections include the following:

1. Division 01 Section 01 23 00 "Alternates" for products selected under an alternate.
2. Division 01 Section 01 77 00 "Closeout Procedures" for submitting warranties for Contract closeout.
3. Divisions 02 through 49 Sections for specific requirements for warranties on products and installations specified to be warranted.

1.3 DEFINITIONS

A. Products: Items purchased 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, or where indicated as a product substitution, 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. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.

C. Basis-of-Design Product Specification: Where a specific manufacturer's product is named and accompanied by the words "basis-of-design," 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 other named manufacturers.

1.4 SUBMITTALS

A. Product List: Submit a list, in tabular form, showing specified products. Include generic names of products required. Include manufacturer's name and proprietary product names for each product.

1. Coordinate product list with Contractor's Construction Schedule and the Submittals Schedule.
2. Form: Tabulate information for each product under the following column headings:

a. Specification Section number and title.
b. Generic name used in the Contract Documents.
c. Proprietary name, model number, and similar designations.
d. Manufacturer's name and address.
e. Supplier's name and address.
f. Installer's name and address.
g. Projected delivery date or time span of delivery period.
h. Identification of items that require early submittal approval for scheduled delivery date.

3. Initial Submittal: Within 30 days after date of commencement of the Work, submit 6 copies of initial product list. Include a written explanation for omissions of data and for variations from Contract requirements.
4. Architect's Action: Architect will respond in writing to Contractor within 15 days of receipt of completed product list. Architect's response will include a list of unacceptable product selections and a brief explanation of reasons for this action. Architect's response, or lack of response, does not constitute a waiver of requirement to comply with the Contract Documents.

B. 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 facsimile of form provided at end of Section.
2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:

a. Statement indicating why specified material or product cannot be provided.
b. Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by Owner and separate contractors, that will be necessary to accommodate proposed substitution.
c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
e. Samples, where applicable or requested.

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f. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
g. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
h. Research/evaluation reports evidencing compliance with building code in effect for Project, from a model code organization acceptable to authorities having jurisdiction.
i. 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 lack of availability or delays in delivery.
j. Cost information, including a proposal of change, if any, in the Contract Sum.
k. Contractor's certification that proposed substitution complies with requirements in the Contract Documents and is appropriate for applications indicated.
l. 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 7 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 7 days of receipt of additional information or documentation, whichever is later.

a. Form of Acceptance: Change Order.
b. Use product specified if Architect cannot make a decision on use of a proposed substitution within time allocated.

C. Basis-of-Design Product Specification Submittal: Comply with requirements in Division 01 Section "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, product selected shall be compatible with products previously selected, even if previously selected products were also options.

1. Each contractor is responsible for providing products and construction methods compatible with products and construction methods of other contractors.
2. If a dispute arises between contractors over concurrently selectable but incompatible products, Architect will determine which products shall be used.

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. Comply with manufacturer's written instructions.

B. Delivery and Handling:

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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 ensure compliance with the Contract Documents and to ensure that products are undamaged and properly protected.

C. Storage:

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

1.7 PRODUCT WARRANTIES

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

1. Manufacturer's Warranty: Preprinted written warranty published by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
2. Special Warranty: Written warranty required by or incorporated into the Contract Documents, either to extend time limit provided by manufacturer's warranty or to provide more rights for Owner.

B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution. Submit a draft for approval before final 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 appropriate form properly executed.
3. Refer to Divisions 02 through 49 Sections for specific content requirements and particular requirements for submitting special warranties.

C. Submittal Time: Comply with requirements in Division 01 Section "Closeout Procedures."

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PART 2 - PRODUCTS

2.1 PRODUCT SELECTION PROCEDURES

A. General Product Requirements: Provide products that comply with the Contract Documents, that are undamaged and, unless otherwise indicated, that 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. Where products are accompanied by the term "match sample," sample to be matched is Architect's.
6. Descriptive, performance, and reference standard requirements in the Specifications establish "salient characteristics" of products.
7. Or Equal or Comparable Product: Where products are specified by name and accompanied by the term "or equal" or "comparable product" or "or approved equal" or "or approved," comply with provisions in Part 2 "Comparable Products" Article to obtain approval for use of an unnamed product.

B. Product Selection Procedures:

1. Product: Where Specifications name a single product and manufacturer, provide the named product that complies with requirements.
2. Manufacturer/Source: Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements.
3. Products: Where Specifications include a list of names of both products and manufacturers, provide one of the products listed that complies with requirements.
4. Manufacturers: Where Specifications include a list of manufacturers' names, provide a product by one of the manufacturers listed that complies with requirements.
5. Available Products: Where Specifications include a list of names of both products and manufacturers, provide one of the products listed, or an unnamed product, that complies with requirements. Comply with provisions in Part 2 "Comparable Products" Article for consideration of an unnamed product.
6. Available Manufacturers: Where Specifications include a list of manufacturers, provide a product by one of the manufacturers listed, or an unnamed manufacturer, that complies with requirements. Comply with provisions in Part 2 "Comparable Products" Article for consideration of an unnamed product.
7. Product Options: Where Specifications indicate that sizes, profiles, and dimensional requirements on Drawings are based on a specific product or system, provide the specified product or system. Comply with provisions in Part 2 "Product Substitutions" Article for consideration of an unnamed product or system.
8. Basis-of-Design Product: Where Specifications name a product and/or include a list of manufacturers, provide the specified 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 provisions in Part 2

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"Comparable Products" Article for consideration of an unnamed product by the other named manufacturers.

9. Visual Matching Specification: Where Specifications require matching an established Sample, select a product that complies with requirements and matches Architect's sample. Architect's decision will be final on whether a proposed product matches.

    a. If no product available within specified category matches and complies with other specified requirements, comply with provisions in Part 2 "Product Substitutions" Article for proposal of product.

10. Visual Selection Specification: Where Specifications include the phrase "as selected from manufacturer's colors, patterns, textures" or a similar phrase, select a product that complies with other specified requirements.

    a. Standard Range: Where Specifications include the phrase "standard range of colors, patterns, textures" or similar phrase, Architect will select color, pattern, density, or texture from manufacturer's product line that does not include premium items.
    b. Full Range: Where Specifications include the phrase "full range of colors, patterns, textures" or similar phrase, Architect will select color, pattern, density, or texture from manufacturer's product line that includes both standard and premium items.

2.2 PRODUCT SUBSTITUTIONS

A. Timing: Architect will consider requests for substitution if received within 30 days after the Notice of Award. Requests received after that time may be considered or rejected at discretion of Architect.

B. 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:

1. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
2. Requested substitution does not require extensive revisions to the Contract Documents.
3. Requested substitution is consistent with the Contract Documents and will produce indicated results.
4. Substitution request is fully documented and properly submitted.
5. Requested substitution will not adversely affect Contractor's Construction Schedule.
6. Requested substitution has received necessary approvals of authorities having jurisdiction.
7. Requested substitution is compatible with other portions of the Work.
8. Requested substitution has been coordinated with other portions of the Work.
9. Requested substitution provides specified warranty.
10. 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.

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2.3 COMPARABLE PRODUCTS

A. Conditions: Architect will consider Contractor's request for comparable product 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:

1. Evidence that the proposed product does not require extensive 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.

PART 3 - EXECUTION (Not Used)

END OF SECTION

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Advancement of Construction Technology

SUBSTITUTION REQUEST
(After the Bidding Phase)

Project: _____ Substitution Request Number: _____
_____ From: _____
To: _____ Date: _____
_____ A/E Project Number: _____
Re: _____ Contact For: _____

Specification Title: _____ Description: _____
Section: _____ Page: _____ Article/Paragraph: _____
Drawing Number and Title: _____ Details Numbered: _____

Proposed Substitution: _____
Manufacturer: _____
Address: _____
Phone: _____ Fax: _____
Trade Name: _____ Model No.: _____
Installer: _____ Phone: _____ Fax: _____
Address: _____

History: ☐ New Product ☐ 2-5 years old ☐ 5-10 years old ☐ More than 10 years old

Differences between proposed substitution and specified product: _____
_____

☐ Point-by-point comparative data attached - REQUIRED BY A/E

Reason for not providing specified item: _____
_____

Similar Installation:
Project: _____
Address: _____
Architect: _____ Phone No.: _____
Owner: _____ Phone No.: _____
Date Installed: _____

Proposed substitutions affects other parts of Work.
☐ No ☐ Yes; explain _____

Cost Savings to Owner for accepting substitution: _____ ($ _____).
Proposed Substitution changes Contract Time:
☐ No ☐ Yes (Add) (Deduct) _____ days.

Supporting Data Attached: ☐ Drawings ☐ Product Data ☐ Samples ☐ Tests ☐ Reports ☐

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SUBSTITUTION REQUEST (Continued)

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Cost data as stated above is complete. Claims for additional costs related to accepted substitution which may subsequently become apparent are to be waived.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.
- Coordination, installation, and changes in the Work as necessary for accepted substitution will be complete in all respects.

Submitted by: _____

Signed by: _____

Firm: _____

Address: _____

_____

Telephone: _____

Attachments: _____

_____

A/E's Review and Action

☐ Substitution approved – Make submittals in accordance with Specification Section 01330.
☐ Substitution approved as noted – Make submittals in accordance with Specification Section 01330.
☐ Substitution rejected – Use specified materials.
☐ Substitution Request received too late – Use specified materials

Signed by: _____ Date: _____

Additional Comments: ☐ Contractor ☐ Subcontractor ☐ Supplier ☐ Manufacturer ☐ A/E ☐ _____

_____

_____

_____

_____

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SECTION 01 64 00

OWNER-FURNISHED CONTRACTOR-INSTALLED PRODUCTS (OFCI)

PART 1 – GENERAL

1.1 SUMMARY

A. This Section specifies the requirements for products and equipment furnished by the Owner and installed by the Contractor as part of the Work.

B. Refer to Section 01 11 00 "Summary of Work" for general responsibilities related to Owner-Furnished, Contractor-Installed (OFCI) Products.

1.2 OWNER-FURNISHED, CONTRACTOR-INSTALLED (OFCI) PRODUCTS

A. The following products will be furnished by the Owner and installed by the Contractor:

Design Team shall revise products and add spec section numbers per project requirements & provide product description, technical specification section, manufacturer & model number.

Product Description Spec Section Manufacturer Model

1. Hollow Metal, Wood & Storefront Door Hardware
2. Mechanical Products
3. Plumbing Products
4. Electrical Products
5. Generators and Transfer Switches

B. The Vendor's contact information for the OFCI Products is as follows:

1. Hollow Metal, Wood & Storefront Door Hardware

Precision Door & Hardware, LLC
201 Ruthar Drive, Suite 2
Newark, DE 19711
Contact:
Tom Hannibal
c. 443.761.8489
thannibal@pdoor.com

2. Mechanical Products

TriState HVAC Equipment, LLC
Union Hill Industrial Park
One Resource Drive
West Conshohocken, PA 19428
Contacts:
Ed Ciechon
c. 610.389.5616
eciechon@tristatehvac.com

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Rick StVincent
302.236.0109
rstvincent@tristatehvac.com

3. Plumbing Products

To Be Determined

4. Electrical Products

Graybar Electric Company, Inc.
1520 Bobali Drive
Harrisburg, PA 17104
Contact:
Kyle Blose
o. 717.260.6745
c. 717.439.7433
kyle.blose@graybar.com

5. Generators and Transfer Switches

Graybar Electric Company, Inc.

1520 Bobali Drive
Harrisburg, PA 17104
Contact:
Kyle Blose
o. 717.260.6745
c. 717.439.7433
kyle.blose@graybar.com

C. OFCI Products are further identified in the Drawings and Technical Specifications.

1.3 DELIVERY, STORAGE, AND HANDLING

A. Owner Responsibilities:

1. Provide the Contractor with a final list of the OFCI Products that will be provided by each OFCI Product Vendor.

B. Contractor Responsibilities:

1. Coordinate delivery of OFCI Products to the jobsite or to an approved staging location with the OFCI Vendor.

2. Receive, unload, and verify delivery of all OFCI Products based on the final list provided by the Owner.

3. Inspect for damage or missing components and report discrepancies to the Owner within 24 hours.

4. Securely store items in clean, dry, and protected conditions, in accordance with the manufacturer's instructions. The Contractor shall provide and pay for temporary storage if required.

5. Be responsible for safekeeping from delivery through Final Completion.

1.4 INSTALLATION

A. The Contractor shall install all OFCI Products in accordance with: - Contract Documents. - Manufacturer's instructions and provided templates. - Applicable codes and project requirements. Coordination with related trades (e.g., MEP rough-ins).

B. The Contractor shall provide all materials, accessories, fasteners, and labor required for complete installation, including: - Mounting supports and anchors. - Final utility connections (if not otherwise noted). - Finish integration, patching, and touch-ups as required.

C. The Contractor shall coordinate with their trades, the Architect, and the Owner's representatives to ensure timely, complete, and compliant installation.

1.5 WARRANTY

A. Notwithstanding the general warranty commencement provisions, the warranty period for all mechanical, electrical, and plumbing (MEP) systems, including but not limited to HVAC units, control systems, boilers, chillers, air handling equipment, generators, and transfer switches shall begin on the date of Final Completion of the respective system(s). Final Completion shall include successful start-up, testing, adjustment, balancing, training, and fully functional operation as demonstrated by test reports and approved by the Owner or the Owner's representative. If occupancy occurs prior to Final Completion, the warranty for MEP systems shall be deferred until all such activities are complete. This clause shall supersede any conflicting language regarding warranty commencement tied to Substantial Completion.

B. Delivery and installation of OFCI Products shall be integrated into the overall construction schedule and sequencing of work.

C. The Contractor shall schedule coordination and/or pre-installation meetings as necessary to ensure proper interface between OFCI Products and other building systems.

END OF SECTION

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SECTION 01 73 00

EXECUTION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. This Section includes general procedural requirements governing execution of the Work including, but not limited to, the following:

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

B. Related Sections include the following:

1. Division 01 Section 01 31 00 "Project Management and Coordination" for procedures for coordinating field engineering with other construction activities.
2. Division 01 Section 01 33 00 "Submittal Procedures" for submitting surveys.
3. Division 01 Section 01 73 29 "Cutting and Patching" for procedural requirements for cutting and patching necessary for the installation or performance of other components of the Work.
4. Division 01 Section 01 77 00 "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, and final cleaning.

1.3 SUBMITTALS

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

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

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

1. Before construction, verify the location and points of connection of utility services.

B. Existing Utilities: 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 and other construction affecting the Work.

1. Before construction, verify the location and points of connection of sanitary sewer, storm sewer, and water-service piping, and underground electrical services.
2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.

C. Acceptance of Conditions: 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. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:
   a. Description of the Work.
   b. List of detrimental conditions, including substrates.
   c. List of unacceptable installation tolerances.
   d. Recommended corrections.
2. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
3. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
4. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
5. 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 **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

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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, submit a Request for Information to Architect. Include a detailed description of problem encountered, together with recommendations for changing the Contract Documents.

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 professional engineer to lay out the Work using accepted surveying practices.
1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project.
2. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.
3. Inform installers of lines and levels to which they must comply.
4. Check the location, level and plumb, of every major element as the Work progresses.
5. Notify Architect when deviations from required lines and levels exceed allowable tolerances.
6. Close site surveys with an error of closure equal to or less than the standard established by authorities having jurisdiction.

C. 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 INSTALLATION

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

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

C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until 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. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.

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

G. 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.

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

3.5 PROGRESS CLEANING

A. General: **Each Contractor** shall clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. 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 materials more than 7 days during normal weather or 3 days if the temperature is expected to rise above 80 deg F.
   3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.

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

C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.
   1. Remove liquid spills promptly.
   2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.

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

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

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

G. Waste Disposal: Burying or burning waste materials on-site will not be permitted. Washing waste materials down sewers or into waterways will not be permitted.

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.

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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.

3.6 STARTING AND ADJUSTING

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

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

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

D. Manufacturer's Field Service: If a factory-authorized service representative is required to inspect field-assembled components and equipment installation, comply with qualification requirements in Division 01 Section "Quality Requirements."

3.7 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.

3.8 CORRECTION OF THE WORK

A. Repair or remove and replace defective construction. Restore damaged substrates and finishes. Comply with requirements in Division 01 Section "Cutting and Patching."
   1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.

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

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

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

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

END OF SECTION

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SECTION 01 73 29

CUTTING AND PATCHING

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. This Section includes procedural requirements for cutting and patching.

B. Related Sections include the following:

1. Divisions 02 through 49 Sections for specific requirements and limitations applicable to cutting and patching individual parts of the Work.

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 surfaces to original conditions after installation of other Work.

1.4 SUBMITTALS

A. Cutting and Patching Proposal: Submit a proposal describing procedures at least **10** days before the time cutting and patching will be performed, requesting approval to proceed. Include the following information:

1. Extent: Describe cutting and patching, show how they will be performed, and indicate why they cannot be avoided.
2. Changes to In-Place Construction: Describe anticipated results. Include changes to structural elements and operating components as well as changes in building's appearance and other significant visual elements.
3. Products: List products to be used and firms or entities that will perform the Work.
4. Dates: Indicate when cutting and patching will be performed.
5. Utility Services and Mechanical/Electrical Systems: List services/systems that cutting and patching procedures will disturb or affect. List services/systems that will be relocated and those that will be temporarily out of service. Indicate how long services/systems will be disrupted.

6. Structural Elements: Where cutting and patching involve adding reinforcement to structural elements, submit details and engineering calculations showing integration of reinforcement with original structure.
7. **Architect's** Approval: Obtain approval of cutting and patching proposal before cutting and patching. Approval does not waive right to later require removal and replacement of unsatisfactory work.

1.5 QUALITY ASSURANCE

A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.

B. 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. **Operating elements include the following:**

1. Primary operational systems and equipment.
2. Air or smoke barriers.
3. Fire-suppression systems.
4. Communication systems.
5. Electrical wiring systems.

C. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces 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.

D. Cutting and Patching Conference: Before proceeding, meet at Project site with parties involved in cutting and patching, including mechanical and electrical trades. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

1.6 WARRANTY

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

PART 2 - PRODUCTS

2.1 MATERIALS

A. General: Comply with requirements specified in other Sections.

B. In-Place Materials: Use materials identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.

1. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials.

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PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed.

1. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Temporary Support: Provide temporary support of Work to be cut.

B. 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.

C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.

3.3 PERFORMANCE

A. 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. 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 as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
3. **Concrete and Masonry**: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
4. Excavating and Backfilling: Comply with requirements in applicable Division 31 Sections where required by cutting and patching operations.
5. Proceed with patching after construction operations requiring cutting are complete.

C. 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 possible. Provide materials and comply with installation requirements specified in other Sections.

1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate 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 eliminate 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.

D. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.

END OF SECTION

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SECTION 01 74 19

CONSTRUCTION WASTE MANAGEMENT

PART 1 – GENERAL

1.1 SUMMARY

A. Section includes: Administrative and procedural requirements for construction waste management activities.

1.2 DEFINITIONS

A. Construction, Demolition, and Land clearing (CDL) Waste: Includes all non-hazardous solid wastes resulting from construction, remodeling, alterations, repair, demolition and land clearing. Includes material that is recycled, reused, salvaged or disposed as garbage.

B. Salvage: Recovery of materials for on-site reuse, sale or donation to a third party.

C. Reuse: Making use of a material without altering its form. Materials can be reused on-site or reused on other projects off-site. Examples include but are not limited to the following: Crushing or grinding of concrete for use as sub-base material. Chipping of land clearing debris for use as mulch.

D. Recycling: The process of sorting, cleaning, treating, and reconstituting materials for the purpose of using the material in the manufacture of a new product.

E. Source-Separated CDL Recycling: The process of separating recyclable materials in separate containers as they are generated on the job-site. The separated materials are hauled directly to a recycling facility or transfer station.

F. Co-mingled CDL Recycling: The process of collecting mixed recyclable materials in one container on-site. The container is taken to a material recovery facility where materials are separated for recycling.

G. Approved Recycling Facility: Any of the following:

1. A facility that can legally accept CDL waste materials for the purpose of processing the materials into an altered form for the manufacture of a new product.
2. Material Recovery Facility: A general term used to describe a waste-sorting facility. Mechanical, hand-separation, or a combination of both procedures, are used to recover recyclable materials.

H. Universal waste components (UWC) 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.

1.3 SUBMITTALS

A. Contractor shall develop a Waste Management Plan: Submit 3 copies of plan within 14 days of date established for the **Notice to Proceed**.

B. Contractor shall provide Waste Management Report: Concurrent with each Application for Payment, submit **3** copies of report.

1.4 PERFORMANCE REQUIREMENTS

A. General: Divert a minimum of **75%** CDL waste, by weight, from the landfill by one, or a combination of the following activities:

1. Salvage
2. Reuse
3. Source-Separated CDL Recycling
4. Co-mingled CDL Recycling

B. CDL waste materials that can be salvaged, reused or recycled include, but are not limited to, the following:

1. Acoustical ceiling tiles
2. Asphalt
3. Asphalt shingles
4. Cardboard packaging
5. Carpet and carpet pad
6. Concrete
7. Drywall
8. Fluorescent lights and ballasts
9. Land clearing debris (vegetation, stumpage, dirt)
10. Metals
11. Paint (through hazardous waste outlets)
12. Wood
13. Plastic film (sheeting, shrink wrap, packaging)
14. Window glass
15. Wood
16. Field office waste, including office paper, aluminum cans, glass, plastic, and office cardboard.

1.5 QUALITY ASSURANCE

A. Waste Management Coordinator Qualifications: Experienced firm, with a record of successful waste management coordination of projects with similar requirements, that employs a LEED Accredited Professional, certified by the USGBC as waste management coordinator.

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

C. Regulatory Requirements: Conduct construction waste management activities in accordance with hauling and disposal regulations of all authorities having jurisdiction and all other applicable laws and ordinances.

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D. Preconstruction Conference: Schedule and conduct meeting at Project site prior to construction activities.

1. Attendees: Inform the following individuals, whose presence is required, of date and time of meeting.

a. Owner
b. Architect
c. Contractor's superintendent
d. Major subcontractors
e. Waste Management Coordinator
f. Other concerned parties.

2. Agenda Items: Review methods and procedures related to waste management including, but not limited to, the following:

a. Review and discuss waste management plan including responsibilities of Waste Management Coordinator.
b. Review requirements for documenting quantities of each type of waste and its disposition.
c. Review and finalize procedures for materials separation and verify availability of containers and bins needed to avoid delays.
d. Review procedures for periodic waste collection and transportation to recycling and disposal facilities.
e. Review waste management requirements for each trade.

3. Minutes: Record discussion. Distribute meeting minutes to all participants.
Note: If there is a Project Architect, they will perform this role.

1.6 WASTE MANAGEMENT PLAN – Contactor shall develop and document the following:

A. Develop a plan to meet the requirements listed in this section at a minimum. Plan shall consist of waste identification, waste reduction plan and cost/revenue analysis. Distinguish between demolition and construction waste. Indicate quantities by weight throughout the plan.

B. Indicate anticipated types and quantities of demolition, site-clearing and construction waste generated by the project. List all assumptions made for the quantities estimates.

C. List each type of waste and whether it will be salvaged, recycled, or disposed of in an landfill. The plan should included the following information:

1. Types and estimated quantities, by weight, of CDL waste expected to be generated during demolition and construction.
2. Proposed methods for CDL waste salvage, reuse, recycling and disposal during demolition including, but not limited to, one or more of the following:

a. Contracting with a deconstruction specialist to salvage materials generated,
b. Selective salvage as part of demolition contractor’s work,
c. Reuse of materials on-site or sale or donation to a third party.

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3. Proposed methods for salvage, reuse, recycling and disposal during construction including, but not limited to, one or more of the following:

    a. Requiring subcontractors to take their CDL waste to a recycling facility;
    b. Contracting with a recycling hauler to haul recyclable CDL waste to an approved recycling or material recovery facility;
    c. Processing and reusing materials on-site;
    d. Self-hauling to a recycling or material recovery facility.

4. Name of recycling or material recovery facility receiving the CDL wastes.
5. Handling and Transportation Procedures: Include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location on project site where materials separation will be located.

D. Cost/Revenue Analysis: Indicate total cost of waste disposal as if there was no waste management plan and net additional cost or net savings resulting from implementing waste management plan. Include the following:

1. Total quantity of waste.
2. Estimated cost of disposal (cost per unit). Include hauling and tipping fees and cost of collection containers for each type of waste.
3. Total cost of disposal (with no waste management).
4. Revenue from salvaged materials.
5. Revenue from recycled materials.
6. Savings in hauling and tipping fees by donating materials.
7. Savings in hauling and tipping fees that are avoided.
8. Handling and transportation costs. Including cost of collection containers for each type of waste.
9. Net additional cost or net savings from waste management plan.

PART 2 - PRODUCTS (Not Used)

PART 3 – EXECUTION

3.1 CONSTRUCTION WASTE MANAGEMENT, GENERAL

A. Provide containers for CDL waste that is to be recycled clearly labeled as such with a list of acceptable and unacceptable materials. The list of acceptable materials must be the same as the materials recycled at the receiving material recovery facility or recycling processor.

B. The collection containers for recyclable CDL waste must contain no more than 10% non-recyclable material, by volume.

C. Provide containers for CDL waste that is disposed in a landfill clearly labeled as such.

D. Use detailed material estimates to reduce risk of unplanned and potentially wasteful cuts.

E. To the greatest extent possible, include in material purchasing agreements a waste reduction provision requesting that materials and equipment be delivered in packaging made of recyclable material, that they reduce the amount of packaging, that packaging be taken back

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for reuse or recycling, and to take back all unused product. Insure that subcontractors require the same provisions in their purchase agreements.

F. Conduct regular visual inspections of dumpsters and recycling bins to remove contaminants.

3.2 SOURCE SEPARATION

A. General: Contractor shall separate recyclable materials from CDL waste to the maximum extent possible.

Separate recyclable materials by type.

1. Provide containers, clearly labeled, by type of separated materials or provide other storage method for managing recyclable materials until they are removed from Project site.
2. Stockpile processed materials on-site without intermixing with other materials. Place, grade, and shape stockpiles to drain surface water and to minimize pest attraction. Cover to prevent windblown dust.
3. Stockpile materials away from demolition area. Do not store within drip line of remaining trees.
4. Store components off the ground and protect from weather.

3.3 CO-MINGLED RECYCLING

A. General: Do not put CDL waste that will be disposed in a landfill into a co-mingled CDL waste recycling container.

3.4 REMOVAL OF CONSTRUCTION WASTE MATERIALS

A. Remove CDL waste materials from project site on a regular basis. Do not allow CDL waste to accumulate on-site.

B. Transport CDL waste materials off Owner's property and legally dispose of them.

C. Burning of CDL waste is not permitted.

3.5 UNIVERSAL WASTE DIVERSION

A. Remove all universal waste from fixtures, panels, and related devices for proper diversion and reclamation.

B. Store all universal waste in containers provided by contact person within facilities operations.

C. Store all universal waste in a secured location and request periodic removal from assigned contact person.

D. Exemption: electric motors, circuit breakers, transformers and lighting contactors are exempt from this provision provided the contractor chooses to salvage or reuse the components.

E. No identified universal waste will be discarded into the waste stream.

END OF SECTION

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WASTE MANAGEMENT PROGRESS REPORT				
	DISPOSED IN MUNICIPAL SOLID WASTE LANDFILL	**DIVERTED FROM LANDFILL BY RECYCLING, SALVAGE OR REUSE**		
MATERIAL CATEGORY		Recycled	Salvaged	Reused
1. Acoustical Ceiling Tiles				
2. Asphalt				
3. Asphalt Shingles				
4. Cardboard Packaging				
5. Carpet and Carpet Pad				
6. Concrete				
7. Drywall				
8. Fluorescent Lights and Ballasts				
9. Land Clearing Debris (vegetation, stumpage, dirt)				
10. Metals				
11. Paint (through hazardous waste outlets)				
12. Wood				
13. Plastic Film (sheeting, shrink wrap, packaging)				
14. Window Glass				
15. Field Office Waste (office paper, aluminum cans, glass, plastic, and coffee cardboard)				
16. Other (insert description)				
17. Other (insert description)				
Total (In Weight)		(TOTAL OF ALL ABOVE VALUES – IN WEIGHT)		
		Percentage of Waste Diverted	(TOTAL WASTE DIVIDED BY TOTAL DIVERTED)	

END OF SECTION

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SECTION 01 77 00

CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. 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. Related Sections include the following:

1. Division 01 Section 01 29 00 "Payment Procedures" for requirements for Applications for Payment for Substantial and Final Completion.
2. Division 01 Section 01 73 00 "Execution" for progress cleaning of Project site.
3. Division 01 Section 01 78 39 "Project Record Documents" for submitting Record Drawings, Record Specifications, and Record Product Data.
4. Divisions 02 through 49 Sections for specific closeout and special cleaning requirements for the Work in those Sections.

1.3 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 and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
8. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
9. Complete final cleaning requirements, including touchup painting.
10. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

B. Inspection: Submit a written request for inspection for Substantial Completion. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.

1. Reinspection: Reinspection will occur during final inspection.
2. Results of completed inspection will form the basis of requirements for Final Completion.

1.4 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 01 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. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
2. **Inspections by the Architect, requested by the Contractor after the second punch list inspection, shall be at the cost of the Contractor. Costs shall be on a time and material basis and back charged to the Contractor's contract with the Owner.**

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1.5 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.

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

a. Project name.
b. Date.
c. Name of Architect.
d. Name of Contractor.
e. Page number.

1.6 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. Partial Occupancy: Submit properly executed warranties within 15 days of completion of designated portions of the Work that are completed and occupied or used by Owner during construction period by separate agreement with Contractor.

C. 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.

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

1.7 CLOSEOUT DOCUMENT CHECKLIST

1. Form G704 Substantial Completion
2. Form G706 Affidavit of Payment of Debts and Claims
3. Form 706A Release of Liens Contractor / Subcontractor
4. Form 707 Consent of Surety Company
5. Final Payment App

6. Certificate of Occupancy
7. Environmental Certificates
8. Warranties (Letter of Guarantee and Warranty Info)
9. O&M Manuals
10. Hard Copy of As-Built Drawings
11. 2 sets of drawing discs. Update CAD files
12. Test & Balancing Reports
13. Field Reports / Inspection Reports
14. Pest Control Final Inspection Report & Warranty (Slabs over 400SF)
15. Record Shop Drawings and submittals
16. Affidavit of Discharge of State Tax Liability
17. Copy of completed final punch list signed off on by Owner's Rep
18. Punch list Closeout Letter

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 snow and ice to provide safe access to building.
e. 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.
f. Leave Project clean and ready for occupancy.

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C. 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

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SECTION 01 78 39

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. This Section includes administrative and procedural requirements for Project Record Documents, including the following:

1. Record Drawings.
2. Record Specifications.
3. Record Product Data.

B. Related Sections include the following:

1. Division 01 Section 01 77 00 "Closeout Procedures" for general closeout procedures.
2. Divisions 02 through 49 Sections for specific requirements for Project Record Documents of the Work in those Sections.

1.3 SUBMITTALS

A. Record Drawings: Comply with the following:

1. Number of Copies: Submit copies of Record Drawings as follows:

a. Initial Submittal: Submit **one** set(s) of **plots from corrected Record CAD Drawings** and **one** set(s) of marked-up Record Prints. Architect will initial and date each **plot** and mark whether general scope of changes, additional information recorded, and quality of drafting are acceptable. Architect will return **plots** and prints for organizing into sets, printing, binding, and final submittal.

b. Final Submittal: Submit **one** set(s) of marked-up Record Prints, **one** set(s) of Record Transparencies, Print each Drawing, whether or not changes and additional information were recorded.

1) Electronic Media: **CD-R GOLD Label**.

B. Record Specifications: Submit **one copy** of Project's Specifications, including addenda and contract modifications.

C. Record Product Data: Submit **one copy** of each Product Data submittal.

1. Where Record Product Data is required as part of operation and maintenance manuals, submit marked-up Product Data as an insert in manual instead of submittal as Record Product Data.

PART 2 - PRODUCTS

2.1 RECORD DRAWINGS

A. Record Prints: Maintain one set of blue- or black-line white prints of the Contract Drawings and Shop Drawings.

1. Preparation: Mark Record Prints to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is Installer, subcontractor, or similar entity, to prepare the 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 understandable drawing technique.
c. Record data as soon as possible after obtaining it. 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. Changes made by Change Order or Change Directive.
f. Changes made following Architect's written orders.
g. Details not on the original Contract Drawings.
h. Field records for variable and concealed conditions.
i. Record information on the Work that is shown only schematically.

3. Mark the Contract Drawings or Shop Drawings, whichever is most capable of showing actual physical conditions, completely and accurately. If Shop Drawings are marked, show cross-reference on the Contract Drawings.
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.

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B. Record Transparencies: Immediately before inspection for Certificate of Substantial Completion, review marked-up Record Prints with Architect. When authorized, prepare a full set of corrected transparencies of the Contract Drawings and Shop Drawings.

1. Incorporate changes and additional information previously marked on Record Prints. Erase, redraw, and add details and notations where applicable.
2. Refer instances of uncertainty to Architect for resolution.
3. Owner will furnish Contractor one set of transparencies of the Contract Drawings for use in recording information.
4. Print the Contract Drawings and Shop Drawings for use as Record Transparencies. Architect will make the Contract Drawings available to Contractor's print shop.

C. Record CAD Drawings: Immediately before inspection for Certificate of Substantial Completion, review marked-up Record Prints with Architect. When authorized, prepare a full set of corrected CAD Drawings of the Contract Drawings, as follows:

1. Format: Same CAD program, version, and operating system as the original Contract Drawings.
2. Format: **DWG**, Version AutoCAD 2022, operating in **Microsoft Windows** operating system.
3. Incorporate changes and additional information previously marked on Record Prints. Delete, redraw, and add details and notations where applicable.
4. Refer instances of uncertainty to Architect for resolution.
5. Architect will furnish Contractor one set of CAD Drawings of the Contract Drawings for use in recording information.

    a. Architect makes no representations as to the accuracy or completeness of CAD Drawings as they relate to the Contract Drawings.
    b. CAD Software Program: The Contract Drawings are available in AutoCAD 2010.

D. Newly Prepared Record Drawings: Prepare new Drawings instead of preparing Record Drawings where Architect determines that neither the original Contract Drawings nor Shop Drawings are suitable to show actual installation.

1. New Drawings may be required when a Change Order is issued as a result of accepting an alternate, substitution, or other modification.
2. Consult Architect for proper scale and scope of detailing and notations required to record the actual physical installation and its relation to other construction. Integrate newly prepared Record Drawings into Record Drawing sets; comply with procedures for formatting, organizing, copying, binding, and submitting.

E. 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. Record Transparencies: Organize into unbound sets matching Record Prints. Place transparencies in durable tube-type drawing containers with end caps. Mark end cap of each container with identification. If container does not include a complete set, identify Drawings included.

3. Record CAD Drawings: Organize CAD information into separate electronic files that correspond to each sheet of the Contract Drawings. Name each file with the sheet identification. Include identification in each CAD file.
4. Identification: As follows:

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

2.2 RECORD PRODUCT DATA

A. Preparation: Mark Product Data to indicate the actual product installation where installation varies substantially from that indicated in Product Data submittal.

1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
2. Include significant changes in the product delivered to Project site and changes in manufacturer's written instructions for installation.
3. Note related Change Orders**, Record Specifications,** and Record Drawings where applicable.

2.3 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.

PART 3 - EXECUTION

3.1 RECORDING AND MAINTENANCE

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

B. 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

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SECTION 01 91 00

GENERAL COMMISSIONING 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. This Section includes general requirements that apply to implementation of commissioning without regard to systems, subsystems, and equipment being commissioned.

B. Related Sections include the following:

1. Division 22 Section "Commissioning of Plumbing" for specific requirements for commissioning Plumbing systems.
2. Division 23 Section " Commissioning of HVAC" for specific requirements for commissioning HVAC systems.
3. Division 26 Section " Commissioning of Electrical" for specific requirements for commissioning electrical systems.

1.3 COMMISSIONING PROCESS

A. Commissioning. Commissioning is a systematic process of ensuring that all building systems perform interactively according to the design intent and the Owner's operational needs. The commissioning process shall encompass and coordinate the traditionally separate functions of system documentation, equipment startup, control system calibration, testing, adjusting and balancing, performance testing, and training.

B. Commissioning during the design phase is intended to achieve the following specific objectives:

1. Incorporate commissioning requirements into the contract documents.
2. Provide design review comments with a focus on compliance with the Owner's Project Requirements, design clarity, accessibility and maintainability, O&M training and documentation requirements, and the ability to test and verify system operation.

C. Commissioning during the construction phase is intended to achieve the following specific objectives according to the Contract Documents:

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1. Verify applicable equipment and systems are installed according to the Owner's project requirements, manufacturer's recommendations, and industry accepted minimum standards.
2. Verify applicable equipment and systems receive adequate operational checkout by installing contractors.
3. Observe and document proper performance of equipment and systems.

D. The commissioning process does not take away from or reduce the responsibility of the system designers or installing contractors to provide a finished and fully functioning product.

E. Abbreviations. The following are common abbreviations that may be used in the specifications and the Commissioning Plan.

1. A/E: Architects and Engineers
2. AABC: Associated Air Balance Council
3. ACG: AABC Commissioning Group
4. AHJ: Authority Having Jurisdiction
5. ASHRAE: American Society of Heating, Refrigeration and Air-Conditioning Engineers
6. BAS: Building Automation System
7. BOD: Basis of Design
8. Cx: Commissioning
9. CIL: Construction Issues Log
10. CxA: Commissioning Authority
11. CM: Construction Manager
12. TCC: Temperature Controls Contractor
13. DB/C: Design Build Contractor
14. EC: Electrical Contractor
15. FO: Field Observation Report
16. FPT: Functional Performance Test:
17. GC: General Contractor
18. IST: Integrated Systems Test
19. LEED: Leadership in Energy and Environmental Design
20. MFR: Manufacturer
21. MC: Mechanical Contractor
22. NEBB: National Environmental Balancing Bureau
23. O&M: Operation and Maintenance
24. OPR: Owner's Project Requirements
25. PC: Plumbing Contractor
26. PFC: Pre-Functional Checklist
27. PM: Project Manager
28. Subs: Subcontractors to General
29. TAB: Test, Adjust & Balance Contractor

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1.4 DEFINITIONS

A. Acceptance: A formal action, taken by a person with appropriate provider (which may or may not be contractually defined) to declare that some aspect of the project meets defined requirements, thus permitting subsequent activities to proceed.

B. Approval: Acceptance that a piece of equipment or system has been properly installed and is functioning in the tested modes according to the contract documents.

C. BoD: Basis of Design. A document that records concepts, calculations, decisions, and product selections used to meet the OPR and to satisfy applicable regulatory requirements, standards, and guidelines. The document includes both narrative descriptions and lists of individual items that support the design process.

D. Commissioning Plan: A document that outlines the organization, schedule, allocation of resources, and documentation requirements of the commissioning process.

E. Commissioning Authority: An entity identified by the Owner who leads, plans, schedules, and coordinates the commissioning team to implement the Commissioning Process.

F. Cx Team: The individuals who through coordinated actions are responsible for implementing the Commissioning Process.

G. Data Logging: The monitoring and recording of flows, currents, status, pressures, etc., of equipment using stand-alone data recorders separate from the control system or the trending capabilities of control systems.

H. Deficiency: A condition in the installation or function of a component, piece of equipment, or system that is not in compliance with the contract documents.

I. Field Report: A written document that details activities completed as part of the commissioning process and significant findings from those activities.

J. Functional Performance Test (FPT): A test designed to exercise the equipment or system's controllability or functionality. These tests are designed using the approved engineered sequence of operations for a given system. The test procedure is most often unique and specific for a system with a given project. Generally speaking a functional test is required if a system has moving parts, environmental controls or input and output functions.

K. Issues Log: A formal and ongoing record of problems or concerns - and their resolution - that have been raised by members of the commissioning team during the course of the commissioning process.

L. OPR: Owner's Project Requirements. A document that details the functional requirements of a project and the expectations of how it will be used and operated. These include Project goals, measurable performance criteria, cost considerations, benchmarks, success criteria, and supporting information.

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M. Seasonal Performance Tests: Performance tests that are deferred until the system(s) will experience conditions closer to their design conditions based on weather conditions.

N. Systems, Subsystems, Equipment, and Components: Where these terms are used together or separately, they shall mean "as-built" systems, subsystems, equipment, and components.

O. Trending: The monitoring, by a building management system or other electronic data gathering equipment, and analyzing of the data gathered over a period of time.

1.5 COMMISSIONING TEAM

A. Members Appointed by Contractor(s): Individuals, each having the authority to act on behalf of the entity he or she represents, explicitly organized to implement the commissioning process through coordinated action. The commissioning team shall consist of, but not be limited to, representatives of Contractor, including Project Superintendent and subcontractors, installers, suppliers, and specialists deemed appropriate by the CxA.

B. Members Appointed by Owner:

1. CxA: The designated person, company, or entity that plans, schedules, and coordinates the commissioning team to implement the commissioning process.

   a. The CxA for this project will be: IMEG Consultants Corp. The project manager is Donny Jagoda (Donald.P.Jagoda@imegcorp.com).

2. Representatives of the facility user and operation and maintenance personnel.
3. Architectural and Engineering design professionals.

1.6 RESPONSIBILITIES

A. Owner's Responsibilities:
   1. Provide direction to Design Team and Contractors based on CxA recommendations.
   2. Attend commissioning team meetings held on an as scheduled basis.

B. Design Team Responsibilities:
   1. Conduct design review meetings.
   2. Respond to CxA design review comments.
   3. Incorporate Cx Specifications within the Contract Documents.
   4. Address and provide direction to Contractors to resolve design related issues that transpire during the commissioning process.

C. Contractor's Responsibilities:

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1. Contractor shall assign representatives with expertise and authority to act on its behalf and shall schedule them to participate in and perform commissioning process activities including, but not limited to, the following:

    a. Integrate and coordinate commissioning process activities with construction schedule.
    b. Provide commissioning team access to project documentation including but not limited to approved submittals, startup reports, RFI, shop drawings, and operating and maintenance criteria.
    c. Attend commissioning team meetings held on an as scheduled basis.
    d. Review and accept commissioning process test procedures provided by the Commissioning Authority.
    e. Demonstrate system operation to assist with completing Functional Performance Test procedures, and seasonal testing as required.
    f. Evaluate performance deficiencies identified in site observation and functional test reports and, in collaboration with entity responsible for system and equipment installation, recommend corrective action.
    g. Cooperate with the CxA for resolution of issues recorded in the Issues Log.
    h. Provide requested information to the CxA for updating the commissioning plan throughout the project.
    i. Pre-test all systems/equipment prior to engaging CxA for functional performance testing.
    j. Provide necessary documentation for inclusion in the systems manual including, but not limited to O&Ms, warranty information, as-built drawings, and final TAB report.
    k. Participate in training sessions for Owner's operation and maintenance personnel.

        1) Provide sign in sheet and agenda for Owners' building staff training.

D. CxA's Responsibilities:

1. Organize and lead the commissioning team.
2. Provide commissioning specifications for inclusion in the overall project specification.
3. Provide commissioning plan.
4. Review design documents and provide necessary comments to design team
5. Review approved submittals from the Contractor.
6. Conduct commissioning team meetings including a Cx kickoff meeting.
7. Prepare and provide functional performance testing procedures
8. Perform site observation visits during the construction phase and provide site observation reports to project team.
9. Prepare and maintain the Commissioning Issues Log.
10. Witness systems, assemblies, equipment, and component startup as necessary.
11. Lead functional testing efforts. Document test results and maintain Cx issues log.
12. Prepare and provide preliminary and final commissioning reports.

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1.7 COMMISSIONING DOCUMENTS

A. Commissioning Specifications: The contract document(s) that detail the objective, scope, and implementation of the commissioning process as developed in the Commissioning Plan.

B. Commissioning Plan. The Commissioning Plan (Cx Plan) provides definition for the execution of the commissioning process. The CxA will issue the Cx Plan at or before the Commissioning Kickoff meeting. The Commissioning Authority (CxA) shall update the Cx Plan when appropriate during the Cx process.

C. Functional Performance Tests (FPTs): A set of documents created by the CxA to verify the systems are functioning as intended. FPTs include test procedures, expected results, and actual results for point checks and sequence testing.

D. Commissioning Issues Log: A tool used to document commissioning issues observed during the commissioning process and track the issues to resolution. Contractors provide updates and CxA verifies issue resolution before issues are closed.

E. Commissioning Report: A document that the CxA submits to the Owner towards the end of the project, which includes the commissioning plan, completed pre-functional checklists, functional performance test results, cx issues log, as well as supporting documentation provided by the Contractors (e.g. TAB Report, Training Plan, etc.) that were referenced during the commissioning process.

1.8 EQUIPMENT/SYSTEMS TO BE COMMISSIONED

A. The following equipment/systems will be commissioned, subject to change depending on the final Construction Documents):

Equipment/System	Quantity	Sampling Strategy
Building Automation System Integration	-	100%
Dual Temp Loop / CHW Pumps	3	100%
Air Handling Units	2	100%
Gravity Roof Vent / Intake Hood	23	25%
Fan Coil Units	21	25%
Unit Ventilators	44	25%
Blower Coil Units	8	25%
Hot Water Unit Heaters	2	100%
Ductless Split Systems	2	100%
Exhaust Fans	16	50%
OA Booster Fan	1	100%
Distribution to New Plumbing Fixtures		50%
Generators	1	100%
Automated Transfer Switches	1	100%

Equipment/System	Quantity	Sampling Strategy
Lighting controls / Emergency Lighting Fixtures		50%

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PART 2 - PRODUCTS

2.1 TEST EQUIPMENT

A. All standard testing equipment required to perform startup, initial checkout, and functional performance testing shall be provided by the Division Contractor. If required, two-way radios, ladders and/or man-lifts shall be provided by the General Contractor or applicable subcontractor.

B. All testing equipment shall be of sufficient quality and accuracy to test and/or measure system performance with the tolerances specified in the related specifications. All equipment shall be calibrated according to the manufacturer's recommended intervals and when dropped or damaged shall be replaced. Calibration tags shall be affixed or certificates readily available.

PART 3 - EXECUTION

3.1 EXECUTION

A. The Commissioning Process requires efficient and effective communication among all trades, the design team, the contractors, the vendors, the Owner, and the Commissioning Authority. To facilitate the transition from one activity to the next and to prove system readiness for functional testing; the Commissioning Authority requires documentation showing compliance with the project requirements as well as providing evidence of conformance with manufacturer's recommendations. The following shall be documented by the Contractors and submitted for review and acceptance by the Commissioning Authority in a timely manner for each commissioned piece of equipment or system:

1. Startup reports filled out by a factory authorized representative as required by the project technical specifications.
2. Field quality control test reports as required by the project technical specifications.
3. Building automation system "point to point" reports.
4. Testing, adjusting, and balancing reports as required by the project technical specifications.
5. Contractor completed Functional Performance Test documenting that, at a minimum "one of", for each functional test has been completed without deficiency.

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B. These documents will be reviewed and accepted by the Commissioning Authority, with concerns and deficiencies tracked in the Construction Issues Log. Commissioning Authority review of these documents is independent of any Architect/Engineer of Record review and approval as required elsewhere in the project technical specifications.

C. Functional Performance Test procedures document conformance with the Owner's project requirements, establish a baseline for equipment and system performance, and are critical tools for troubleshooting by O&M staff during occupancy.

1. The Commissioning Authority will develop the Functional Performance Tests based on the Owner's project requirements, the design construction documents, and approved submittals.
2. The Commissioning Authority will develop DRAFT copies for the Commissioning Team to review and provide comments.
3. The Commissioning Authority will incorporate comments from the team as required and issue FINAL copies that the contractors will implement as required in this section, Paragraph 3.2A.7.
4. The Commissioning Authority will witness the Contractors demonstrate operation of each system and will document final Functional Performance Testing.
5. If Functional Performance Tests fail or deficiencies are found that do not allow the Commissioning Authority to complete the testing, the deficiency will be documented in the Commissioning Actions Issues Log.
6. Seasonal testing shall be scheduled for the CxA to witness the Contractors demonstrate operation of any system that is not able to be artificially loaded or tested during opposite seasons to verify full load operation.

D. In the event Functional Performance Testing cannot be completed due to Contractor negligence in completing and submitting documentation listed in Paragraph 3.2A or due to Contractor misrepresenting a system is ready for testing, a retesting charge will be submitted by the Commissioning Authority. Retesting charges to satisfactorily complete the Functional Performance Testing shall include labor and reimbursable expenses. These will be assessed to the Owner, wholly transferrable to the General Contractor at the discretion of the Owner.

3.2 OWNER TRAINING

A. The Contractor shall conduct Owner Training according to the project specifications

3.3 COMMISSIONING REPORT

A. The CxA will develop and submit a final commissioning report in electronic format. The final commissioning report shall include the final commissioning plan, an executive summary, list of commissioning team members, overview of the commissioning scope, brief description of building systems, completed Pre-Functional Test forms and Functional Performance Test forms for the commissioned equipment

and systems, field reports, and the complete issue log. The report will also include a list of all outstanding non-compliance issues (if applicable).

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SECTION 02 41 19

SELECTIVE DEMOLITION

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. This Section includes the following:

1. Demolition and removal of selected portions of a building or structure in order to allow the installation of new work, including, but not limited to, new security hollow metal doors, frames, hardware, windows, etc…
2. Repair procedures for selective demolition operations.

B. Related Sections include the following:

1. Division 01 Section 01 10 00 “Summary of Work” for use of the premises and phasing requirements.
2. Division 01 Section 01 32 00 “Construction Progress Documentation” for preconstruction photographs taken before selective demolition.
3. Division 01 Section 01 50 00 “Temporary Facilities and Controls” for temporary construction and environmental-protection measures for selective demolition operations.
4. Division 01 Section 01 73 29 “Cutting and Patching” for cutting and patching procedures for selective demolition operations.

1.3 DEFINITIONS

A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.

B. Remove and Salvage: Detach items from existing construction and deliver them to Owner.

C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.

D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

1.4 MATERIALS OWNERSHIP

A. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner’s property, demolished materials shall become Contractor’s property and shall be removed from Project site.

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1.5 SUBMITTALS

A. Qualification Data: For firms and persons specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.

B. Proposed Dust-Control and Noise-Control Measures: Submit statement or drawing that indicates the measures proposed for use, proposed locations, and proposed time frame for their operation. Identify options if proposed measures are later determined to be inadequate.

C. 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.
2. Interruption of utility services.
3. Coordination for shutoff, capping, and continuation of utility services.
4. Use of elevator and stairs.
5. Locations of temporary partitions and means of egress, including for other tenants affected by selective demolition operations.
6. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.

D. Inventory: After selective demolition is complete, submit a list of items that have been removed and salvaged.

E. Predemolition Photographs or Videotape: Show existing conditions of adjoining construction and site improvements, including finish surfaces that might be misconstrued as damage caused by selective demolition operations. Submit before Work begins.

1.6 QUALITY ASSURANCE

A. Demolition Firm Qualifications: An experienced firm that has specialized in demolition work similar in material and extent to that indicated for this Project.

B. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

C. Standards: Comply with ANSI A10.6 and NFPA 241.

1.7 PROJECT CONDITIONS

A. Conduct selective demolition so Owner's operations will not be disrupted.

B. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.

1. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from authorities having jurisdiction.

C. Owner assumes no responsibility for condition of areas to be selectively demolished.

1. Conditions existing at the time of inspection for bidding purpose will be maintained by Owner as far as practical.

D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.

1. Hazardous materials will be removed by Owner before start of the Work.
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.

E. Storage or sale of removed items or materials on-site will not be permitted.

F. Utility Services: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

1.8 WARRANTY

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

1. If possible, retain original Installer or fabricator to patch the exposed Work listed below that is damaged during selective demolition. If it is impossible to engage original Installer or fabricator, engage another recognized experienced and specialized firm.

PART 2 - PRODUCTS

2.1 REPAIR MATERIALS

A. Use repair materials identical to existing materials.

1. If identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.
2. Use materials with an installed performance that equals or surpasses that of existing materials.

B. Comply with material and installation requirements specified in individual Specification Sections.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that utilities have been disconnected and capped.

B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

1. This project requires the installation of new products through openings in existing exterior walls that extend from the first floor to the roof above. All cutting of existing

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walls to allow the installation of new services and products shall be by the Contractors. Reinforcement of the wall by the construction of steel lintels above the new penetrations shall be provided by the Contractor.

C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.

D. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to the Architect.

E. Engage a professional engineer to survey 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 demolition operations.

F. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

3.2 UTILITY SERVICES

A. Existing Utilities: Maintain services indicated to remain and protect them against damage during selective demolition operations.

B. Utility Requirements: Locate, identify, disconnect, and seal or cap off indicated utilities serving areas to be selectively demolished.

1. Arrange to shut off indicated utilities with utility companies.
2. If utility services are required to be removed, relocated, or abandoned, before proceeding with selective demolition provide temporary utilities that bypass area of selective demolition and that maintain continuity of service to other parts of building.
3. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.

3.3 PREPARATION

A. 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.

1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
2. Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.
3. Protect existing site improvements, appurtenances, and landscaping to remain.
4. Erect a plainly visible fence around drip line of individual trees or around perimeter drip line of groups of trees to remain.

B. Temporary Enclosures: Provide temporary enclosures for protection of existing building and construction, in progress and completed, from exposure, foul weather, other construction

operations, and similar activities. Provide temporary weathertight enclosure for building exterior.

1. Where heating or cooling is needed and permanent enclosure is not complete, provide insulated temporary enclosures. Coordinate enclosure with ventilating and material drying or curing requirements to avoid dangerous conditions and effects.

C. Temporary Partitions: Erect and maintain dustproof partitions and temporary enclosures to limit dust and dirt migration and to separate areas from fumes and noise.

D. Temporary Shoring: Provide and maintain shoring, bracing, or structural support to preserve stability and prevent movement, settlement, or collapse of construction 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.

3.4 POLLUTION CONTROLS

A. Dust Control: Use water mist, temporary enclosures, and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations.

1. Do not use water when it may damage existing construction or create hazardous or objectionable conditions, such as ice, flooding, and pollution.
2. Wet mop floors to eliminate trackable dirt and wipe down walls and doors of demolition enclosure. Vacuum carpeted areas.

B. Disposal: Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

1. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.

C. Cleaning: 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.

3.5 SELECTIVE DEMOLITION

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, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

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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 fire watch and portable fire-suppression devices during flame-cutting operations.
5. Maintain adequate ventilation when using cutting torches.
6. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
7. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
8. Dispose of demolished items and materials promptly.
9. Return elements of construction and surfaces that are to remain to condition existing before selective demolition operations began.

B. Existing Facilities: Comply with building manager's requirements for using and protecting elevators, stairs, walkways, loading docks, building entries, and other building facilities during selective demolition operations.

C. Removed and Salvaged Items: Comply with the following:

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: Comply with the following:

1. Clean and repair items to functional condition adequate for intended reuse. Paint equipment to match new equipment.
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.

F. Concrete: Demolish in small sections. Cut concrete to a depth of at least 3/4 inch (19 mm) at junctures with construction to remain, using power-driven saw. Dislodge concrete from reinforcement at perimeter of areas being demolished, cut reinforcement, and then remove remainder of concrete indicated for selective demolition. Neatly trim openings to dimensions indicated.

G. Concrete: Demolish in sections. Cut concrete full depth at junctures with construction to remain and at regular intervals, using power-driven saw, then remove concrete between saw cuts.

H. Masonry: Demolish in small sections. Cut masonry at junctures with construction to remain, using power-driven saw, then remove masonry between saw cuts.

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I. Concrete Slabs-on-Grade: Saw-cut perimeter of area to be demolished, and then break up and remove.

J. Resilient Floor Coverings: Remove floor coverings and adhesive according to recommendations in RFCI-WP and its Addendum.

1. Remove residual adhesive and prepare substrate for new floor coverings by one of the methods recommended by RFCI.

3.6 PATCHING AND REPAIRS

A. General: Promptly repair damage to adjacent construction caused by selective demolition operations.

B. Patching: Comply with Division 1 Section "Cutting and Patching."

C. Repairs: Where repairs to existing surfaces are required, patch to produce surfaces suitable for new materials.

1. Completely fill holes and depressions in existing masonry walls that are to remain with an approved masonry patching material applied according to manufacturer's written recommendations.

D. Finishes: Restore exposed finishes of patched areas and extend restoration into adjoining construction in a manner that eliminates evidence of patching and refinishing.

E. Floors and Walls: Where walls or partitions that are demolished 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 existing floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.

1. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections of these Specifications.
2. Where patching occurs in a painted surface, apply primer and intermediate paint coats over patch and apply final paint coat over entire unbroken surface containing patch. Provide additional coats until patch blends with adjacent surfaces.
3. Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.

F. Ceilings: Patch, repair, or rehang existing ceilings as necessary to provide an even-plane surface of uniform appearance.

3.7 DISPOSAL OF DEMOLISHED MATERIALS

A. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.

B. Burning: Do not burn demolished materials.

C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

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SECTION 04 01 10

MASONRY CLEANING

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 cleaning the following:

1. Unit masonry surfaces.

1.3 DEFINITIONS

A. Very Low-Pressure Spray: Under **100 psi (690 kPa)**.

B. Low-Pressure Spray: **100 to 400 psi (690 to 2750 kPa); 4 to 6 gpm (0.25 to 0.4 L/s)**.

C. Medium-Pressure Spray: **400 to 800 psi (2750 to 5510 kPa); 4 to 6 gpm (0.25 to 0.4 L/s)**.

D. High-Pressure Spray: **800 to 1200 psi (5510 to 8250 kPa); 4 to 6 gpm (0.25 to 0.4 L/s)**.

1.4 PREINSTALLATION MEETINGS

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

1. Review methods and procedures related to cleaning masonry including, but not limited to, the following:

a. Verify masonry-cleaning equipment and facilities needed to make progress and avoid delays.
b. Materials, material application, and sequencing.
c. Cleaning program.
d. Coordination with building occupants.

1.5 SEQUENCING AND SCHEDULING

A. Work Sequence: Perform masonry-cleaning work in the following sequence:

1. Remove plant growth.
2. Inspect for open mortar joints. Where repairs are required, delay further cleaning work until after repairs are completed, cured, and dried to prevent the intrusion of water and other cleaning materials into the wall.

3. Remove paint.
4. Clean masonry surfaces.

1.6 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include material descriptions and application instructions.
2. Include test data substantiating that products comply with requirements.

1.7 INFORMATIONAL SUBMITTALS

A. Qualification Data: For chemical-cleaner manufacturer.

1.8 QUALITY ASSURANCE

A. Chemical-Cleaner Manufacturer Qualifications: A firm regularly engaged in producing masonry cleaners that have been used for similar applications with successful results, and with factory-authorized service representatives who are available for consultation and Project-site inspection [**, preconstruction product testing,**] and on-site assistance.

B. Mockups: Prepare mockups of cleaning on existing surfaces to demonstrate aesthetic effects and to set quality standards for materials and execution.

1. Cleaning: Clean an area [**approximately 25 sq. ft. (2.3 sq. m)**] [**as indicated**] <**Insert dimension**> for each type of masonry and surface condition.

a. Test cleaners and methods on samples of adjacent materials for possible adverse reactions. Do not test cleaners and methods known to have deleterious effect.
b. Allow a waiting period of not less than seven days after completion of sample cleaning to permit a study of sample panels for negative reactions.

2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.

1.9 PRECONSTRUCTION TESTING

A. Preconstruction Testing Service: Engage one or more chemical-cleaner manufacturers to perform preconstruction testing on masonry surfaces.

1. Use test areas as indicated and representative of proposed materials and existing construction.
2. Propose changes to materials and methods to suit Project.

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1.10 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit masonry-cleaning work to be performed according to product manufacturers' written instructions and specified requirements.

B. Clean masonry surfaces only when air temperature is 40 deg F (4 deg C) and above and is predicted to remain so for at least seven days after completion of cleaning.

PART 2 - PRODUCTS

2.1 CLEANING MATERIALS

A. Water: Potable.

B. Hot Water: Water heated to a temperature of 140 to 160 deg F (60 to 71 deg C).

C. Detergent Solution, Job Mixed: Solution prepared by mixing 2 cups (0.5 L) of tetrasodium pyrophosphate (TSPP), 1/2 cup (125 mL) of laundry detergent, and 20 quarts (20 L) of hot water for every 5 gal. (20 L) of solution required.

D. Mold, Mildew, and Algae Remover, Job Mixed: Solution prepared by mixing 2 cups (0.5 L) of tetrasodium pyrophosphate (TSPP), 5 quarts (5 L) of 5 percent sodium hypochlorite (bleach), and 15 quarts (15 L) of hot water for every 5 gal. (20 L) of solution required.

E. One-Part Limestone Acidic Cleaner: Manufacturer's standard one-part acidic formulation for cleaning limestone.

1. Products: The following shall be assumed to meet the quality and performance requirements specified:
2. Sure Klean, Limestone Restorer, as manufactured by Prosoco Inc., Millsboro, DE, Phone (302) 934-9237 or approved equal.

2.2 ACCESSORY MATERIALS

A. Liquid Strippable Masking Agent: Manufacturer's standard liquid, film-forming, strippable masking material for protecting glass, metal, glazed masonry, and polished stone surfaces from damaging effects of acidic and alkaline masonry cleaners.

1. Products: The following shall be assumed to meet the quality and performance requirements specified:
2. Sure Klean, Strippable Masking, as manufactured by Prosoco Inc., Millsboro, DE, Phone (302) 934-9237 or approved equal.

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2.3 CHEMICAL CLEANING SOLUTIONS

A. Dilute chemical cleaners with water to produce solutions not exceeding concentration recommended in writing by chemical-cleaner manufacturer.

PART 3 - EXECUTION

3.1 PROTECTION

A. Comply with each manufacturer's written instructions for protecting building and other surfaces against damage from exposure to its products. Prevent paint removers and chemical cleaning solutions from coming into contact with people, motor vehicles, landscaping, buildings, and other surfaces that could be harmed by such contact.

1. Cover adjacent surfaces with materials that are proven to resist paint removers and chemical cleaners used unless products being used will not damage adjacent surfaces. Use protective materials that are waterproof and UV resistant. Apply masking agents according to manufacturer's written instructions. Do not apply liquid strippable masking agent to painted or porous surfaces. When no longer needed, promptly remove masking to prevent adhesive staining.
2. Do not apply chemical solutions during winds of enough force to spread them to unprotected surfaces.
3. Neutralize alkaline and acid wastes before disposal.
4. Dispose of runoff from operations by legal means and in a manner that prevents soil erosion, undermining of paving and foundations, damage to landscaping, and water penetration into building interiors.

B. Remove **gutters and** downspouts and associated hardware adjacent to immediate work area and store during masonry cleaning. Reinstall when masonry cleaning is complete.

1. Provide temporary rain drainage during work to direct water away from building.

3.2 CLEANING MASONRY, GENERAL

A. Cleaning Appearance Standard: Cleaned surfaces are to have a uniform appearance as viewed from **20 feet (6 m)** away by Architect.

B. Proceed with cleaning in an orderly manner; work from **bottom to top** of each scaffold width and from one end of each elevation to the other. Ensure that dirty residues and rinse water do not wash over dry, cleaned surfaces.

C. Use only those cleaning methods indicated for each masonry material and location.

1. Brushes: Do not use wire brushes or brushes that are not resistant to chemical cleaner being used.
2. Spray Equipment: Use spray equipment that provides controlled application at volume and pressure indicated, measured at nozzle. Adjust pressure and volume to ensure that cleaning methods do not damage surfaces, including joints.

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a. Equip units with pressure gages.
b. For chemical-cleaner spray application, use low-pressure tank or chemical pump suitable for chemical cleaner indicated, equipped with nozzle having a cone-shaped spray.
c. For water-spray application, use fan-shaped spray that disperses water at an angle of 25 to 50 degrees.
d. For high-pressure water-spray application, use fan-shaped spray that disperses water at an angle of at least 40 degrees.
e. For heated water-spray application, use equipment capable of maintaining temperature between 140 and 160 deg F (60 and 71 deg C) at flow rates indicated.

D. Perform each cleaning method indicated in a manner that results in uniform coverage of all surfaces, including corners, moldings, and interstices, and that produces an even effect without streaking or damaging masonry surfaces. Keep wall wet below area being cleaned to prevent streaking from runoff.

E. Perform additional general cleaning, paint and stain removal, and spot cleaning of small areas that are noticeably different when viewed according to the "Cleaning Appearance Standard" Paragraph, so that cleaned surfaces blend smoothly into surrounding areas.

F. Water Application Methods:

1. Water-Soak Application: Soak masonry surfaces by applying water continuously and uniformly to limited area for time indicated. Apply water at low pressures and low volumes in multiple fine sprays using perforated hoses or multiple spray nozzles. Erect a protective enclosure constructed of polyethylene sheeting to cover area being sprayed.
2. Water-Spray Applications: Unless otherwise indicated, hold spray nozzle at least 6 inches (150 mm) from masonry surface and apply water in horizontal back-and-forth sweeping motion, overlapping previous strokes to produce uniform coverage.

G. Chemical-Cleaner Application Methods: Apply chemical cleaners to masonry surfaces according to chemical-cleaner manufacturer's written instructions; use brush[**or spray**] application.[**Do not spray apply at pressures exceeding 50 psi (345 kPa).**] Do not allow chemicals to remain on surface for periods longer than those indicated or recommended in writing by manufacturer.

H. Rinse off chemical residue and soil by working upward from bottom to top of each treated area at each stage or scaffold setting. Periodically during each rinse, test pH of rinse water running off of cleaned area to determine that chemical cleaner is completely removed.

1. Apply neutralizing agent and repeat rinse if necessary to produce tested pH of between 6.7 and 7.5.

I. After cleaning is complete, remove protection no longer required. Remove tape and adhesive marks.

3.3 PRELIMINARY CLEANING

A. Removing Plant Growth: Completely remove visible plant, moss, and shrub growth from masonry surfaces. Carefully remove plants, creepers, and vegetation by cutting at roots and

allowing remaining growth to dry as long as possible before removal. Remove loose soil and plant debris from open joints to whatever depth they occur.

B. Preliminary Cleaning: Before beginning general cleaning, remove extraneous substances that are resistant to planned cleaning methods. Extraneous substances include paint, calking, asphalt, and tar.

1. Carefully remove heavy accumulations of rigid materials from masonry surface with sharp chisel. Do not scratch or chip masonry surface.
2. Remove paint and calking with **alkaline paint remover**

a. Comply with requirements in "Paint Removal" Article.
b. Repeat application up to two times if needed.

3. Remove asphalt and tar with **solvent-type paste paint remover**.

a. Comply with requirements in "Paint Removal" Article.
b. Apply paint remover only to asphalt and tar by brush without prewetting.
c. Allow paint remover to remain on surface for 10 to 30 minutes.
d. Repeat application if needed.

3.4 CLEANING MASONRY

A. Cold-Water Soak:

1. Apply cold water by intermittent spraying to keep surface moist.
2. Use perforated hoses or other means that apply a fine water mist to entire surface being cleaned.
3. Apply water in cycles of **five minutes** on and **20 minutes** off.
4. Continue spraying **until surface encrustation has softened enough to permit its removal by water wash, as indicated by cleaning tests**.
5. Remove soil and softened surface encrustation from surface with cold water applied by low-pressure spray.

B. Cold-Water Wash: Use cold water applied by **low**-pressure spray.

C. Hot-Water Wash: Use hot water applied by **low**-pressure spray.

D. Detergent Cleaning:

1. Wet surface with [**cold**] [**hot**] water applied by low-pressure spray.
2. Scrub surface with detergent solution using medium-soft brushes until soil is thoroughly dislodged and can be removed by rinsing. Use small brushes to remove soil from mortar joints and crevices. Dip brush in solution often to ensure that adequate fresh detergent is used and that surface remains wet.
3. Rinse with **cold** water applied by **low** pressure spray to remove detergent solution and soil.
4. Repeat cleaning procedure above where required to produce cleaning effect established by mockup.

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E. Mold, Mildew, and Algae Removal:

1. Wet surface with **cold** water applied by low-pressure spray.
2. Apply mold, mildew, and algae remover by brush [**or low-pressure spray**].
3. Scrub surface with medium-soft brushes until mold, mildew, and algae are thoroughly dislodged and can be removed by rinsing. Use small brushes for mortar joints and crevices. Dip brush in mold, mildew, and algae remover often to ensure that adequate fresh cleaner is used and that surface remains wet.
4. Rinse with **cold** water applied by **low**-pressure spray to remove mold, mildew and algae remover and soil.
5. Repeat cleaning procedure above where required to produce cleaning effect established by mockup.

F. Nonacidic Liquid Chemical Cleaning:

1. Wet surface with **hot** water applied by low-pressure spray.
2. Apply cleaner to surface **in two applications** by brush **or low-pressure spray**.
3. Let cleaner remain on surface for period **recommended in writing by chemical-cleaner manufacturer**.
4. Rinse with **cold** water applied by **low**-pressure spray to remove chemicals and soil.
5. Repeat cleaning procedure above where required to produce cleaning effect established by mockup. Do not repeat more than once. If additional cleaning is required, use steam cleaning.

G. One-Part Limestone Chemical Cleaning:

1. Wet surface with **cold** water applied by low-pressure spray.
2. Apply cleaner to surface by brush **or low-pressure spray**.
3. Let cleaner remain on surface for period **recommended in writing by chemical-cleaner manufacturer**.
4. Immediately repeat application of one-part limestone cleaner as indicated above over the same area.
5. Rinse with **cold** water applied by medium-pressure spray to remove chemicals and soil.

H. Two-Part Chemical Cleaning:

1. Wet surface with **hot** water applied by low-pressure spray.
2. Apply alkaline prewash cleaner to surface by brush or roller.
3. Let cleaner remain on surface for period recommended in writing by chemical-cleaner manufacturer unless otherwise indicated.
4. Rinse with **hot** water applied by medium-pressure spray to remove chemicals and soil.
5. Apply acidic afterwash cleaner to surface **in two applications**, while surface is still wet, using **low-pressure spray equipment,** deep-nap roller or soft-fiber brush. Let neutralizer remain on surface for period recommended in writing by manufacturer unless otherwise indicated.
6. Rinse with cold water applied by medium-pressure spray to remove chemicals and soil. **Rinse until surface reaction value is between pH 5 and pH 9 according to pH-measuring paper, pen, or indicator solution.**
7. Repeat cleaning procedure above where required to produce cleaning effect established by mockup. Do not repeat more than once.

3.5 FINAL CLEANING

A. Clean adjacent nonmasonry surfaces of spillage and debris. Use detergent and soft brushes or cloths.

B. Remove debris from gutters and downspouts. Rinse off roof and flush gutters and downspouts.

C. Remove masking materials, leaving no residues that could trap dirt.

END OF SECTION

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SECTION 04 22 00

CONCRETE UNIT MASONRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

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

1.3 DEFINITIONS

A. CMU(s): Concrete masonry unit(s).

B. Reinforced Masonry: Masonry containing reinforcing steel in grouted cells.

1.4 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1.5 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Sustainable Design Submittals:

1. Environmental Product Declaration (EPD): For each product.

1.6 INFORMATIONAL SUBMITTALS

A. Material Certificates: For each type and size of the following:

1. Masonry units.
    a. Include data on material properties.
    b. For masonry units used in structural masonry, include data and calculations establishing average net-area compressive strength of units.
2. Integral water repellant used in CMUs.
3. Cementitious materials. Include name of manufacturer, brand name, and type.
4. Mortar admixtures.
5. Preblended, dry mortar mixes. Include description of type and proportions of ingredients.
6. Grout mixes. Include description of type and proportions of ingredients.
7. Reinforcing bars.
8. Joint reinforcement.
9. Anchors, ties, and metal accessories.

B. Statement of Compressive Strength of Masonry: For each combination of masonry unit type and mortar type, provide statement of average net-area compressive strength of masonry units, mortar type, and resulting net-area compressive strength of masonry determined according to TMS 602/ACI 530.1/ASCE 6.

C. Cold-Weather and Hot-Weather Procedures: Detailed description of methods, materials, and equipment to be used to comply with requirements.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Store masonry units on elevated platforms in a dry location. If units are not stored in an enclosed location, cover tops and sides of stacks with waterproof sheeting, securely tied. If units become wet, do not install until they are dry.

B. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.

C. Store aggregates where grading and other required characteristics can be maintained and contamination avoided.

D. Deliver preblended, dry mortar mix in moisture-resistant containers. Store preblended, dry mortar mix in delivery containers on elevated platforms in a dry location or in covered weatherproof dispensing silos.

E. Store masonry accessories, including metal items, to prevent corrosion and accumulation of dirt and oil.

1.8 FIELD CONDITIONS

A. Protection of Masonry: During construction, cover tops of walls, projections, and sills with waterproof sheeting at end of each day's work. Cover partially completed masonry when construction is not in progress.

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1. Extend cover a minimum of 24 inches down both sides of walls, and hold cover securely in place.

B. Do not apply uniform floor or roof loads for at least 12 hours and concentrated loads for at least three days after building masonry walls or columns.

C. Stain Prevention: Prevent grout, mortar, and soil from staining the face of masonry to be left exposed or painted. Immediately remove grout, mortar, and soil that come in contact with such masonry.

1. Protect base of walls from rain-splashed mud and from mortar splatter by spreading coverings on ground and over wall surface.
2. Protect sills, ledges, and projections from mortar droppings.
3. Protect surfaces of window and door frames, as well as similar products with painted and integral finishes, from mortar droppings.
4. Turn scaffold boards near the wall on edge at the end of each day to prevent rain from splashing mortar and dirt onto completed masonry.

D. Cold-Weather Requirements: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen substrates. Remove and replace unit masonry damaged by frost or by freezing conditions. Comply with cold-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.

1. Cold-Weather Cleaning: Use liquid cleaning methods only when air temperature is 40 deg F and higher and will remain so until masonry has dried, but not less than seven days after completing cleaning.

E. Hot-Weather Requirements: Comply with hot-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations for Masonry Units: Obtain exposed masonry units of a uniform texture and color, or a uniform blend within the ranges accepted for these characteristics, from single source from single manufacturer for each product required.

B. Source Limitations for Mortar Materials: Obtain mortar ingredients of a uniform quality, including color for exposed masonry, from single manufacturer for each cementitious component and from single source or producer for each aggregate.

2.2 PERFORMANCE REQUIREMENTS

A. Provide structural unit masonry that develops indicated net-area compressive strengths at 28 days.

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2.3 UNIT MASONRY, GENERAL

A. Masonry Standard: Comply with TMS 602/ACI 530.1/ASCE 6 except as modified by requirements in the Contract Documents.

B. Defective Units: Referenced masonry unit standards may allow a certain percentage of units to contain chips, cracks, or other defects exceeding limits stated. Do not use units where such defects are exposed in the completed Work.

C. Fire-Resistance Ratings: Comply with requirements for fire-resistance-rated assembly designs indicated.

1. Where fire-resistance-rated construction is indicated, units shall be listed and labeled by a qualified testing agency acceptable to authorities having jurisdiction.

2.4 CONCRETE MASONRY UNITS

A. Regional Materials: CMUs shall be manufactured within 100 miles of Project site from aggregates and cement that have been extracted, harvested, or recovered, as well as manufactured, within 100 miles of Project site.

B. Shapes: Provide shapes indicated and as follows, with exposed surfaces matching exposed faces of adjacent units unless otherwise indicated.

1. Provide special shapes for lintels, corners, jambs, sashes, movement joints, headers, bonding, and other special conditions.
2. Provide square-edged units for outside corners unless otherwise indicated.

C. Integral Water Repellent: Provide units made with integral water repellent for exposed units.

1. Integral Water Repellent: Liquid polymeric, integral water-repellent admixture that does not reduce flexural bond strength. Units made with integral water repellent, when tested according to ASTM E 514/E 514M as a wall assembly made with mortar containing integral water-repellent manufacturer's mortar additive, with test period extended to 24 hours, shall show no visible water or leaks on the back of test specimen.

a. Products: Subject to compliance with requirements, provide one of the following:

1) ACM Chemistries; RainBloc.
2) BASF Construction Chemicals - Building Systems; Rheopel Plus.
3) Grace Construction Products, W. R. Grace & Co. - Conn.; Dry-Block.

D. CMUs: ASTM C 90.

1. Density Classification: Normal weightunless otherwise indicated.
2. Size (Width): Manufactured to dimensions 3/8 inch less-than-nominal dimensions.
3. Exposed Faces: Provide color and texture matching the range represented by Architect's sample.

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4. Faces To Receive Plaster: Where units are indicated to receive a direct application of plaster, provide textured-face units made with gap-graded aggregates.

2.5 MASONRY LINTELS

A. General: Provide one of the following:

B. Masonry Lintels: Prefabricated or built-in-place masonry lintels made from bond beam CMUs matching adjacent CMUs in color, texture, and density classification, with reinforcing bars placed as indicated and filled with coarse grout. Cure precast lintels before handling and installing. Temporarily support built-in-place lintels until cured.

2.6 MORTAR AND GROUT MATERIALS

A. Regional Materials: Aggregate for mortar and grout, cement, and lime shall be manufactured within 100 miles of Project site from materials that have been extracted, harvested, or recovered, as well as manufactured, within 100 miles of Project site.

B. Portland Cement-Lime Mix: Packaged blend of portland cement and hydrated lime containing no other ingredients.

C. Aggregate for Mortar: ASTM C 144.

1. For mortar that is exposed to view, use washed aggregate consisting of natural sand or crushed stone.
2. For joints less than 1/4 inch thick, use aggregate graded with 100 percent passing the No. 16 sieve.

D. Cold-Weather Admixture: Nonchloride, noncorrosive, accelerating admixture complying with ASTM C 494/C 494M, Type C, and recommended by manufacturer for use in masonry mortar of composition indicated.

1. Products: Subject to compliance with requirements, provide one of the following:

E. Water-Repellent Admixture: Liquid water-repellent mortar admixture intended for use with CMUs containing integral water repellent from same manufacturer.

1. Products: Subject to compliance with requirements, provide one of the following:

a. ACM Chemistries; RainBloc for Mortar.
b. BASF Construction Chemicals - Building Systems; Rheopel Mortar Admixture.
c. Grace Construction Products, W. R. Grace & Co. - Conn.; Dry-Block Mortar Admixture.

F. Water: Potable.

2.7 REINFORCEMENT

A. Uncoated Steel Reinforcing Bars: ASTM A 615/A 615M or ASTM A 996/A 996M, Grade 60.

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B. Reinforcing Bar Positioners: Wire units designed to fit into mortar bed joints spanning masonry unit cells and to hold reinforcing bars in center of cells. Units are formed from 0.148-inch steel wire, hot-dip galvanized after fabrication. Provide units designed for number of bars indicated.

1. Products: Subject to compliance with requirements, provide one of the following:

a. Heckmann Building Products Inc.; No. 376 Rebar Positioner.
b. Hohmann & Barnard, Inc.; #RB or #RB-Twin Rebar Positioner.
c. Wire-Bond; O-Ring or Double O-Ring Rebar Positioner.

C. Masonry-Joint Reinforcement, General: Ladder type complying with ASTM A 951/A 951M.

1. Interior Walls: Hot-dip galvanized carbon steel.
2. Exterior Walls: Stainless steel.
3. Wire Size for Side Rods: 0.187-inch diameter.
4. Wire Size for Cross Rods: 0.187-inch diameter.
5. Spacing of Cross Rods: Not more than 16 inches o.c.
6. Provide in lengths of not less than 10 feet, with prefabricated corner and tee units.

2.8 TIES AND ANCHORS

A. General: Ties and anchors shall extend at least 1-1/2 inches into masonry but with at least a 5/8-inch cover on outside face.

B. Materials: Provide ties and anchors specified in this article that are made from materials that comply with the following unless otherwise indicated:

1. Hot-Dip Galvanized, Carbon-Steel Wire: ASTM A 82/A 82M, with ASTM A 153/A 153M, Class B-2 coating.
2. Stainless-Steel Wire: ASTM A 580/A 580M, Type 304.

C. Adjustable Anchors for Connecting to Structural Steel Framing: Provide anchors that allow vertical or horizontal adjustment but resist tension and compression forces perpendicular to plane of wall.

1. Anchor Section for Welding to Steel Frame: Crimped 1/4-inch- diameter, stainless-steel wire. Mill-galvanized wire may be used at interior walls unless otherwise indicated.
2. Tie Section: Triangular-shaped wire tie made from 0.25-inch- diameter, stainless-steel wire. Mill-galvanized wire may be used at interior walls unless otherwise indicated.

D. Adjustable Anchors for Connecting to Concrete: Provide anchors that allow vertical or horizontal adjustment but resist tension and compression forces perpendicular to plane of wall.

1. Connector Section: Dovetail tabs for inserting into dovetail slots in concrete and attached to tie section; formed from 0.062-inch- thick, stainless-steel sheet.

a. 0.108-inch- thick, galvanized-steel sheet may be used at interior walls unless otherwise indicated.

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2. Tie Section: Triangular-shaped wire tie made from 0.25-inch- diameter, stainless-steel wire. Mill-galvanized wire may be used at interior walls unless otherwise indicated.

E. Partition Top Anchors: 0.105-inch- thick metal plate with a 3/8-inch- diameter metal rod 6 inches long welded to plate and with closed-end plastic tube fitted over rod that allows rod to move in and out of tube. Fabricate from steel, hot-dip galvanized after fabrication.

2.9 EMBEDDED FLASHING MATERIALS

A. Flexible Flashing: Refer to Section 042613 - Masonry Veneer for flexible stainless steel core flashing, and accessories.

2.10 MISCELLANEOUS MASONRY ACCESSORIES

A. Compressible Filler: Premolded filler strips complying with ASTM D 1056, Grade 2A1; compressible up to 35 percent; of width and thickness indicated; formulated from neoprene.

B. Preformed Control-Joint Gaskets: Made from styrene-butadiene-rubber compound, complying with ASTM D 2000, Designation M2AA-805 and designed to fit standard sash block and to maintain lateral stability in masonry wall; size and configuration as indicated.

C. Bond-Breaker Strips: Asphalt-saturated felt complying with ASTM D 226/D 226M, Type I (No. 15 asphalt felt).

2.11 MORTAR AND GROUT MIXES

A. General: Do not use admixtures, including pigments, air-entraining agents, accelerators, retarders, water-repellent agents, antifreeze compounds, or other admixtures unless otherwise indicated.

1. Do not use calcium chloride in mortar or grout.
2. Use mortar unless otherwise indicated.
3. For exterior masonry, use mortar.
4. For reinforced masonry, use mortar.
5. Add cold-weather admixture (if used) at same rate for all mortar that will be exposed to view, regardless of weather conditions, to ensure that mortar color is consistent.

B. Preblended, Dry Mortar Mix: Furnish dry mortar ingredients in form of a preblended mix. Measure quantities by weight to ensure accurate proportions, and thoroughly blend ingredients before delivering to Project site.

C. Mortar for Unit Masonry: Comply with ASTM C 270, Proportion Specification. Provide the following types of mortar for applications stated unless another type is indicated.

1. For masonry below grade or in contact with earth, use Type M.
2. For reinforced masonry, use Type S.

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3. For exterior, above-grade, load-bearing and nonload-bearing walls and parapet walls; for interior load-bearing walls; for interior nonload-bearing partitions; and for other applications where another type is not indicated, use Type N.
4. For interior nonload-bearing partitions, Type O may be used instead of Type N.

D. Colored-Aggregate Mortar: Produce required mortar color by using colored aggregates and natural color or white cement as necessary to produce required mortar color.

1. Mix to match Architect's sample.

E. Grout for Unit Masonry: Comply with ASTM C 476.

1. Use grout of type indicated or, if not otherwise indicated, of type (fine or coarse) that will comply with TMS 602/ACI 530.1/ASCE 6 for dimensions of grout spaces and pour height.
2. Proportion grout in accordance with ASTM C 476, Table 1 or paragraph 4.2.2 for specified 28-day compressive strength indicated, but not less than 2000 psi.
3. Provide grout with a slump of 8 to 11 inches as measured according to ASTM C 143/C 143M.

F. Epoxy Pointing Mortar: Mix epoxy pointing mortar to comply with mortar manufacturer's written instructions.

1. Application: Use epoxy pointing mortar for exposed mortar joints with pre-faced CMUs.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

1. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
2. Verify that foundations are within tolerances specified.
3. Verify that reinforcing dowels are properly placed.
4. Verify that substrates are free of substances that would impair mortar bond.

B. Before installation, examine rough-in and built-in construction for piping systems to verify actual locations of piping.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

A. Build chases and recesses to accommodate items specified in this and other Sections.

B. Leave openings for equipment to be installed before completing masonry. After installing equipment, complete masonry to match construction immediately adjacent to opening.

C. Use full-size units without cutting if possible. If cutting is required to provide a continuous pattern or to fit adjoining construction, cut units with motor-driven saws; provide clean, sharp, unchipped edges. Allow units to dry before laying unless wetting of units is specified. Install cut units with cut surfaces and, where possible, cut edges concealed.

3.3 TOLERANCES

A. Dimensions and Locations of Elements:

1. For dimensions in cross section or elevation, do not vary by more than plus 1/2 inch or minus 1/4 inch.
2. For location of elements in plan, do not vary from that indicated by more than plus or minus 1/2 inch.
3. For location of elements in elevation, do not vary from that indicated by more than plus or minus 1/4 inch in a story height or 1/2 inch total.

B. Lines and Levels:

1. For bed joints and top surfaces of bearing walls, do not vary from level by more than 1/4 inch in 10 feet, or 1/2-inch maximum.
2. For conspicuous horizontal lines, such as lintels, sills, parapets, and reveals, do not vary from level by more than 1/8 inch in 10 feet, 1/4 inch in 20 feet, or 1/2-inch maximum.
3. For vertical lines and surfaces do not vary from plumb by more than 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2-inch maximum.
4. For conspicuous vertical lines, such as external corners, door jambs, reveals, and expansion and control joints, do not vary from plumb by more than 1/8 inch in 10 feet, 1/4 inch in 20 feet, or 1/2-inch maximum.
5. For lines and surfaces, do not vary from straight by more than 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2-inch maximum.
6. For vertical alignment of exposed head joints, do not vary from plumb by more than 1/4 inch in 10 feet, or 1/2-inch maximum.
7. For faces of adjacent exposed masonry units, do not vary from flush alignment by more than 1/16 inch.

C. Joints:

1. For bed joints, do not vary from thickness indicated by more than plus or minus 1/8 inch, with a maximum thickness limited to 1/2 inch.
2. For exposed bed joints, do not vary from bed-joint thickness of adjacent courses by more than 1/8 inch.
3. For head and collar joints, do not vary from thickness indicated by more than plus 3/8 inch or minus 1/4 inch.
4. For exposed head joints, do not vary from thickness indicated by more than plus or minus 1/8 inch.

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3.4 LAYING MASONRY WALLS

A. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate location of openings, movement-type joints, returns, and offsets. Avoid using less-than-half-size units, particularly at corners, jambs, and, where possible, at other locations.

B. Bond Pattern for Exposed Masonry: Unless otherwise indicated, lay exposed masonry in running bond; do not use units with less-than-nominal 4-inch horizontal face dimensions at corners or jambs.

C. Lay concealed masonry with all units in a wythe in running bond or bonded by lapping not less than 4 inches. Bond and interlock each course of each wythe at corners. Do not use units with less-than-nominal 4-inch horizontal face dimensions at corners or jambs.

D. Stopping and Resuming Work: Stop work by stepping back units in each course from those in course below; do not tooth. When resuming work, clean masonry surfaces that are to receive mortar, remove loose masonry units and mortar, and wet brick if required before laying fresh masonry.

E. Built-in Work: As construction progresses, build in items specified in this and other Sections. Fill in solidly with masonry around built-in items.

F. Fill space between steel frames and masonry solidly with mortar unless otherwise indicated.

G. Fill cores in hollow CMUs with grout 24 inches under bearing plates, beams, lintels, posts, and similar items unless otherwise indicated.

H. Build nonload-bearing interior partitions full height of story to underside of solid floor or roof structure above unless otherwise indicated.

1. Install compressible filler in joint between top of partition and underside of structure above.
2. Fasten partition top anchors to structure above and build into top of partition. Grout cells of CMUs solidly around plastic tubes of anchors and push tubes down into grout to provide 1/2-inch clearance between end of anchor rod and end of tube. Space anchors 48 inches o.c. unless otherwise indicated.
3. Wedge nonload-bearing partitions against structure above with small pieces of tile, slate, or metal. Fill joint with mortar after dead-load deflection of structure above approaches final position.
4. At fire-rated partitions, treat joint between top of partition and underside of structure above to comply with Section 078443 "Joint Firestopping."

3.5 MORTAR BEDDING AND JOINTING

A. Rake out mortar joints at pre-faced CMUs to a uniform depth of 1/4 inch and point with epoxy mortar to comply with epoxy-mortar manufacturer's written instructions.

B. Tool exposed joints slightly concave when thumbprint hard, using a jointer larger than joint thickness unless otherwise indicated.

C. Cut joints flush for masonry walls to receive plaster or other direct-applied finishes (other than paint) unless otherwise indicated.

D. Cut joints flush where indicated to receive waterproofing unless otherwise indicated.

3.6 MASONRY-JOINT REINFORCEMENT

A. General: Install entire length of longitudinal side rods in mortar with a minimum cover of 5/8 inch on exterior side of walls, 1/2 inch elsewhere. Lap reinforcement a minimum of 6 inches.

1. Space reinforcement not more than 16 inches o.c.
2. Space reinforcement not more than 8 inches o.c. in foundation walls and parapet walls.
3. Provide reinforcement not more than 8 inches above and below wall openings and extending 12 inches beyond openings in addition to continuous reinforcement.

B. Interrupt joint reinforcement at control and expansion joints unless otherwise indicated.

C. Provide continuity at wall intersections by using prefabricated T-shaped units.

D. Provide continuity at corners by using prefabricated L-shaped units.

E. Cut and bend reinforcing units as directed by manufacturer for continuity at corners, returns, offsets, column fireproofing, pipe enclosures, and other special conditions.

3.7 ANCHORING MASONRY TO STRUCTURAL STEEL AND CONCRETE

A. Anchor masonry to structural steel and concrete, where masonry abuts or faces structural steel or concrete, to comply with the following:

1. Provide an open space not less than 1 inch wide between masonry and structural steel or concrete unless otherwise indicated. Keep open space free of mortar and other rigid materials.
2. Anchor masonry with anchors embedded in masonry joints and attached to structure.
3. Space anchors as indicated, but not more than 24 inches o.c. vertically and 36 inches o.c. horizontally.

3.8 CONTROL AND EXPANSION JOINTS

A. General: Install control- and expansion-joint materials in unit masonry as masonry progresses. Do not allow materials to span control and expansion joints without provision to allow for in-plane wall or partition movement.

B. Form control joints in concrete masonry using one of the following methods:

1. Fit bond-breaker strips into hollow contour in ends of CMUs on one side of control joint. Fill resultant core with grout, and rake out joints in exposed faces for application of sealant.
2. Install preformed control-joint gaskets designed to fit standard sash block.

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3. Install interlocking units designed for control joints. Install bond-breaker strips at joint. Keep head joints free and clear of mortar, or rake out joint for application of sealant.
4. Install temporary foam-plastic filler in head joints, and remove filler when unit masonry is complete for application of sealant.

3.9 LINTELS

A. Provide masonry lintels where shown and where openings of more than 12 inches for brick-size units and 24 inches for block-size units are shown without structural steel or other supporting lintels.

B. Provide minimum bearing of 8 inches at each jamb unless otherwise indicated.

3.10 FLASHING

A. General: Install embedded flashing at ledges and other obstructions to downward flow of water in wall where indicated.

B. Install flashing as follows unless otherwise indicated:

1. Prepare masonry surfaces so they are smooth and free from projections that could puncture flashing. Where flashing is within mortar joint, place through-wall flashing on sloping bed of mortar and cover with mortar. Before covering with mortar, seal penetrations in flashing with adhesive, sealant, or tape as recommended by flashing manufacturer.
2. At lintels, extend flashing a minimum of 6 inches into masonry at each end. At heads and sills, extend flashing 6 inches at ends and turn up not less than 2 inches to form end dams.
3. Interlock end joints of ribbed sheet metal flashing by overlapping ribs not less than 1-1/2 inches or as recommended by flashing manufacturer, and seal lap with elastomeric sealant complying with requirements in Section 079200 "Joint Sealants" for application indicated.
4. Install metal drip edges and sealant stops with ribbed sheet metal flashing by interlocking hemmed edges to form hooked seam. Seal seam with elastomeric sealant complying with requirements in Section 079200 "Joint Sealants" for application indicated.
5. Install metal drip edges beneath flexible flashing at exterior face of wall. Stop flexible flashing 1/2 inch back from outside face of wall, and adhere flexible flashing to top of metal drip edge.
6. Install metal flashing termination beneath flexible flashing at exterior face of wall. Stop flexible flashing 1/2 inch back from outside face of wall, and adhere flexible flashing to top of metal flashing termination.
7. Cut flexible flashing off flush with face of wall after masonry wall construction is completed.

C. Install reglets and nailers for flashing and other related construction where they are shown to be built into masonry.

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3.11 REINFORCED UNIT MASONRY INSTALLATION

A. Temporary Formwork and Shores: Construct formwork and shores as needed to support reinforced masonry elements during construction.

1. Construct formwork to provide shape, line, and dimensions of completed masonry as indicated. Make forms sufficiently tight to prevent leakage of mortar and grout. Brace, tie, and support forms to maintain position and shape during construction and curing of reinforced masonry.
2. Do not remove forms and shores until reinforced masonry members have hardened sufficiently to carry their own weight and other loads that may be placed on them during construction.

B. Placing Reinforcement: Comply with requirements in TMS 602/ACI 530.1/ASCE 6.

C. Grouting: Do not place grout until entire height of masonry to be grouted has attained enough strength to resist grout pressure.

1. Comply with requirements in TMS 602/ACI 530.1/ASCE 6 for cleanouts and for grout placement, including minimum grout space and maximum pour height.
2. Limit height of vertical grout pours to not more than 60 inches.

3.12 FIELD QUALITY CONTROL

A. Testing and Inspecting: Owner will engage special inspectors to perform tests and inspections and prepare reports. Allow inspectors access to scaffolding and work areas as needed to perform tests and inspections. Retesting of materials that fail to comply with specified requirements shall be done at Contractor's expense.

B. Inspections: Special inspections according to Level B in TMS 402/ACI 530/ASCE 5.

1. Begin masonry construction only after inspectors have verified proportions of site-prepared mortar.
2. Place grout only after inspectors have verified compliance of grout spaces and of grades, sizes, and locations of reinforcement.
3. Place grout only after inspectors have verified proportions of site-prepared grout.

C. Testing Prior to Construction: One set of tests.

D. Testing Frequency: One set of tests for each 5000 sq. ft. of wall area or portion thereof.

E. Concrete Masonry Unit Test: For each type of unit provided, according to ASTM C 140 for compressive strength.

F. Mortar Aggregate Ratio Test (Proportion Specification): For each mix provided, according to ASTM C 780.

G. Grout Test (Compressive Strength): For each mix provided, according to ASTM C 1019.

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3.13 REPAIRING, POINTING, AND CLEANING

A. Remove and replace masonry units that are loose, chipped, broken, stained, or otherwise damaged or that do not match adjoining units. Install new units to match adjoining units; install in fresh mortar, pointed to eliminate evidence of replacement.

B. Pointing: During the tooling of joints, enlarge voids and holes, except weep holes, and completely fill with mortar. Point up joints, including corners, openings, and adjacent construction, to provide a neat, uniform appearance. Prepare joints for sealant application, where indicated.

C. In-Progress Cleaning: Clean unit masonry as work progresses by dry brushing to remove mortar fins and smears before tooling joints.

D. Final Cleaning: After mortar is thoroughly set and cured, clean exposed masonry as follows:
1. Remove large mortar particles by hand with wooden paddles and nonmetallic scrape hoes or chisels.
2. Test cleaning methods on sample wall panel; leave one-half of panel uncleaned for comparison purposes. Obtain Architect's approval of sample cleaning before proceeding with cleaning of masonry.
3. Protect adjacent stone and nonmasonry surfaces from contact with cleaner by covering them with liquid strippable masking agent or polyethylene film and waterproof masking tape.
4. Wet wall surfaces with water before applying cleaners; remove cleaners promptly by rinsing surfaces thoroughly with clear water.
5. Clean concrete masonry by applicable cleaning methods indicated in NCMA TEK 8-4A.

3.14 MASONRY WASTE DISPOSAL

A. Salvageable Materials: Unless otherwise indicated, excess masonry materials are Contractor's property. At completion of unit masonry work, remove from Project site.

B. Waste Disposal as Fill Material: Dispose of clean masonry waste, including excess or soil-contaminated sand, waste mortar, and broken masonry units, by crushing and mixing with fill material as fill is placed.
1. Crush masonry waste to less than 4 inches in each dimension.
2. Mix masonry waste with at least two parts of specified fill material for each part of masonry waste. Fill material is specified in Section 312000 "Earth Moving."
3. Do not dispose of masonry waste as fill within 18 inches of finished grade.

C. Masonry Waste Recycling: Return broken CMUs not used as fill to manufacturer for recycling.

D. Excess Masonry Waste: Remove excess clean masonry waste that cannot be used as fill, as described above or recycled, and other masonry waste, and legally dispose of off Owner's property.

END OF SECTION

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SECTION 06 10 53

MISCELLANEOUS ROUGH CARPENTRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Framing with dimension lumber.
2. Wood blocking, nailers and battens.
3. Plywood.
4. Fasteners.

1.3 DEFINITIONS

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

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

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

1.4 SUBMITTALS

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

1. Include data for fire-retardant treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Include physical properties of treated materials based on testing by a qualified independent testing agency.
2. For fire-retardant treatments, include physical properties of treated lumber both before and after exposure to elevated temperatures, based on testing by a qualified independent testing agency according to ASTM D 5664.

B. Evaluation Reports: For the following, from ICC-ES:

1. Fire-retardant-treated wood.
2. Power-driven fasteners.
3. Expansion anchors

C. Material Safety Data Sheets on all products installed as part of this Section.

1. Submit fastener products and samples.

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.

B. Qualifications of Workmen: Provide sufficient workmen and supervisors who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of construction involved and the materials and techniques specified.

C. Rejections: In the acceptance or rejection of rough carpentry, the owner will make no allowance for lack of skill on the part of the workmen.

D. Installation of all work shall conform to pertinent standards of Factory Mutual.

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.

B. Keep all materials clearly identified with all grade marks legible. Keep all damaged material clearly identified as damaged and stored separately to prevent its inadvertent use.

C. Do not allow installation of damaged or otherwise non-complying material.

D. Replacement: In the event of damage, immediately make all necessary repairs and replacements to the approval of the owner and at no additional cost to the owner.

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

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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.

B. Maximum Moisture Content of Lumber: 18 percent unless otherwise indicated.

2.2 FIRE-RETARDANT-TREATED MATERIALS

A. General: Where fire-retardant-treated materials are indicated, use materials complying with requirements in this article, that are acceptable to authorities having jurisdiction, and with fire-test-response characteristics specified as determined by testing identical products per test method indicated by a qualified testing agency.

B. Fire-Retardant-Treated Lumber and Plywood by Pressure Process: Products with a flame spread index of 25 or less when tested according to ASTM E 84, and with no evidence of significant progressive combustion when the test is extended an additional 20 minutes, and with the flame front not extending more than 10.5 feet (3.2 m) beyond the centerline of the burners at any time during the test.

1. Use treatment that does not promote corrosion of metal fasteners.
2. Exterior Type: Treated materials shall comply with requirements specified above for fire-retardant-treated lumber and plywood by pressure process after being subjected to accelerated weathering according to ASTM D 2898. Use for exterior locations and where indicated.
3. Interior Type A: Treated materials shall have a moisture content of 28 percent or less when tested according to ASTM D 3201 at 92 percent relative humidity. Use where exterior type is not indicated.

C. Kiln-dry lumber after treatment to a maximum moisture content of 18 percent. Kiln-dry plywood after treatment to a maximum moisture content of 15 percent.

D. Identify fire-retardant-treated wood with appropriate classification marking of testing and inspecting agency acceptable to authorities having jurisdiction.

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

1. Plywood.

2.3 DIMENSION LUMBER FRAMING

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

1. Hem-fir (north); NLGA.
2. Southern pine; SPIB.
3. Douglas fir-larch; WCLIB or WWPA.
4. Spruce-pine-fir; NLGA.

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5. Douglas fir-larch (north); NLGA.

2.4 MISCELLANIOUS LUMBER

A. All wood nailers, blocking and cants:

1. Species and Grade for nailers and blocking: Douglas Fir or Southern Yellow Pine; WWPA Structural Joist and Plank Class, No. 2 Grade.

2. Preservative treatment: Treatment conforming with AWPB (American Wood Preservers Bureau) Specification LP-2 Standard for lumber and timber. This treatment is commonly referred to as pressure treated or "Wolmanized".

3. Each piece of treated lumber delivered to the site must bear the stamp of the AWPI (American Wood Preservers Institute), Quality Mark, indicating compliance with the requirements of the AWPI Quality Control Program.

4. Each piece of treated lumber must bear a stamp that it is dry before the delivery of product, and indicating conformance with AWPB Specifications, Section 3.1.2.

5. Treated lumber shall be air dried by supplier after treatment. Provide documentation from treatment supplier that the lumber has been air dried after treatment, back to 19% or less moisture content by weight.

6. Dimensions: As required by conditions encountered and as shown on project details.

B. Plywood

1. Standards: Comply with PS 1/ANSI A199.1 for plywood panels. All panels shall be 5-ply (min). For products not manufactured under PS 1 provisions, comply with American Plywood Association "Performance Standard and Policies for Structural-Use Panels", Form E445.

2. Trademark: Factory-mark each construction panel with APA trademark evidencing compliance with grade requirements and AWPI trademark evidencing compliance with treatment requirements.

3. Preservative treated with waterborne preservative with minimum .25 lb/ft.3 retention. Treated plywood shall be air dried by supplier after treatment. Provide documentation by treated plywood supplier that plywood dried back to 18% or less moisture content by weight.

4. Grades:
   1) Plywood shall be thickness as noted on the drawings for parapet wall sheathing, and for installation on top of indicated parapet walls and APA (American Plywood Association) Rated Sheathing Exterior Exposure (C-C Exterior). Note: "CDX" and Exposure 1 plywood do not comply with this

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specification and are not approved for use on low slope roofing details where treated plywood noted. For steep sloped roof sheathing, Exposure 1 plywood shall be used. Additional plywood thicknesses as may be noted on the drawings.

C. Channel Siding for Venting Details for Lightweight Concrete Deck Areas.

1. Grade/Thickness: APA Rated Siding, 303-18-W, Texture T-1-11, with channels 4-inches on center. Preservative treated with waterborne preservative. Treated plywood shall be dried after treatment to moisture content of 18% or less by weight. Thickness shall be 19/32 inch.

2.5 FASTENERS

A. All fasteners shall be corrosion resistant or have corrosion-resistant coating and shall meet or exceed minimum required pull out resistant values for the substrates for each fastener type.

1. Powder actuated fasteners shall not be used.

2. If bottom side of deck exposed to interior space below, pilot holes and fasteners shall not penetrate through the bottom side of the deck, unless prior written approval provided by Owner's Representative.

3. Fastener types other than those noted below may be required to provide minimum required pullout resistance values. Consult Engineer if alternate fastener types necessary.

B. Masonry fasteners shall be threaded type (not expansion type sleeve)

1. Threaded masonry fasteners into predrilled pilot holes

2. Corrosion-resistant, threaded fastener with a low profile head.

3. Screw fastener shall be (FM) Factory Mutual approved.

4. Minimum pull out resistance of 600 pounds per fastener.

5. Minimum embedment depth of 1-1/2 inches – Increase embedment depth and/or fastener diameter as necessary to provide minimum required pullout resistance values.

C. Concrete fasteners into predrilled pilot holes

1. Corrosion resistant with low profile head

2. Minimum pullout resistance of 600 pounds per fastener.

3. Minimum embedment depth of 1-1/2 inches – Increase embedment depth and/or fastener diameter as necessary to provide minimum required pullout resistance values.

D. Steel Fasteners

1. Corrosion-resistant, self-tapping, self-drilling screw with flat profile head.

2. Screw type fastener shall be (FM) Factory Mutual approved.

3. Fasteners shall penetrate through metal 1 inch minimum.

4. Minimum pull-out resistance of 425 pounds per fastener.

E. Wood fasteners shall be threaded type (do not use nails)

1. Screws
   1) Number 10, 300 series stainless steel or corrosion resistant coated.
   2) Minimum pullout resistance of 360 pounds per fastener.
   3) Minimum embedment to base substrate shall be 1-1/2 inch. Increase embedment depth and/or fastener diameter as necessary to provide minimum required pullout resistance values.

F. Gypsum, Cementitious Wood Fiber (Tectum) or Lightweight Concrete

1. Corrosion resistant metal and coated or nylon fastener.

2. Approved Products (where minimum required pullout values achieved)
   1) Peel Rivet by Creative Construction Components, Inc.
   2) Toggle Bolt by Olympic Fasteners.
   3) Lite-Deck by Olympic Fasteners
   4) NTB-1H by Olympic Fasteners

3. Minimum pullout resistance of 300 pounds per fastener.

2.6 MISCELLANEOUS

1. Plywood sheathing end joint cover strip: For installation over all unsupported plywood sheeting joints on top of parapet walls which exceeds 12 inches in length, 20 ga. galvanized steel, 3-inches in width, full length of joint. Center cover strip over end (butt) joints and secure 3-inches o.c. along each side with flat/pan head threaded fasteners.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Provide and install new wood blocking where required as shown on project details. The cost for all new wood blocking and cant, as required by the project drawings and this section, shall be included in the base bid.

B. Blocking depicted in the Drawings is typically shown generically, to indicate the intended purpose. Contractor is responsible for selecting proper thickness of each piece or pieces to allow blocking to be placed in a configuration to achieve the intent indicated by the drawings.

C. Where threaded fasteners are indicated, fasteners shall be sized of sufficient length to penetrate into wood, concrete and masonry substrate a minimum of 1-1/2 inch. Pilot holes shall be predrilled into masonry and concrete in strict accordance with manufacturers recommendations.

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Predrill holes in wood blocking which is less than 3-inches in width to help prevent splitting of the blocking during fastener securement. Wood split prior to or during installation shall be removed and replaced by the Contractor at no additional expense to the Owner. At locations where deck exposed to finished interior space below, ensure that fastener does not extend through the bottom surface of the deck.

D. Predrill holes in wood blocking which is less than 3-inches in width to help prevent splitting of the blocking during fastener securement. Wood split prior to or during installation shall be removed and replaced by the Contractor at no additional expense to the Owner.

E. At locations where multiple sections of wood blocking are to be installed, stagger all end joints a minimum of 24-inches.

F. In addition to fastener spacing pattern indicated on project details, ensure that fasteners are secured within 6-inches of the end of each section of wood blocking.

G. Install and secure additional wood blocking on top of existing equipment curbs as necessary to ensure that all curb heights are a minimum of 10-inches above the finished height of the new roof system. The cost for this blocking, including installation, shall be included in the base bid.

H. Blocking shall not be run continuous over expansion joints in the building structure. Provide gaps in the blocking equal to the expansion joint openings in the building at these locations.

I. Unsupported openings in wood or plywood deck shall be framed with 2 by 6 cross bracing which ties into existing deck framing.

J. Install 3-inch wide 20 ga. galvanized steel sheet metal continuous over all unsupported and unsecured joints in plywood (i.e. on top of parapet walls) which exceed 12 inches in width. Secure 3-inches o.c. each side with flat head threaded fasteners.

K. Fasteners shall not be installed within 2-inches of outside edge/termination of concrete or masonry units to help prevent damage to these units.

3.2 PLYWOOD

A. Provide and install new plywood where required as shown on project details. The cost for all new plywood, as required by the project drawings and this section, shall be included in the base bid.

B. Where threaded fasteners are indicated, fasteners shall be sized of sufficient length to penetrate into wood, concrete and masonry substrate a minimum of 1-1/2-inch.

C. In addition to fastener spacing pattern indicated on project details, ensure that fasteners are secured within 2-inches of the end of each section of plywood, 12-inches on-center (max.) along all edges with a minimum of 2 fasteners per edge, and located within 2 to 4 inches of edges of plywood.

D. Plywood roof deck sheathing shall be secured with the long dimension of a sheet installed perpendicular to the support joists/rafters.

E. Stagger end joints between adjacent plywood panels 4 feet.

F. Install plywood sheathing clips mid span on unsupported panel edges.

G. Provide 1/8 inch spacing at panel ends.

H. Panel end joints shall occur over framing. Secure end joints of plywood sheathing 6-inches on-center and secure midspan portions of plywood to midspan supports 12-inches on center.

3.3 CLEANING AND PROTECTION

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

B. Clean up of all debris, sawdust, loose fasteners, cuttings, scraps, wood treatments or preservatives, as soon as work is completed to help prevent damage to the new roof system and to allow for subsequent operations to proceed.

C. Cutting or dipping in preservative shall not be performed on any new roofing without providing sufficient protection of new roofing. Work shall not be performed on adjacent existing roofing not included in the scope of work for this project.

END OF SECTION

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SECTION 06 61 16

SOLID SURFACING FABRICATIONS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of contract, including General and Supplementary Conditions and other Division 01 specification sections, apply to requirements of this Section.

1.02 SECTION INCLUDES

A. Window stools.

B. Lavatory tops with undermount bowls.

C. Counter tops with sinks and backsplashes.

1.03 RELATED REQUIREMENTS

A. Division 07 Section 07 92 00 “Joint Sealants.”

B. Division 22: Plumbing fixtures.

1.04 REFERENCE STANDARDS

A. ANSI A208.2 - American National Standard for Medium Density Fiberboard for Interior Use 2016.

B. ASTM C920 - Standard Specification for Elastomeric Joint Sealants 2018.

C. ASTM D638 - Standard Test Method for Tensile Properties of Plastics 2014.

D. ASTM D785 - Standard Test Method for Rockwell Hardness of Plastics and Electrical Insulating Materials 2008 (Reapproved 2015).

E. ASTM D790 - Standard Test Methods for Flexural Properties of Unreinforced and Reinforced Plastics and Electrical Insulating Materials 2016.

F. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials 2020.

G. ASTM E228 - Standard Test Method for Linear Thermal Expansion of Solid Materials With a Push-Rod Dilatometer; 2017

H. ASTM G155 - Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Nonmetallic Materials 2013.

I. ASTM G21 - Standard Practice for Determining Resistance of Synthetic Polymeric Materials to Fungi 2015.

J. NEMA LD 3 - High-Pressure Decorative Laminates 2005.

K. NFPA 101 - Life Safety Code.

L. NFPA 285 - Standard Method of Test of Surface Burning Characteristics of Building Materials 2006.

M. NSF 51 - Food Equipment Materials 2019.

N. UL 2824 - GREENGUARD Certification Program Method for Measuring Microbial Resistance From Various Sources Using Static Environmental Chambers Current Edition, Including All Revisions.

O. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials Current Edition, Including All Revisions.

1.05 SUBMITTALS

A. Product Data: Indicate Product description including solid surface sheets, sinks, bowls and illustrating full range of standard colors, fabrication information and compliance with specified performance requirements. Submit Product data with resistance to list of chemicals.

B. Shop Drawings; Indicate plans, sections, dimensions, component sizes, edge details, thermosetting requirements, fabrication details, attachment provisions, sizes of furring, blocking, including concealed blocking and coordination requirements with adjacent work. Show locations and sizes of cutouts and holes for plumbing fixtures, faucets, soap dispensers, waste receptacles and other items installed in solid surface.

C. Samples: Submit two samples representative of window stool, 6 x 6 inch in size, illustrating color, texture, and finish.

D. Manufacturer's qualification statement.

E. Maintenance Data: Indicate list of approved cleaning materials and procedures required; list of substances that are harmful to the component materials.

1.06 QUALITY ASSURANCE

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

1.07 WARRANTY

A. Manufacturer Warranty: Provide manufacturer’s standard warranty for material only for period of 10 years ag1.07ainst defects and/or deficiencies in accordance with General Conditions of the Contract. Promptly correct any defects or deficiencies which become apparent within warranty period, to satisfaction of Architect and at no expense to Owner

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PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Basis of Design;
1. Corian® by DuPont; www.corian.com

B. Products of following manufacturers are acceptable subject to conformance to requirements of Drawings, Schedules and Specifications:

1. Samsung Chemical USA; www.staron.com
2. Wilsonart Contract; www.wilsonartcontract.com
3. Avonite; https://aristechsurfaces.com/avonite.
4. Or equal as approved by the Professional.

2.02 MATERIALS

A. Performance Design Criteria;

Item #	Property	Requirement	Test Procedure
1	Tensile Strength	6000 psi min.	ASTM D638
2	Tensile Modulus	1.5 x 10 6 psi min	ASTM D638
3	Tensile Elongation	0.4% min.	ASTM D638
4	Flexural Strength	10000 psi min.	ASTM D790
5	Flexural Modulus	1.2 x 10 6 psi min.	ASTM D790
6	Hardness	>85-Rockwell "M" scale min.	ASTM D785
7	Thermal Expansion	2.2 x 10 -5 in./in./°F	ASTM E228
8	Fungi and Bacteria	Does not support microbial growth	ASTM G21
9	Microbial Resistance	Highly resistant to mold growth	UL 2824
10	Ball Impact	No fracture - 1/2 lb. Ball: 6mm slab - 36" drop 12mm slab - 144" drop	NEMA LD 3 Method 3.8
11	Weatherability	?E*94<5 in 1,000 hrs	ASTM G155
12	Flammability	Class 1 & A	ASTM E84, NFPA 285, & UL 723
13	Flame Spread	<25	
14	Smoke Developed	<25	
15	Class	A	NFPA 101, Life Safety Code

B. Solid Surface Material:

1. Non-porous, homogeneous material maintaining the same composition throughout the part with a composition of acrylic polymer, aluminum trihydrate filler and pigment; not coated, laminated or of composite construction; meeting following criteria:

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2. Flammability: Class 1 and A when tested to UL 723.
3. Adhesive for Bonding to Other Products: One component silicone to ASTM C920.
4. Sealant: A standard mildew-resistant, FDA/UL® recognized silicone color matched sealant or clear silicone sealants.
5. Sink/Bowl Mounting Hardware: Manufacturer's approved bowl clips, brass inserts and fasteners for attachment of undermount sinks/bowls.
6. Heat Reflecting Tape: Manufacturer’s standard aluminum foil tape, with required thickness, for use with cutouts near heat sources.
7. Insulating Nomex® Fabric: Manufacturer’s standard for use with conductive tape in insulating solid surface material from adjacent heat source.

2.03 COMPONENTS

A. Window Stools: 1/2" thick solid surfacing material, adhesively joined with inconspicuous seams, edge details as indicated on Drawings. Color as indicated on the drawings.

B. Countertops with Counter Perimeter Frame: Ensure 3/4" thick, moisture resistant;

1. Cores for counter tops in wet areas having sinks or lavatories are 3/4" thick exterior grade plywood with waterproof adhesive, Fir or Poplar plywood, veneer core only.
2. MDF core conforming to ANSI A208.2 balanced design, manufactured from recycled materials, meeting ANSI Standards for emissions, of minimum density of 48 lb/cu ft and surface character to match sample approved by Architect. Ensure fire retardant Product contains fire-retardant chemicals injected with raw materials during manufacturing and achieves a maximum flame-spread rating of 25 with a maximum smoke development of 200 when tested to ASTM E84.

C. Lavatory Tops with Undermount Bowls:

1. 1 1/4" thick countertop constructed of 1/2" thick solid surfacing material over 3/4" exterior grade plywood with waterproof adhesive, Fir or Poplar plywood, veneer core only.
2. Provide countertops complete with backsplashes of size shown on Drawings.
3. Use undermount hardware according to sink manufacturer's instructions.
4. Ensure vanity top and backsplash is single color. .Color as indicated on the drawings
5. Edge details as indicated on Drawings.

2.04 FABRICATION

A. Fabricate components in shop to greatest extent practical to sizes and shapes indicated, in accordance with approved Shop Drawings and solid polymer manufacturer requirements. Form joints between components using manufacturer’s standard joint adhesive without conspicuous joints. Provide factory cutouts for plumbing fittings and bath accessories as indicated on Drawings.

B. Where indicated, thermoform corners and edges or other objects to shapes and sizes indicated on Drawings, prior to seaming and joining. Cut components larger than finished dimensions and sand edges to remove nicks and scratches. Heat entire component uniformly prior to forming.

C. Ensure no blistering, whitening and cracking of components during forming.

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D. Fabricate backsplashes from solid surfacing material with optional radius cove where counter and backsplashes meet as indicated on Drawings. Backsplashes for most colors may be fabricated by traditional means discussed in K-25294 Backsplashes. Colors with metallic/mica particle or veined colors creating directional aesthetics (K-26833 Directional Aesthetics) may require the techniques in Technical Bulletin K-28235 Thermoformed Backsplash.

E. Fabricate joints between components using manufacturer's standard joint adhesive. Ensure joints are inconspicuous in appearance and without voids. Attach 50 mm (2") wide reinforcing strip of solid polymer material under each joint. Reinforcing strip of solid polymer material is not required when using DuPont™ Joint Adhesive 2.0.

F. Provide holes and cutouts for plumbing and bath accessories as indicated on Drawings.

G. Rout and finish component edges to a smooth, uniform finish. Rout cutouts, then sand edges smooth. Repair or reject defective or inaccurate work.

H. Fabrication Tolerances:
1. Variation in Component Size: +/-1/8".
2. Location of Openings: +/-1/8" from indicated location.

2.05 FINISH

A. .Color as indicated on the drawings

B. Finish: Ensure surfaces have uniform finish:

1. Semi-gloss, with a 60° gloss rating of 25 - 50.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verification of Conditions:

1. Examine substrates and conditions, with fabricator present for compliance with requirements for installation tolerances and other conditions affecting performance of work. Proceed with installation only after unsatisfactory conditions have been corrected.
2. Verify actual site dimensions and location of adjacent materials prior to commencing work.
3. Examine cabinets upon which counter tops are to be installed. Verify cabinets are level to within 1/8" in 10' - 0".
4. Notify Architect in writing of any conditions which would be detrimental to installation.
5. Evaluation and Assessment: Commencement of work implies acceptance of previously completed work.

B. Verify mechanical, electrical, and building items affecting work of this section are placed and ready to receive this work.

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3.02 PREPARATION

A. Provide anchoring devices for installation.

B. Provide templates and rough-in measurements.

3.03 INSTALLATION

A. Install components in accordance with shop drawings and manufacturer's instructions.

B. Rigidly anchor to substrate to prevent misalignment.

C. Install components plumb, level, rigid, scribed to adjacent finishes in accordance with reviewed Shop Drawings and Product installation details.

D. Fabricate field joints using manufacturer's recommended adhesive, with joints being inconspicuous in finished work. Exposed joints/seams are not permitted. Keep components and hands clean when making joints. Reinforce field joints as specified herein. Cut and finish component edges with clean, sharp returns.

E. Route radii and contours to template. Anchor securely to base component or other supports. Align adjacent components and form seams to comply with manufacturer’s written recommendations using adhesive in color to match work. Carefully dress joints smooth, remove surface scratches and clean entire surface.

F. Install countertops with no more than 1/8" sag, bow or other variation from a straight line.

G. Adhere undermount/submount/bevel mount sinks/bowls to countertops using manufacturer's recommended adhesive and mounting hardware.

H. Adhere topmount sinks/bowls to countertops using manufacturer recommended adhesives and color-coordinated silicone sealant. Secrure seam mount bowls and sinks to counter tops using color matched joint adhesive.

I. Seal between wall and components with joint sealant as specified herein and in Section 07 92 00 as applicable.

J. Provide backsplashes and endsplashes as indicated on Drawings. Adhere to countertops using a standard color-coordinated silicone sealant. Adhere applied sidesplashes to countertops using a standard color-matched silicone sealant. Provide coved backsplashes and sidesplashes at walls and adjacent millwork. Fabricate radius cove at intersection of counters with backsplashes to dimensions shown on reviewed Shop Drawings. Adhere to countertops using manufacturer’s standard color-coordinated joint adhesive.

K. Keep components and hands clean during installation. Remove adhesives, sealants and other stains. Ensure components are clean on date of Substantial Completion of the Work.

L. Coordinate connections of plumbing fixtures with Section 22 40 00.

3.04 QUALITY CONTROL

A. Repair minor imperfections and cracked seams and replace areas of severely damaged surfaces in accordance with manufacturer’s “Technical Bulletins”.

B. Non-Conforming Work: Replace damaged work which cannot be satisfactorily repaired, restored or cleaned, to satisfaction of Architect t no cost to Owner.

3.05 CLEANING

A. Remove excess adhesive and sealant from visible surfaces.

B. Clean surfaces in accordance with manufacturer's "Care and Maintenance Instructions".

3.06 PROTECTION

A. Provide protective coverings to prevent physical damage or staining following installation for duration of Project.

B. Protect surfaces from damage until date of Substantial Completion of the Work.

END OF SECTION

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SECTION 07 84 13

PENETRATION FIRESTOPPING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of contract, including General and Supplementary Conditions and other Division 01 specification sections, apply to requirements of this Section.

1.02 SECTION INCLUDES

A. Firestopping systems.

B. Firestopping of joints and penetrations in fire resistance rated and smoke resistant assemblies, whether indicated on drawings or not.

1.03 REFERENCE STANDARDS

A. ASTM E119 - Standard Test Methods for Fire Tests of Building Construction and Materials.

B. ASTM E814 - Standard Test Method for Fire Tests of Penetration Firestop Systems.

C. ASTM E1966 - Standard Test Method for Fire-Resistive Joint Systems.

D. ASTM E2174 - Standard Practice for On-Site Inspection of Installed Firestop Systems.

E. ASTM E2393 - Standard Practice for On-Site Inspection of Installed Fire Resistive Joint Systems and Perimeter Fire Barriers.

F. ASTM E2837 - Standard Test Method for Determining the Fire Resistance of Continuity Head-of-Wall Joint Systems Installed Between Rated Wall Assemblies and Nonrated Horizontal Assemblies.

G. ASTM G21 - Standard Practice for Determining Resistance of Synthetic Polymeric Materials to Fungi.

H. ITS (DIR) - Directory of Listed Products.

I. FM 4991 - Firestop Contractors.

J. FM (AG) - FM Approval Guide.

K. UL 1479 - Standard for Fire Tests of Penetration Firestops.

L. UL 2079 - Standard for Tests for Fire Resistance of Building Joint Systems.

M. UL (DIR) - Online Certifications Directory.

N. UL (FRD) - Fire Resistance Directory.

1.04 SUBMITTALS

A. Schedule of Firestopping: List each type of penetration, fire rating of the penetrated assembly, and firestopping test or design number.

B. Product Data: Provide data on product characteristics, performance ratings, and limitations.

C. Manufacturer's Installation Instructions: Indicate preparation and installation instructions.

D. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.

E. Certificate from authority having jurisdiction indicating approval of materials used.

F. Manufacturer's qualification statement.

G. Installer's qualification statement.

1.05 QUALITY ASSURANCE

A. Fire Testing: Provide firestopping assemblies of designs that provide the scheduled fire ratings when tested in accordance with methods indicated.
1. Listing in UL (FRD), FM (AC), or ITS (DIR) will be considered as constituting an acceptable test report.
2. Valid evaluation report published by ICC Evaluation Service, Inc. (ICC-ES) at www.icc-es.org will be considered as constituting an acceptable test report.
3. Submission of actual test reports is required for assemblies for which none of the above substantiation exists.

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

C. Installer Qualifications: Company specializing in performing the work of this section and:

1. Trained by manufacturer.
2. Approved by Factory Mutual Research Corporation under FM 4991, or meeting any two of the following requirements:
3. Verification of minimum three years documented experience installing work of this type.
4. Verification of at least five satisfactorily completed projects of comparable size and type.
5. Licensed by local authorities having jurisdiction (AHJ).

1.06 FIELD CONDITIONS

A. Comply with firestopping manufacturer's recommendations for temperature and conditions during and after installation; maintain minimum temperature before, during, and for three days after installation of materials.

B. Provide ventilation in areas where solvent-cured materials are being installed.

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PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Firestopping Manufacturers:

1. 3M Fire Protection Products: www.3m.com/firestop/#sle.
2. Hilti, Inc: www.us.hilti.com/#sle.
3. Specified Technologies Inc: www.stifirestop.com/#sle.
4. Or equal.

2.02 MATERIALS

A. Firestopping Materials: Any materials meeting requirements.

B. Prohibited Materials: Do not use asbestos.

C. Mold and Mildew Resistance: Provide firestopping materials with mold and mildew resistance rating of zero (0) in accordance with ASTM G21.

D. Primers, Sleeves, Forms, Insulation, Packing, Stuffing, and Accessories: Provide type of materials as required for tested firestopping assembly.

E. Fire Ratings: Refer to drawings for required systems and ratings.

2.03 FIRESTOPPING ASSEMBLY REQUIREMENTS

A. Head-of-Wall (HW) Joint System Firestopping at Joints Between Fire-Rated Wall Assemblies and Non-Rated Horizontal Assemblies: Use system that has been tested according to ASTM E2837 to have fire resistance F Rating equal to required fire rating of wall assembly.

B. Floor-to-Floor (FF), Floor-to-Wall (FW), Head-of-Wall (HW), and Wall-to-Wall (WW) Joints, Except Perimeter, Where Both Are Fire-Rated: Use system that has been tested according to ASTM E1966 or UL 2079 to have fire resistance F Rating equal to required fire rating of the assembly in which the joint occurs.

1. Movement: Provide systems that have been tested to show movement capability as indicated.
2. Air Leakage: Provide systems that have been tested to show L Rating as indicated.
3. Watertightness: Provide systems that have been tested to show W Rating as indicated.
4. Listing by FM (AG), ITS (DIR), UL (DIR), or UL (FRD) in their certification directories will be considered evidence of successful testing.

C. Through Penetration Firestopping: Use system that has been tested according to ASTM E814 to have fire resistance F Rating equal to required fire rating of penetrated assembly.

1. Temperature Rise: Provide systems that have been tested to show T Rating as indicated.
2. Air Leakage: Provide systems that have been tested to show L Rating as indicated.
3. Watertightness: Provide systems that have been tested to show W Rating as indicated.
4. Listing by FM (AG), ITS (DIR), UL (DIR), or UL (FRD) in their certification directories will be considered evidence of successful testing.

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2.04 FIRESTOPPING PENETRATIONS THROUGH CONCRETE AND CONCRETE MASONRY CONSTRUCTION

A. Blank Openings:

1. In Floors or Walls:
   a. 2 Hour Construction: UL System C-AJ-0090; Hilti FS-ONE MAX Intumescent Firestop Sealant.
   b. 2 Hour Construction: UL System C-AJ-0136; Specified Technologies Inc. SSM mortar.
   c. 2 Hour Construction: UL System C-AJ-0007: 3M Company; MPS-2+ Putty.
   d. Or equal as approved by the Professional.

B. Penetrations Through Floors or Walls By:

1. Multiple Penetrations in Large Openings:
   a. 2 Hour Construction: UL System C-AJ-8143; Hilti FS-ONE MAX Intumescent Firestop Sealant.
   b. 2 Hour Construction: UL System C-AJ-8055; Specified Technologies Inc. SSP Firestop Putty.
   c. 2 Hour Construction: UL System C-AJ-8231: 3M Company; CP 25 WB+ or FB-3000 WT.
   d. Or equal.
2. Uninsulated Metallic Pipe, Conduit, and Tubing:
   a. 3 Hour Construction: UL System C-AJ-1079; Specified Technologies Inc. SSS Intumescent Firestop Sealant.
   b. 3 Hour Construction: UL System C-AJ-1184; Hilti FS-ONE MAX Intumescent Firestop Sealant.
   c. 3 Hour Construction: UL System C-AJ-1425; Hilti CFS-S SIL GG Firestop Silicone Sealant Gun-Grade.
3. Uninsulated Non-Metallic Pipe, Conduit, and Tubing:
   a. 2 Hour Construction: UL System C-AJ-2109; Hilti CP 643N/644 Firestop Collar.
   b. 2 Hour Construction: UL System C-BJ-2021; Hilti CP 643N Firestop Collar.
   c. 2 Hour Construction: UL System C-BJ-2007: 3M Company; CP 25WB+, IC 15WB+ or FB-3000 WT sealant.
   d. Or equal
4. Electrical Cables Not In Conduit:
   a. 2 Hour Construction: UL System C-AJ-3213; Specified Technologies Inc. LCC Intumescent Firestop Collars.
   b. 2 Hour Construction: UL System C-AJ-3283; Hilti CFS-SL SK Firestop Sleeve Kit.
   c. 2 Hour Construction: UL System C-AJ-3200: 3M Company; Fire Barrier Packing Material with IC 15WB+, CP 25WB+ caulk or FB-3000 WT sealant.
   d. Or equa

2.05 FIRESTOPPING PENETRATIONS THROUGH GYPSUM BOARD WALLS

A. Blank Openings:

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1. 1 Hour Construction: UL System W-L-0020; Specified Technologies Inc. Composite Sheet.
2. 1 Hour Construction: UL System W-L-3334; Hilti CP 653 Speed Sleeve.

B. Penetrations By:

1. Multiple Penetrations in Large Openings:
   a. 1 Hour Construction: UL System W-L-1408; Hilti FS-ONE MAX Intumescent Firestop Sealant.
   b. 1 Hour Construction: UL System W-L-8025; Specified Technologies Inc. LCI Intumescent Firestop Sealant.
   c. 1 Hour Construction: UL System W-L-8079; Hilti FS-ONE MAX Intumescent Firestop Sealant.
2. Uninsulated Metallic Pipe, Conduit, and Tubing:
   a. 1 Hour Construction: UL System W-L-1049; Specified Technologies Inc. SSS Intumescent Firestop Sealant.
   b. 1 Hour Construction: UL System W-L-1054; Hilti FS-ONE MAX Intumescent Firestop Sealant.
3. Uninsulated Non-Metallic Pipe, Conduit, and Tubing:
   a. 1 Hour Construction: UL System W-L-2048; Specified Technologies Inc. SSW Wrap Strips.
   b. 1 Hour Construction: UL System W-L-2074; Specified Technologies Inc. SSC Collars.
   c. 1 Hour Construction: UL System W-L-2078; Hilti CP 643N/644 Firestop Collar.
   d. 1 Hour Construction: UL System W-L-2128; Hilti FS-ONE MAX Intumescent Firestop Sealant.
4. Electrical Cables Not In Conduit:
   a. 1 Hour Construction: UL System W-L-3024; Specified Technologies Inc. SSP Firestop Putty.
   b. 1 Hour Construction: UL System W-L-3065; Hilti FS-ONE MAX Intumescent Firestop Sealant, CP 606 Flexible Firestop Sealant, CD 601S Elastomeric Firestop Sealant, or CP 618 Firestop Putty Stick.
   c. 1 Hour Construction: UL System W-L-3076; Specified Technologies Inc. SSS Intumescent Firestop Sealant.
5. Cable Trays with Electrical Cables:
   a. 1 Hour Construction: UL System W-L-4008; Specified Technologies Inc. SSB Intumescent Firestop Pillows.
   b. 1 Hour Construction: UL System W-L-4011; Hilti CFS-BL Firestop Block.
6. HVAC Ducts, Insulated:
   a. 1 Hour Construction: UL System W-L-7164; Specified Technologies Inc. FyreFlange HVAC Firestop Angle.
   b. 1 Hour Construction: UL System W-L-7238; Specified Technologies Inc. FyreFlange HVAC Firestop Angle.
   c. 1 Hour Construction: UL System W-L-7156; Hilti FS-ONE MAX Intumescent Firestop Sealant.

2.06 FIRESTOPPING SYSTEMS

A. Firestopping: Any material meeting requirements.

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1. Fire Ratings: Use system that is listed by FM (AG), ITS (DIR), or UL (FRD) and tested in accordance with ASTM E814, ASTM E119, or UL 1479 with F Rating equal to fire rating of penetrated assembly and minimum T Rating Equal to F Rating and in compliance with other specified requirements.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify openings are ready to receive the work of this section.

3.02 PREPARATION

A. Clean substrate surfaces of dirt, dust, grease, oil, loose material, or other materials that could adversely affect bond of firestopping material.

B. Remove incompatible materials that could adversely affect bond.

C. Install backing materials to prevent liquid material from leakage.

3.03 INSTALLATION

A. Install materials in manner described in fire test report and in accordance with manufacturer's instructions, completely closing openings.

B. Do not cover installed firestopping until inspected by Owner's Independent Testing Agency.

C. Do not cover installed firestopping until inspected by authorities having jurisdiction.

D. Install labeling required by code.

3.04 FIELD QUALITY CONTROL

A. Independent Testing Agency: Inspection agency employed and paid by Owner, will examine penetration firestopping in accordance with ASTM E2174 and ASTM E2393.

B. Repair or replace penetration firestopping and joints at locations where inspection results indicate firestopping or joints do not meet specified requirements.

3.05 CLEANING

A. Clean adjacent surfaces of firestopping materials.

3.06 PROTECTION

A. Protect adjacent surfaces from damage by material installation.

END OF SECTION

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SECTION 07 92 00

JOINT SEALANTS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of contract, including General and Supplementary Conditions and other Division 01 specification sections, apply to requirements of this Section.

1.02 SECTION INCLUDES

A. Nonsag gunnable joint sealants.

B. Self-leveling pourable joint sealants.

C. Joint backings and accessories.

1.03 RELATED REQUIREMENTS

A. Division 07 Section 07 84 13 “Penetration Firestopping:” Firestopping sealants.

B. Division 08 Section 08 80 00 “Glazing:” Glazing sealants and accessories.

C. Division 09 Section 09 30 13 “Ceramic Tiling:” Sealant between tile and plumbing fixtures and at junctions with other materials and changes in plane.

1.04 REFERENCE STANDARDS

A. ASTM C661 - Standard Test Method for Indentation Hardness of Elastomeric-Type Sealants by Means of a Durometer.

B. ASTM C794 - Standard Test Method for Adhesion-In-Peel of Elastomeric Joint Sealants.

C. ASTM C834 - Standard Specification for Latex Sealants.

D. ASTM C919 - Standard Practice for Use of Sealants in Acoustical Applications.

E. ASTM C920 - Standard Specification for Elastomeric Joint Sealants.

F. ASTM C1087 - Standard Test Method for Determining Compatibility of Liquid-Applied Sealants with Accessories Used in Structural Glazing Systems.

G. ASTM C1193 - Standard Guide for Use of Joint Sealants.

H. ASTM C1311 - Standard Specification for Solvent Release Sealants.

I. ASTM C1330 - Standard Specification for Cylindrical Sealant Backing for Use with Cold Liquid-Applied Sealants.

J. ASTM C1521 - Standard Practice for Evaluating Adhesion of Installed Weatherproofing Sealant Joints.

K. ASTM D2240 - Standard Test Method for Rubber Property--Durometer Hardness.

L. ASTM E119 - Standard Test Methods for Fire Tests of Building Construction and Materials.

M. SCAQMD 1168 - Adhesive and Sealant Applications.

N. SWRI (VAL) - SWR Institute Validated Products Directory.

O. UL 263 - Standard for Fire Tests of Building Construction and Materials.

1.05 SUBMITTALS

A. Product Data for Sealants: Submit manufacturer's technical data sheets for each product to be used, that includes the following.

1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
2. List of backing materials approved for use with the specific product.
3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
4. Substrates the product should not be used on.
5. Substrates for which use of primer is required.
6. Substrates for which laboratory adhesion and/or compatibility testing is required.
7. Installation instructions, including precautions, limitations, and recommended backing materials and tools.
8. Sample product warranty.
9. Certification by manufacturer indicating that product complies with specification requirements.
10. SWRI Validation: Provide currently available sealant product validations as listed by SWRI (VAL) for specified sealants.

B. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.

C. Color Cards for Selection: Where sealant color is not specified, submit manufacturer's color cards showing standard colors available for selection.

D. Samples for Verification: Where custom sealant color is specified, obtain directions from Architect and submit at least two physical samples for verification of color of each required sealant.

E. Preconstruction Laboratory Test Reports: Submit at least four weeks prior to start of installation.

F. Installation Plan: Submit at least four weeks prior to start of installation.

G. Preinstallation Field Adhesion Test Plan: Submit at least two weeks prior to start of installation.

H. Field Quality Control Plan: Submit at least two weeks prior to start of installation.

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I. Preinstallation Field Adhesion Test Reports: Submit filled out Preinstallation Field Adhesion Test Reports log within 10 days after completion of tests; include bagged test samples and photographic records.

J. Installation Log: Submit filled out log for each length or instance of sealant installed.

K. Field Quality Control Log: Submit filled out log for each length or instance of sealant installed, within 10 days after completion of inspections/tests; include bagged test samples and photographic records, if any.

L. Manufacturer's qualification statement.

M. Installer's qualification statement.

N. Specimen warranty.

1.06 QUALITY ASSURANCE

A. Maintain one copy of each referenced document covering installation requirements on site.

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

C. Installer Qualifications: Company specializing in performing the work of this section and with at least three years of documented experience.

D. Testing Agency Qualifications: Independent firm specializing in performing testing and inspections of the type specified in this section.

E. Preconstruction Laboratory Testing: Arrange for sealant manufacturer(s) to test each combination of sealant, substrate, backing, and accessories.

1. Adhesion Testing: In accordance with ASTM C794.
2. Compatibility Testing: In accordance with ASTM C1087.
3. Allow sufficient time for testing to avoid delaying the work.
4. Deliver to manufacturer sufficient samples for testing.
5. Report manufacturer's recommended corrective measures, if any, including primers or techniques not indicated in product data submittals.
6. Testing is not required if sealant manufacturer provides data showing previous testing, not older than 24 months, that shows satisfactory adhesion, lack of staining, and compatibility.

F. Installation Plan: Include schedule of sealed joints, including the following.

1. Joint width indicated in Contract Documents.
2. Joint depth indicated in Contract Documents; to face of backing material at centerline of joint.
3. Method to be used to protect adjacent surfaces from sealant droppings and smears, with acknowledgement that some surfaces cannot be cleaned to like-new condition and therefore prevention is imperative.
4. Approximate date of installation, for evaluation of thermal movement influence.

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5. Installation Log Form: Include the following data fields, with known information filled out.
   a. Unique identification of each length or instance of sealant installed.
   b. Location on project.
   c. Substrates.
   d. Sealant used.
   e. Stated movement capability of sealant.
   f. Primer to be used, or indicate as "No primer" used.
   g. Size and actual backing material used.
   h. Date of installation.
   i. Name of installer.
   j. Actual joint width; provide space to indicate maximum and minimum width.
   k. Actual joint depth to face of backing material at centerline of joint.
   l. Air temperature.

G. Preinstallation Field Adhesion Test Plan: Include destructive field adhesion testing of one sample of each combination of sealant type and substrate, except interior acrylic latex sealants, and include the following for each tested sample.

1. Identification of testing agency.
2. Preinstallation Field Adhesion Test Log Form: Include the following data fields, with known information filled out.
   a. Substrate; if more than one type of substrate is involved in a single joint, provide two entries on form, for testing each sealant substrate side separately.
   b. Test date.
   c. Location on project.
   d. Sealant used.
   e. Stated movement capability of sealant.
   f. Test method used.
   g. Date of installation of field sample to be tested.
   h. Copy of test method documents.
   i. Age of sealant upon date of testing.
   j. Test results, modeled after the sample form in the test method document.
   k. Indicate use of photographic record of test.

H. Field Quality Control Plan:
1. Visual inspection of entire length of sealant joints.
2. Non-destructive field adhesion testing of sealant joints, except interior acrylic latex sealants.
   a. For each different sealant and substrate combination, allow for one test every 12 inches in the first 10 linear feet of joint and one test every 24 inches thereafter.
   b. If any failures occur in the first 10 linear feet, continue testing at 12 inches intervals at no extra cost to Owner.
3. Destructive field adhesion testing of sealant joints, except interior sealant joints.
   a. For each different sealant and substrate combination, allow for one test every 100 feet in the first 1000 linear feet, and one test per 1000 linear feet thereafter, or once per floor on each elevation.
   b. If any failures occur in the first 1000 linear feet, continue testing at frequency of one test per 500 linear feet at no extra cost to Owner.

4. Field testing agency's qualifications.
5. Field Quality Control Log Form: Show same data fields as on Preinstallation Field Adhesion Test Log, with known information filled out and lines for multiple tests per sealant/substrate combinations; include visual inspection and specified field testing; allow for possibility that more tests than minimum specified may be necessary.

I. Field Adhesion Test Procedures:

1. Allow sealants to fully cure as recommended by manufacturer before testing.
2. Have a copy of the test method document available during tests.
3. Record the type of failure that occurred, other information required by test method, and the information required on the Field Quality Control Log.
4. When performing destructive tests, also inspect the opened joint for proper installation characteristics recommended by manufacturer, and report any deficiencies.
5. Deliver the samples removed during destructive tests in separate sealed plastic bags, identified with project, location, test date, and test results, to Owner.
6. If any combination of sealant type and substrate does not show evidence of minimum adhesion or shows cohesion failure before minimum adhesion, report results to Architect.

J. Non-Destructive Field Adhesion Test: Test for adhesion in accordance with ASTM C1521, using Nondestructive Spot Method.

1. Record results on Field Quality Control Log.
2. Repair failed portions of joints.

K. Destructive Field Adhesion Test: Test for adhesion in accordance with ASTM C1521, using Destructive Tail Procedure

1. Sample: At least 18 inches long.
2. Minimum Elongation Without Adhesive Failure: Consider the tail at rest, not under any elongation stress; multiply the stated movement capability of the sealant in percent by two; then multiply 1 inch by that percentage; if adhesion failure occurs before the "1 inch mark" is that distance from the substrate, the test has failed.
3. If either adhesive or cohesive failure occurs prior to minimum elongation, take necessary measures to correct conditions and re-test; record each modification to products or installation procedures.
4. Record results on Field Quality Control Log.
5. Repair failed portions of joints.

L. Field Adhesion Tests of Joints: Test for adhesion using most appropriate method in accordance with ASTM C1521, or other applicable method as recommended by manufacturer.

1.07 WARRANTY

A. Correct defective work within a five year period after Date of Substantial Completion.

B. Warranty: Include coverage for installed sealants and accessories that fail to achieve watertight seal, exhibit loss of adhesion or cohesion, or do not cure.

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PART 2 - PRODUCTS

2.01 JOINT SEALANT APPLICATIONS

A. Scope:

1. Exterior Joints: Seal open joints, whether or not the joint is indicated on drawings, unless specifically indicated not to be sealed. Exterior joints to be sealed include, but are not limited to, the following items.
   a. Wall expansion and control joints.
   b. Joints between door, window, and other frames and adjacent construction.
   c. Joints between different exposed materials.
   d. Openings below ledge angles in masonry.
   e. Other joints indicated below.

2. Interior Joints: Do not seal interior joints unless specifically indicated to be sealed. Interior joints to be sealed include, but are not limited to, the following items.
   a. Joints between door, window, and other frames and adjacent construction.
   b. In sound-rated wall and ceiling assemblies, gaps at electrical outlets, wiring devices, piping, and other openings; between wall/ceiling and other construction; and other flanking sound paths.
      1) Exception: Through-penetrations in sound-rated assemblies that are also fire-rated assemblies.
   c. Other joints indicated below.

3. Do not seal the following types of joints.
   a. Intentional weepholes in masonry.
   b. Joints indicated to be treated with manufactured expansion joint cover or some other type of sealing device.
   c. Joints where sealant is specified to be provided by manufacturer of product to be sealed.
   d. Joints where installation of sealant is specified in another section.
   e. Joints between suspended panel ceilings/grid and walls.

B. Type 1B - Exterior Joints: Use non-sag polyurethane sealant, unless otherwise indicated.

1. Type 1E - Lap Joints in Sheet Metal Fabrications: Butyl rubber, non-curing.
2. Type 1E - Lap Joints between Manufactured Metal Panels: Butyl rubber, non-curing.

C. Type 2B - Interior Joints: Use non-sag polyurethane sealant, unless otherwise indicated.

1. Type 2C - Wall and Ceiling Joints in Non-Wet Areas: Acrylic emulsion latex sealant.
2. Type 2A - Joints between Fixtures in Wet Areas and Floors, Walls, and Ceilings: Mildew-resistant silicone sealant; white.
3. Type 2D - In Sound-Rated Assemblies: Acrylic emulsion latex sealant.
4. Type 2G - Narrow Control Joints in Interior Concrete Slabs: Self-leveling epoxy sealant.
5. Type 2F - Other Floor Joints: Self-leveling polyurethane "traffic-grade" sealant.

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D. Interior Wet Areas: restrooms; fixtures in wet areas include plumbing fixtures, countertops, cabinets, and other similar items.

E. Sound-Rated Assemblies: Walls and ceilings identified as "STC-rated", "sound-rated", or "acoustical".

2.02 JOINT SEALANTS - GENERAL

A. Sealants and Primers: Provide products having lower volatile organic compound (VOC) content than indicated in SCAQMD 1168.

B. Colors: As selected by the Professional.

2.03 NONSAG JOINT SEALANTS

A. Type A - Mildew-Resistant Silicone Sealant: ASTM C920, Grade NS, Uses M and A; single component, mildew resistant; not expected to withstand continuous water immersion or traffic.

1. Color: White.
2. Manufacturers:
   a. ADFAST Corporation; ADSEAL KB 4800 Series: www.adfastcorp.com/#sle.
   b. Pecora Corporation; Pecora 898 NST (Non-Staining Technology): www.pecora.com/#sle.
   c. Sika Corporation; Sikasil GP: www.usa.sika.com/#sle.
   d. Or equal as approved by the Professional.

B. Type B - Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multi-component; not expected to withstand continuous water immersion or traffic.

1. Movement Capability: Plus and minus 50 percent minimum.
2. Hardness Range: 20 to 35, Shore A, when tested in accordance with ASTM C661.
3. Color: To be selected by Architect from manufacturer's standard range.
4. Service Temperature Range: Minus 40 to 180 degrees F.
5. Manufacturers:
   a. Pecora Corporation; DynaTrol II: www.pecora.com/#sle.
   b. Sika Corporation; Sikaflex-15 LM: www.usa.sika.com/#sle.
   c. Tremco Commercial Sealants & Waterproofing; Dymeric 240 FC: www.tremcosealants.com/#sle.
   d. Or equal as approved by the Professional.

C. Type C - Acrylic Emulsion Latex: Water-based; ASTM C834, single component, non-staining, non-bleeding, non-sagging; not intended for exterior use.

1. Color: To be selected by Architect from manufacturer's standard range.
2. Manufacturers:
   a. Franklin International, Inc; Titebond GREENchoice Acoustical Smoke & Sound Sealant: www.titebond.com/#sle.
   b. Hilti, Inc; CP 506 Smoke and Acoustical Sealant: www.us.hilti.com/#sle.
   c. Pecora Corporation; AC-20 +Silicone: www.pecora.com/#sle.

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d. Sherwin-Williams Company; 950A Siliconized Acrylic Latex Caulk: www.sherwin-williams.com/#sle.
e. Or equal as approved by the Professional.

D. Type D - Acrylic Latex Sealant: ASTM C834; for use as acoustical sealant and in firestopping systems for expansion joints and through penetrations.

1. Color: Standard colors matching finished surfaces.
2. Fire Rated System: Complies with UL 263 and ASTM E119 with UL fire resistance classifications.

E. Type E - Non-Curing Butyl Sealant: Solvent-based, single component, non-sag, non-skinning, non-hardening, non-bleeding; non-vapor-permeable; intended for fully concealed applications.

2.04 SELF-LEVELING SEALANTS

A. Type F - Self-Leveling Polyurethane Sealant for Continuous Water Immersion: Polyurethane; ASTM C920, Grade P, Uses M and A; single or multi-component; explicitly approved by manufacturer for traffic exposure and continuous water immersion.

1. Movement Capability: Plus and minus 25 percent, minimum.
2. Hardness Range: 35 to 55, Shore A, when tested in accordance with ASTM C661.
3. Color: Gray.
4. Service Temperature Range: Minus 40 to 180 degrees F.
5. Manufacturers:
   a. Sika Corporation; Sikaflex-1c SL: www.usa.sika.com/#sle.
   b. W. R. MEADOWS, Inc; POURTHANE SL: www.wrmeadows.com/#sle.
   c. Or equal as approved by the Professional.

B. Type G - Semi-Rigid Self-Leveling Epoxy Joint Filler: Epoxy or epoxy/polyurethane copolymer; intended for filling cracks and control joints not subject to significant movement; rigid enough to support concrete edges under traffic.

1. Durometer Hardness: Minimum of 85 for Type A or 35 for Type D, after seven days when tested in accordance with ASTM D2240.
2. Color: Concrete gray.
3. Joint Width, Minimum: 1/8 inch.
4. Joint Width, Maximum: 1/4 inch.
5. Joint Depth: Provide product suitable for joints from 1/8 inch to 2 inches in depth including space for backer rod.
6. Manufacturers:
   a. Euclid Chemical Company; EUCO 700: www.euclidchemical.com/#sle.
   b. Nox-Crete Inc; DynaFlex 502: www.nox-crete.com/#sle.
   c. W.R. Meadows, Inc; Rezi-Weld Flex: www.wrmeadows.com/#sle.
   d. Or equal as approved by the Professional.

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2.05 ACCESSORIES

A. Backer Rod: Cylindrical cellular foam rod with surface that sealant will not adhere to, compatible with specific sealant used, and recommended by backing and sealant manufacturers for specific application.

1. Type for Joints Not Subject to Pedestrian or Vehicular Traffic: ASTM C1330; Type O - Open Cell Polyurethane.
2. Type for Joints Subject to Pedestrian or Vehicular Traffic: ASTM C1330; Type B - Bi-Cellular Polyethylene.
3. Open Cell: 40 to 50 percent larger in diameter than joint width.
4. Closed Cell and Bi-Cellular: 25 to 33 percent larger in diameter than joint width.

B. Backing Tape: Self-adhesive polyethylene tape with surface that sealant will not adhere to and recommended by tape and sealant manufacturers for specific application.

C. Masking Tape: Self-adhesive, nonabsorbent, non-staining, removable without adhesive residue, and compatible with surfaces adjacent to joints and sealants.

D. Joint Cleaner: Non-corrosive and non-staining type, type recommended by sealant manufacturer; compatible with joint forming materials.

E. Primers: Type recommended by sealant manufacturer to suit application; non-staining.
1. Provide primers that are appropriate for for porous or non-porous surfaces as required.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify that joints are ready to receive work.

B. Verify that backing materials are compatible with sealants.

C. Verify that backer rods are of the correct size.

D. Preinstallation Adhesion Testing: Install a sample for each test location indicated in the test plan.

1. Test each sample as specified in PART 1 under QUALITY ASSURANCE article.
2. Notify Architect of date and time that tests will be performed, at least seven days in advance.
3. Record each test on Preinstallation Adhesion Test Log as indicated.
4. If any sample fails, review products and installation procedures, consult manufacturer, or take whatever other measures are necessary to ensure adhesion; re-test in a different location; if unable to obtain satisfactory adhesion, report to Architect.
5. After completion of tests, remove remaining sample material and prepare joint for new sealant installation.

3.02 PREPARATION

A. Remove loose materials and foreign matter that could impair adhesion of sealant.

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B. Clean joints, and prime as necessary, in accordance with manufacturer's instructions.

C. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.

D. Mask elements and surfaces adjacent to joints from damage and disfigurement due to sealant work; be aware that sealant drips and smears may not be completely removable.

E. Concrete Floor Joints That Will Be Exposed in Completed Work: Test joint filler in inconspicuous area to verify that it does not stain or discolor slab.

3.03 INSTALLATION

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

B. Perform installation in accordance with ASTM C1193.

C. Perform acoustical sealant application work in accordance with ASTM C919.

D. Measure joint dimensions and size joint backers to achieve width-to-depth ratio, neck dimension, and surface bond area as recommended by manufacturer, except where specific dimensions are indicated.

E. Install bond breaker backing tape where backer rod cannot be used.

F. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.

G. Do not install sealant when ambient temperature is outside manufacturer's recommended temperature range, or will be outside that range during the entire curing period, unless manufacturer's approval is obtained and instructions are followed.

H. Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.

I. Concrete Floor Joint Filler: After full cure, shave joint filler flush with top of concrete slab.

3.04 FIELD QUALITY CONTROL

A. Perform field quality control inspection/testing as specified in PART 1 under QUALITY ASSURANCE article.

B. Non-Destructive Adhesion Testing: If there are any failures in first 100 linear feet, notify Architect immediately.

C. Destructive Adhesion Testing: If there are any failures in first 1000 linear feet, notify Architect immediately.

D. Remove and replace failed portions of sealants using same materials and procedures as indicated for original installation.

E. Repair destructive test location damage immediately after evaluation and recording of results.

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3.05 POST-OCCUPANCY

A. Post-Occupancy Inspection: Perform visual inspection of entire length of project sealant joints at a time that joints have opened to their greatest width; i.e. at low temperature in thermal cycle. Report failures immediately and repair.

END OF SECTION

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SECTION 08 11 13

HOLLOW METAL DOORS AND FRAMES

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes: Work under this section comprises of furnishing hollow metal doors and frames, including transom frames, sidelight and window frames with provision for glazed, paneled or louvered openings, fire labeled and non-labeled, as scheduled.

1. Flush Steel Doors.
2. Steel frames.
3. Hollow Metal Framing Systems.

B. Related Sections: Related documents, drawings and general provisions of contract, including General and Supplementary Conditions and Division 1 specification sections apply to this section. The latest published edition of each reference applies.

1. Division 06 Section 06 10 53 “Miscellaneous Rough Carpentry.”
2. Division 08 Section 08 14 16 “Flush Wood Doors.”
3. Division 08 Section 08 71 00 “Door Hardware.”

C. References: The intent of this document is that all hollow metal and its application will comply or exceed the standards identified below. The latest published edition of each reference applies.

1. ANSI - American National Standards Institute - ansi.org
2. NFPA - National Fire Protection Association

a. NFPA 80 - Standard for Fire Doors and Other Opening Protectives
b. NFPA 101 – Life Safety Code
c. NFPA 105 – Standard Smoke Door Assemblies and Other Opening Protectives
d. NFPA 252 - Standard Method of Fire Tests of Door Assemblies.

3. DHI - Door and Hardware Institute – Door Security + Safety Professionals

a. Installation Guide for Doors and Hardware.
b. Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames.
c. Recommended Locations for Builders’ Hardware for Custom Steel Doors and Frames.

4. SDI - Steel Door Institute

a. SDI-105 – Recommended Erection Instructions for Steel Frames
b. SDI-107 – Hardware on Steel Doors (Reinforcement - Application)
c. SDI-111 - Recommended Details for Standard Steel Doors, Frames, Accessories, and Related Components
d. SDI-117 - Manufacturing Tolerances Standard Steel Doors and Frames
e. SDI-118 – Basic Fire Door Requirements
f. SDI A250.3 Test Procedure and Acceptance Criteria for Factory Applied Finish Coatings for Steel Doors and Frames
g. SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames, and Frame Anchors
h. SDI A250.6 - Recommended Practice for Hardware Reinforcing on Standard Steel Doors and Frames

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i. SDI A250.8 - SDI-100 Specifications for Standard Steel Doors and Frames
j. SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames
k. SDI A250.11 - Recommended Erection Instructions for Steel Frames

5. BHMA - Builders Hardware Manufacturers Association

a. BHMA A156.115 - Hardware Preparations in Standard Steel Doors and Frames.
b. BHMA A156.7 - Hinge Template Dimensions.

6. ASTM - American Society for Testing Materials

a. ASTM A568/A568M-19a Standard Specification for Steel, Sheet, Carbon, Structural, and High-Strength, Low-Alloy, Hot-Rolled and Cold-Rolled, General Requirements
b. ASTM A879/A879M-12(2017) Standard Specification for Steel Sheet, Zinc Coated by the Electrolytic Process for Applications Requiring Designation of the Coating Mass on Each Surface
c. ASTM A653/A653M-19a Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process
d. ASTM A1008/A1008M-18 Standard Specification for Steel, Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, Solution Hardened, and Bake Hardenable

7. ICC - International Code Counsel

a. ICC A117.1 – Accessible and Usable Building and Facilities.

8. UL - Building Materials Directory; Underwriters Laboratories Inc.

a. UL 10B - Standard for Neutral Pressure Fire Tests of Door Assemblies
b. UL 10C - Standard for Positive Pressure Fire Tests of Door Assemblies
c. UL 1784 – Air Leakage Test of Door Assemblies

9. NAAMM/HMMA – National Association of Architectural Metal Manufacturers/Hollow Metal Manufacturers Association

a. NAAMM/HMMA 840 – Guide Specification for Receipt, Storage, and Installation of Hollow Metal Doors and Frames.

10. WH - Certification Listings; Warnock Hersey International Inc.

1.2 SUBSTITUTIONS:

A. All substitution requests must be submitted within the procedures and time frame as outlined in Division 1, General Requirements. Approval of products is at the discretion of the architect and their consultant

1.3 SUBMITTALS

A. Submittals to comply with provisions of Division 01, Submittal Procedures.
B. Product Data: Manufacturer's standard details and catalog data indicating compliance with referenced standards and manufacturer's installation instructions.
C. Shop Drawings: Provide a schedule of doors and frames using same reference numbers for details and door openings as those on the contract documents. Shop drawings should include the following information to ensure doors and frames are properly prepared and coordinated to receive hardware.

1. Elevations of each door and frame type.
2. Details for door core.
3. Details of doors, including vertical- and horizontal-edge details and metal

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thicknesses.
4. Locations of cutouts for glass and louvers.
5. Frame details for each frame type, including dimensioned profiles and metal thicknesses.
6. Mounting locations for hardware.
7. Thickness of reinforcement/preparations for hardware.
8. Details of anchorages, joints, field splices, and connections.
9. Details of accessories.
10. Details of moldings, removable stops, and glazing.
11. Fire ratings.
12. Finish.

D. Closeout Submittals to comply with Division 1, Closeout Submittals procedures.
E. Furnish copies of manufacturer's warranty information and maintenance instructions.

1.4 QUALITY ASSURANCE

A. Hollow Metal Distributor is to be a direct account of the manufacturer of the products furnished. In addition, that distributor must have in their regular employment an Architectural Hardware Consultant (AHC), Certified Door Consultant (CDC), an Architectural Openings Consultant (AOC),or equivalent door and hardware industry experience who will be available to consult with the Architect and Contractor regarding any matters affecting the door and frame opening.
B. Manufacturer Qualifications: Certified Member of the Steel Door Institute in good standing.
C. Installer: Minimum five years documented experience installing products specified this Section.
D. Certificates:
    1. Manufacturer's certification that products comply with referenced standards.
    2. Hollow Metal Manufacturer must provide documentation that they are an SDI Certified Manufacturer.
E. Fire Rated Doors and Frames: Underwriters' Laboratories, Intertek Testing Services/Warnock Hersey, and Factory Mutual labeled fire doors and frames.
    1. Construct and install doors and frames to comply with current issue of NFPA 80.
    2. Manufacture Underwriters' Laboratories labeled doors and frames in strict compliance to UL procedures, and provide the degree of fire protection, heat transmission and panic loading capability indicated by the opening class.
    3. Manufacture Intertek Testing Services /Warnock Hersey labeled doors and frames in strict compliance to ITS/WH procedures and provide the degree of fire protection capability indicated by the opening class.
    4. Manufacture Factory Mutual labeled doors and frames in strict compliance to FM procedures, and provide the degree of fire protection, heat transmission and panic loading capability indicated by the opening class.
    5. Affix a physical label or approved marking to each fire door and/or fire door frame, at an authorized facility as evidence of compliance with procedures of the labeling agency.
    6. Conform to applicable codes for fire ratings. It is the intent of this specification that doors, frames, hardware and their application comply or exceed the standards for labeled openings. In case of conflict between types required for fire protection, furnish type required by NFPA and UL.
    7. Provide test report data validating compliance.

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1.5 DELIVERY, STORAGE, AND HANDLING

A. Packing and Shipping

1. The use of non-vented plastic or canvas shelters that can create a humidity chamber shall be avoided to prevent rust or damage.
2. Provide cardboard wrapped or crated product to provide protection during transit and job site storage
3. Should wrappers become wet, remove immediately

B. Delivery and Site Acceptance

1. The supplier shall deliver all materials to the project site; direct factory shipments are not allowed unless agreed upon beforehand. Supplier shall coordinate delivery times and schedules with the contractor.
2. Deliver doors cardboard wrapped or crated to provide protection during transit and job site storage. Provide additional protection to prevent damage to any factory-finished doors. Mark all doors and frames with architects opening numbers as shown on the contract documents and shop drawings on the center hinge preparation location.
3. Upon delivery, check in doors and frames jointly with supplier. Inspect doors and frames upon delivery for damage, correct quantities or shortages. Minor damages may be repaired provided refinished items are equal in all respects to new work and acceptable to the architect. Otherwise, remove and replace damaged goods as directed. Note shortages and replace immediately.

C. Storage and Protection

1. Handle, store and protect products in accordance with the manufacturers printed instructions, ANSI/SDI A250.8 – Specifications for Standard Steel Doors and Frames, A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames, or ANSI/SDI A250.3 - Test Procedure and Acceptance Criteria for Factory Applied Finish Coatings for Steel Doors and Frames and NAAMM/HMMA 840 – Guide Specification for Receipt, Storage, and Installation of Hollow Metal Doors and Frames.
2. Store all materials in a dry area. All hollow metal material shall be stored so that it does not come in contact with water or moisture. Protect units from adverse weather elements.
3. Place units on 4 inch (102 mm) high wood sills to prevent rust and damage.
4. Store doors vertically under a properly vented cover, five units maximum in a stack with a ¼” space between doors to permit air circulation.
5. Store frames in an upright position with heads uppermost under cover.
6. Store assembled frames five units maximum in a stack with 2-inch (51 mm) space between frames to permit air circulation.

1.6 COORDINATION

A. Coordinate Work with other directly affected sections involving manufacture or fabrication of internal cutouts and reinforcement for door hardware, electric devices and recessed items.
B. Coordinate Work with frame opening construction, door and hardware installation.
C. Sequence installation to accommodate required door hardware.
D. Verify field dimensions for factory assembled frames prior to fabrication.

1.7 WARRANTY

A. Comply with Division 01 Closeout Submittals
B. All doors and frames shall be warranted in writing by the manufacturer against defects in materials and workmanship for a period of one (1) year commencing on the date of manufacture.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Basis of Design - MESKER Web: http://meskerdoor.com

1. Acceptable Manufacturer - Curries an ASSA Abloy Company
2. Acceptable Manufacturer - Steelcraft an Allegion Company
3. Acceptable Manufacturer - de La Fontaine

B. Provide all steel doors and frames from a single SDI certified manufacturer.

2.2 General:

A. Physical performance: Units shall comply with the 1 million cycles swing test requirement per ANSI A250.4 - Level A.
B. Finishing:

1. Prime Gray to meet SDI A250.10
2. Standard Color (on Galv doors and frames only) to meet SDI A250.3

2.3 DOORS

A. General: Construct exterior/interior doors to the following designs and gauges:

1. Exterior Doors: Zinc-Iron Alloy-Coated galvannealed steel (A40) (A60) or Zinc-Coated Galvanized steel (G90) that conforms to ASTM A653/A653M:

a. Thickness:
1) 14 gauge

b. Provide flush top/closed top channel for exterior swing-out doors to eliminate moisture penetration. Galvannealed steel top caps are permitted.

2. Interior Doors: Cold-rolled steel, ASTM A 1008/A 1008M:

a. Thickness:
1) 16 gauge

3. Door Thickness: 1-3/4 inches
4. Vertical edge seams: Provide doors with continuous vertical mechanical inter-locking joints at lock and hinge edges. Finish edges as follows:

a. Welded Vertical Edges (NVS): Continuous vertical weld and pressed smooth with no putty or filler.

5. Bevel hinge and lock door edges 1/8 inch (3 mm) in 2 inches (50 mm).
6. Reinforce top and bottom of doors with galvannealed 16 gauge minimum, welded to both panels.
7. Fire Rating: Supply door units bearing Labels for fire ratings indicated in Door Schedule for the locations indicated.
8. Core Adhesion System – Basis of design - Moisture Cure Polyurethane Hot Melt:

a. Adhesives are to cure completely, meaning once set, they cannot be re-melted and will not soften or freeze and lose adhesion.
b. Adhesive system will have an enhanced resistance to flame spread in its cured state

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designed to pass UL 10C, Positive Pressure Fire Tests of Door Assemblies.

c. Bonded assemblies will withstand prolonged exposure from -35°F(-37°C) to 200°F (93°C) temperatures without exhibiting any signs of bond failure.

d. Cured adhesive film will remain flexible to allow for differences in thermal expansion and contraction of various substrates without sacrificing bond performance.

9. Core Material

a. HDP – High Density Polystyrene

10. Glass moldings and stops:

a. Fabricate from 18 gauge minimum steel:

b. Install trim into the door as a four-sided welded assembly with mitered, reinforced and welded corners.

c. Trim: Identical on both sides of the door.

d. Labeled and non-labeled doors: use the same trim to match esthetics.

e. Channeling requirements:

1) Cutouts larger than 36” in height require 18 gauge perimeter channelings in the cutout of the door prior to installation of the lite kit our louver.

11. Hardware Reinforcements:

a. Doors shall be mortised and adequately reinforced per the manufacturers guidelines for all hardware. Required mortise hardware reinforcements shall be drilled and tapped at the factory. Surface applied hardware shall be field drilled by hardware installer.

b. Hinge reinforcements for full mortise hinges: minimum 7 gauge with an extra long, high frequency top hinge reinforcement as a standard feature.

c. Lock reinforcements: minimum 16 gauge.

d. Closer reinforcements: minimum 14 gauge steel.

e. Projection welded hinge and lock reinforcements to the edge of the door.

f. Provided adequate reinforcements for other hardware as required.

B. Full Flush Doors:

1. Basis of Design: Mesker N Series.

2.4 DOOR FRAMES

A. General: Construct exterior/interior metal door frames to the following designs and gauges;

1. Exterior Frames: Zinc-Iron Alloy-Coated galvannealed steel (A40) (A60) or Zinc-Coated Galvanized steel (G90) that conforms to ASTM A 653/A653M:

a. Thickness:

1) 14 gauge.

2. Interior Frames in Masonry: Zinc-Iron Alloy-Coated galvannealed steel (A40) (A60) or Zinc-Coated Galvanized steel (G90) that conforms to ASTM A 653/A653M:

a. Thickness:

1) 14 gauge.

3. Interior Frames in stud wall construction: cold rolled steel, ASTM A 1008/A 1008M.

a. Thickness:

1) 16 gauge.

4. Interior KD Drywall Frames (Slip-On construction): cold rolled steel, ASTM A

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1008/A 1008M.

a. Thickness:
1) 16 gauge.

B. Flush Steel Frames:

1. Basis of Design: Mesker F-Series.
2. Profile:

a. Face:
1) 2 Inches face dimension and types and throat dimensions indicated on the Door Schedule.
2) Custom special face dimension and types and throat dimensions indicated on the Door Schedule.

b. Stops:
1) Standard 5/8-inch-high stops
2) Kerf style stops: 5/8-inch-high stops w/ 1/8-inch kerf slot positioned in the side of the stop.

3. Provide reinforcements and accessories for specified hardware per SDI 250.6.
4. Anchors: Locate adjustable anchors in each jamb 6 inches from the top of the door opening to hold frame in rigid alignment.

a. Strap anchors welded to frame

5. Fire Rating: Supply frame units bearing Labels for fire ratings indicated in Door Schedule for the locations indicated.

C. Interior Steel Frames for Drywall:

1. Basis of Design: Mesker FDJ-Series.
2. Profile:

a. Face:
1) 2 Inches face dimension and types and throat dimensions indicated on the Door Schedule.
2) Custom special face dimension and types and throat dimensions indicated on the Door Schedule.

b. Stops:
1) Standard 5/8-inch-high stops

3. Provide reinforcements and accessories for specified hardware per SDI 250.6.
4. Anchors: Locate adjustable anchors in each jamb 6 inches from the top of the door opening to hold frame in rigid alignment.

a. Exposed fastener type; recessed hole at base of jamb for countersunk fastener installation.
b. Snap in base anchors

5. Fire Rating: Supply frame units bearing Labels for fire ratings indicated in Door Schedule for the locations indicated.

2.5 ACCESSORIES

A. Anchors: Manufacturer's standard framing anchors, specified in manufacturer's printed installation instructions for project conditions.

B. Astragals for pairs of doors: Manufacturer's standard for labeled and non-labeled openings.
C. Plaster Guards: Same material as door frame, minimum 24 gauge (0.5 mm) minimum; provide for all strike boxes. Plaster guards not mandatory on interior after set frames.
D. Silencers: Resilient rubber, Inserted type, three per strike jamb for single openings. Stick-on silencers shall not be permitted except on hollow metal framing systems.
E. Glazing: Specified in Section 088000.

2.6 FABRICATION

A. Steel Frames:

1. Fabricate steel door and frame units to be rigid, neat in appearance, and free from defects, warp, or buckle. Where practical, fit and assemble units in manufacturer's plant. Clearly identify work that cannot be permanently factory assembled before shipment, to assure proper assembly at Project site. Comply with ANSI/SDI 100 requirements.

a. Clearances shall comply with the requirements of NFPA 80.

2. Factory welded frames: Head and jamb intersecting corners mitered at 45 degrees, with back welded joints ground smooth.

a. Continuous profile weld the joint between the head and jamb faces along their length either internally or externally. Grind, prime paint, and finish smooth face joints with no visible face seams.

3. Provide temporary steel spreaders (welded to the jambs at each rabbet of door openings) on welded frames during shipment. Remove temporary steel spreaders prior to installation of the frame.

B. Tolerances shall comply with SDI-117 "Manufacturing Tolerances for Standard Steel Doors and Frames."
C. Fabricate concealed stiffeners, reinforcement, edge channels, louvers, and moldings from either cold-rolled or hot-rolled steel sheet.
D. Unless otherwise indicated, provide exposed fasteners with countersunk flat or oval heads for exposed screws and bolts.
E. Prepare doors and frames to receive mortised and concealed hardware per final door hardware schedule and templates provided by hardware supplier. Comply with applicable requirements of SDI-107 and ANSI-A115 Series specifications for door and frame preparation for hardware.
F. Reinforce doors and frames to receive surface-applied hardware per SDI A250.6. Drilling and tapping for surface-applied hardware shall be done at Project site. Provide internal reinforcements for all doors to receive door closers and exit devices where scheduled.
G. Locate hardware as indicated on Shop Drawings or, if not indicated, per the Door and Hardware Institute's (DHI) "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."

2.7 FINISHES

A. Chemical Treatment: Treat steel surfaces to promote paint adhesion.
B. Exposed door and frame surfaces to be cleaned and treated then coated with rust inhibitive primer. Water-based primer and color paint finishes to be free of Hazardous Air Pollutants (HAPS) and Volatile Organic Compounds (VOCs). Paint to comply with ANSI A250.3 and A250.10.

PART 3 EXECUTION

3.1 EXAMINATION

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A. Verify that project conditions are acceptable before beginning installation of frames.

1. Verify that completed concrete or masonry openings to receive butt type frames are of correct size.

B. Correct unacceptable conditions before proceeding with installation.

3.2 INSTALLATION

A. Install doors and frames in accordance with manufacturer's printed installation instructions and with Steel Door Institute's recommended erection instructions for steel frames SDI A250.11 and NAAMM/HMMA 840.

B. DHI – Door and Hardware Institute – Door Security + Safety Professionals – Installation Guide for Doors and Hardware

C. Fire Doors and Frames: Install in accordance with SDI A 250.11 and NFPA 80.

1. To ensure compliance with Positive Pressure criteria as required by UBC7-2, UL10C, NFPA5000 and all applicable Local, State and National Code Jurisdictions, all Doors and Frames should be checked for accurate installation per Manufacturers installation instructions to provide proper fire and Smoke Gasketing as tested and listed.
2. Fit hollow-metal doors accurately in frames, within clearances specified in SDI A 250.11 and SDI 100. Install fire rated doors with clearances specified in NFPA 80.

D. Comply with provisions of SDI-105, "Recommended Erection Instructions for Steel Door Frames," unless otherwise indicated. Set frames accurately in position, plumbed, aligned, and braced securely until permanent anchors are set.

1. Except for frames located in existing concrete, masonry, or gypsum board assembly construction, place frames before constructing enclosing walls and ceilings.
2. In masonry construction, install at least 3 wall anchors per jamb adjacent to hinge location on hinge jamb and at corresponding heights on strike jamb. Acceptable anchors include masonry wire anchors and masonry T-shaped anchors. Use additional anchors as required for height per manufacturers' installation instructions.
3. At existing concrete or masonry construction, install at least 3 completed opening anchors per jamb adjacent to hinge location on hinge jamb and at corresponding heights on strike jamb. Set frames and secure to adjacent construction with bolts and masonry anchorage devices. Use additional anchors as required for height per manufacturers' installation instructions.
4. In metal-stud partitions, install at least 3 wall anchors per jamb at hinge and strike levels. In steel-stud partitions, attach wall anchors to studs with screws. Secure Sill Anchors to floor. Use additional anchors as required for height per manufacturers' installation instructions.
5. Drywall series frames are designed for installation in interior applications after construction of wood or metal stud and drywall applications. Drywall series frames are provided with adjustable jamb lock anchors for secure installation. Install frames per manufacturers' installation instructions. Adjust anchors and secure sill and baseboard anchors as provided.

E. Remove temporary steel spreaders prior to installation of frames.

F. Set frames accurately in position; plumb, align and brace until permanent anchors are set. After wall construction is complete, remove temporary wood spreaders.

1. Field splice only at approved locations indicated on the shop drawings.

2. Weld, grind, and finish as required to conceal evidence of splicing on exposed faces.

G. Provide full height 3/8 inch (9.5 mm) to 1-1/2 inch (38 mm) thick strip of polystyrene foam blocking at frames requiring grouting. Apply the strip to the back of the frame to facilitate field drilling or tapping.

H. Grouting Hollow Metal Frames:

1. Provide bituminous coating on interior of grout filled jambs.
2. Provide and install temporary bottom and intermediate wood spreaders to maintain proper width and avoid bowing or deforming of frame members. Refer to ANSI A250.11-2001 and NAAMM/HMMA 840.
3. Comply with ANSI/SDI Standard A250.8, paragraph 4.2.2, and HMMA 820 TN01 Grouting Hollow Metal Frames, whereby grout will be mixed to provide a 4 inch (102 mm) maximum slump consistency and hand toweled into place. Do not use grout mixed to a thinner consistency.
4. Provide a vertical wood brace during grouting of frame at openings over 4 foot (1219 mm) wide, to prevent sagging of frame header.

I. Glaze and seal exterior transom, sidelight and window frames in accordance with HMMA-820 TN03.

J. Apply hardware in accordance with hardware manufacturers' instructions and Section 087100 of these Specifications. Install hardware with only factory-provided fasteners. Install silencers. Adjust door installation to provide 1/8" at head and 1/8" at strike and hinge jamb with door undercut to meet fire ratings and floor conditions to achieve maximum operational effectiveness and appearance.

3.3 FIELD QUALITY CONTROL

A. Fire-Rated Door Assembly Testing:

1. Upon completion of the installation, test each fire door assembly to confirm proper operation of its closing device and verify that it meets all criteria of a fire door assembly per NFPA 80.
2. Perform inspections by individuals with documented knowledge and understanding of the operation components of the type of door being tested per NFPA 80 and NFPA 101.
3. Provide a written record to the Owner with copies available to the Authorities Having Jurisdiction (AHJ).
4. Record shall list the fire door assembly and include the door number with an itemized list of hardware set components for each door opening and location in the facility.

3.4 ADJUST AND CLEAN

A. Adjust doors for proper operation, free from binding or other defects.
B. Clean and restore soiled surfaces. Remove scraps and debris and leave site in a clean condition.
C. Prime Coat Touch-Up: Immediately after erection, sand smooth rusted or damaged areas of prime coat, and apply touch-up of compatible air-drying primer.
D. Properly clean and apply paint to doors and frames in accordance with HMMA-840 TN01 and ANSI A250.8 appendix B along with Manufactures recommended surface preparation for painting.

3.5 PROTECTION

A. Protect installed products and finished surfaces from damage during construction. attachment, which locates doors and frames.

END OF SECTION

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SECTION 08 14 16

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 SECTION INCLUDES

A. Flush Wood doors

B. Acoustical Rated Doors

C. Positive Pressure Fire Rated Wood Doors

D. Factory Glazing for Fire Rated Doors

E. Factory Machining for Hardware

F. Factory Finishing

1.3 RELATED SECTIONS

G. Division 08 Section 08 11 13 “Hollow Metal Doors and Frames.”

H. Division 08 Section 08 71 00 “Door Hardware.”

I. Division 08 Section 08 80 00 “Glazing.”

J. Division 01 sustainable design section for additional requirements.

1.4 REQUIREMENTS OF REGULATORY AGENCIES

A. Wood Doors and installation shall comply with provisions and standards listed. The latest published edition of each standard applies.

B. ASTM - American Society for Testing and Materials

1. ASTM E90 - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements. (All doors tested shall be fully operable.)

2. ASTM E413 - Classification for Rating Sound Insulation.

3. ASTM F476 - Standard Test Methods for Security of Swinging Door Assemblies, Section 18 - Security Test of Swinging Door Assemblies - Door Impact Test

C. ANSI - American National Standards Institute

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1. ANSI/BHMA A156.115W - Specifications for Hardware Preparation in Wood Doors and Frames.
2. ANSI/BHMA A156.7 - Hinge Template Dimensions.
3. ANSI/HPVA HP-1 American National Standard for Hardwood and Decorative Plywood
4. ANSI A208.1-Particleboard
5. ANSI-ASA S12.60 - Standard Acoustical Performance Criteria, Design Requirements, and Guidelines for Schools
6. ANSI/A117.1 – Accessible and Useable Buildings and Facilities
7. ANSI/UL 10C - Standard for Safety for Positive Pressure Fire Tests of Door Assemblies

D. ANSI/WDMA – Window and Door Manufacturers Association

1. WDMA I.S. 1A-21, Industry Standard for Architectural Flush Wood Doors

E. Building Code references

1. IBC – International Building Code
2. NFPA 80 - Standard for Fire Doors and Other Opening Protective's.
3. NFPA 101 – Life Safety Code
4. NFPA 105 - Standard for the Installation of Smoke Door Assemblies and Other Opening Protective's
5. NFPA 252 – Standard Method of Fire Tests of Door Assemblies
6. UL 1784 - Air Leakage Tests of Door Assemblies
7. ITS/WH Certification - Certification Listings for Fire Doors
8. Consumer Products Safety Commission (CPSC) 16 CFR 1201 – Standard for Architectural Glazing US Green Building Council (USGBC)
9. Green Globes Certification
10. LEED Leadership in Energy and Environmental Design rating system

1.5 SUPPLIER QUALIFICATIONS

A. Wood Door Supplier shall maintain at the location which will be managing the project, a credentialed Architectural Hardware Consultant (AHC), Certified Door Consultant (CDC) or Door and Hardware Consultant (DHC) as a full time employee and member in good standing of DHI - Door Security + Safety Professionals.

B. The Door Supplier shall have completed a minimum of three education facilities over the last five years which were similar in size, material, design and extent to that indicated for the

project as determined by the Architect. If requested by the Architect, submit a list of projects listing the project name, location, Owner, Architect and Contractor.

C. Door Consultant on the project shall be available throughout the project to meet with the Contractor, Architect or Owner as requested.

D. Failure to meet the above requirements will disqualify the bidder.

1.6 SUBMITTALS

A. Submit digital copies of the wood door shop drawing submittals with complete details for the project, including copies of technical information and other pertinent data required for compliance with the specification.

1. Submit Shop Drawings which reference designations noted on the door schedule drawings. Shop Drawings shall include opening size, handing, door elevations, location, fire label requirements, temperature rise rating, hardware group numbers, hardware mounting height, locations, glass beads/moldings, accoustical STC glass kits, internal blocking, vertical edge detail, top and bottom rail details, underuts/clearance, beveling, wiring diagrams and other information specific to the project.

B. Data submitted shall be job specific and shall include product data and printed information in sufficient detail and scope to verify compliance with requirements of the contract documents. Where contents of submitted literature from manufacturers include data not pertinent to the submittal, clearly identify product being submitted for review. Submit only product data specific to the project.

C. Provide door construction details/drawings of vertical edges, top rail and SWE details for all doors.

D. Indicate location of cutouts for hardware and blocking to ensure doors are properly prepared and coordinated to receive hardware. Hardware mounting heights in accordance with Section 087100.

E. As part of the Shop Drawing submittal, provide copy of WDMA J1and J2, Job Site Information, "How to store, handle, finish, install and maintain wood doors."

F. Contractor to stamp Shop Drawings to certify they have been coordinated and reviewed for completeness and compliance with the contract documents.

G. The same procedures for re-submittal as the initial submittal shall apply with the revised dates noted in the shop drawings.

H. Shop drawings submitted without the above documentation will be considered incomplete, and will be rejected.

1.7 ENVIRONMENTAL SUBMITTAL

A. When required to be registered with the US Green Buildings Council and certified under the LEED Rating System the following shall apply:

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B. LEED Requirements:

1. MR Credit: Building Product Disclosure and Optimization - Environmental Product Declarations. Option 1. For each product submit:

a. If available, provide a product-specific Type III EPD - third-party certified EPD including external verification in accordance with ISO 14025.

b. Alternatively, submit an industry-wide (generic) EPD - products with third-party certified EPD including external verification in accordance with ISO 14025 in which the manufacturer is explicitly recognized as a participant by the program operator.

c. Alternatively, submit product specific declaration - publicly available, critically reviewed life-cycle assessment conforming to ISO 14044 that has at least a cradle to gate scope.

2. Materials and Resources: Product Disclosure and Optimization - Sourcing of Raw Materials. Option 2. Leadership Extraction Practices.

a. Chain-of-Custody Certificates: For certified wood products. Include statements of costs.

b. For each product submit:

1.) A letter stating the dollar value of the sum of post-consumer recycled content plus one-half the pre-consumer recycled content based on weight.

3. Products shall meet EPA-TSCA Title VI for formaldehyde requirements for ultra-low-emitting formaldehyde.

4. For composite wood products, documentation indicating that products comply with the testing and product requirements of the current California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers." Provide products that are third party certified through SCS Indoor Advantage Gold or UL GREENGUARD.

a. All composite wood and agrifiber products shall meet this requirement.

b. In addition, provide products that are third party certified through SCS Indoor Advantage Gold or UL GREENGUARD.

1.8 QUALITY ASSURANCE

A. Quality Standard: WDMA I.S.1.A, Latest edition, Industry Standard for Architectural Flush Wood Flush Doors.

B. Comply with the requirements of the referenced standards. Submit manufacturers letter of compliance.

C. Underwriters' Laboratories or Intertek Testing Services / Warnock Hersey, Positive Pressure Category A labeled wood fire doors:

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1. Label fire doors listed in accordance with Underwriters Laboratories standard UL10C, Positive Pressure Fire Tests of Door Assemblies and Air Leakage Tests of Door Assemblies - UL 1784.
2. Construct and install doors in accordance with the standards of NFPA 80.
3. Manufacture fire rated doors under the UL or ITS/WH factory inspection program providing the degree of fire protection capability indicated by the door schedule drawings.
4. Provide metal labels permanently affixed to each fire door at an authorized and licensed facility as evidence of compliance with procedures of the labeling agency.
5. No field modifications shall be made to the fire door assembly that would void the label. Field modifications to a fire door shall be in accordance with NFPA 80. Work shall be done by a licensed labeling service approved by the manufacturer.
6. Labels are not to be removed, defaced or made illegible while the door is in service per NFPA 80. Fire labels are NOT to be painted or pre-finished.
7. Fire doors with continuous hinges shall have the physical label located on the top rail of the door.
8. Conform to applicable codes for fire ratings. It is the intent of this specification that wood doors comply or exceed the standards for labeled openings. In case of conflict between door types required for fire protection, furnish the type required by NFPA and UL.
9. Validate the Smoke and Draft Control ("S") Label for hardware sets that include Category H smoke and draft control seals.
10. All Category G seals required will be concealed in the door or applied to the top rail. No Category G seals will be allowed on the door frame.

1.9 WARRANTY

A. Provide Manufacturer's standard warranty form, in which manufacturer agrees to repair or replace doors that are defective in materials or workmanship for the life of the original installation of the door.

B. Manufacturers do not warrant doors where self-tapping or combination wood/metal screws to attach surface applied hardware. Provide manufacturer's proper fasteners.

1.10 SAMPLES

A. Provide color swatches with factory pre-finishing shall consist of four (4) finish samples. Samples to be manufacturer's standard size with specified veneer species. The sample should reasonably represent the color range of the veneer species expected in the finished work. Samples shall be protected from oxidation and light to preserve original color approvals. These samples shall be project specific.

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B. If requested by the Architect, provide three (3) fire rated wood door samples demonstrating door construction with provisions for vertical stiles and top rails as specified herein.

C. If requested by the Architect, provide three (3) non-fire rated wood door samples demonstrating door construction with provisions for vertical stiles and top rails as specified herein.

D. All samples submitted must represent, in all respects, the quality of work to be furnished.

1.11 DELIVERY, STORAGE, AND HANDLING

A. Provide protective measures throughout the construction period to safeguard doors from damage or deterioration from the time of acceptance.

B. Store and protect doors in accordance with manufacturer's recommendations and Section J-1 and J-2 of WDMA I.S. 1A - “How to Store, Handle, Finish, Install and Maintain Wood Doors”

1. Store doors flat and off the floor on a level surface in a dry, well-ventilated building. Do not store on edge. Protect doors from dirt, water and abuse and allow for air circulation.

2. Protect all doors from exposure to direct sunlight and artificial light after delivery.

3. Do not subject interior doors to extremes of either heat or humidity. HVAC systems must be operational and balanced, providing a temperature range of 50 to 90 degrees Fahrenheit and 25% to 55% relative humidity.

4. When handling doors, lift and carry when moving. Do not drag across other doors or surfaces. Handle with clean, dry hands or while wearing clean dry gloves.

5. Manufacturer shall mark each door on the top rail and top hinge pocket with the door opening number. In addition, the top rail shall be marked with manufacture’s name, factory order number, and other additional markings to properly identify the door.

1.12 COORDINATION

A. Coordinate work with other sections involving manufacture or fabrication of internal cutouts and internal blocking for door hardware, electrified and mortised items. Provide necessary blocking in mineral core doors to prevent door failure from surface applied hardware.

B. Coordinate frame undercuts and door clearances with sill and floor details. Interior doors to have 3/8" clearance. Clearance is distance between the bottom of the door and the top of the material directly below the door. The Contractor shall verify field conditions to ensure proper clearances.

C. The Contractor shall field verify existing door opening conditions, where existing doors or frames are to remain or be replaced in part, for coordination with the specified hardware and notify the Architect of conflicts prior to proceeding. Failure to notify the Architect of conflicts that result in additional work or material is the responsibility of the Contractor, with no cost to the Owner.

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D. The supplier shall be responsible for proper coordination, templating, dimensions and all details required for doors, frames and hardware application.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable manufacturers for wood doors specified are listed below. Only the products of the listed manufacturers will be accepted. No alternates will be accepted. The manufacturers listed are acceptable providing they adhere to the quality standards as noted herein.

1. Masonite Architectural: Aspiro Series
2. Lambton Doors
3. Oshosh Doors
4. V.T. Industries: Heritage Collection

B. The manufacturers listed herein are capable of providing products that meet or exceed the specified requirements. Products that do not comply with the specified requirements and construction will be rejected.

C. If doors are rejected, replacement doors shall be furnished expeditiously, at no cost to the Owner.

2.2 DOORS

A. Quality Assurance Requirements: Flush Wood Doors: Comply with the ANSI/WDMA I.S. 1A Industry Standard for Architectural Wood Flush Doors.

B. Non-Fire Rated Wood Doors - All solid core flush wood doors shall meet WDMA Door Grade and WDMA Performance Duty Level specified.

1. WDMA Aesthetic Grade: Custom “A grade” veneer per HPVA Summary Tables
2. WDMA Performance Duty Level: Extra Heavy Duty. All doors shall meet specified WDMA Performance Duty Level, including face screw holding requirement. Surface applied hardware shall be installed in accordance with Section 087100.
3. Door Type - PC-5: Bonded Wood Based Structural Composite Lumber Core (WDMA I.S.10), Stiles and rails securely bonded to the core and entire unit abrasively planed prior to application of faces to assure uniform thickness of all components.
4. Through Bolt attachment for door closer will not be accepted. Blocking for all door hardware.

C. Fire Rated Wood Doors:

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1. Provide fire classifications with particleboard or mineral core as required to provide fire rating indicated. Doors shall carry UL or ITS (Warnock-Hersey) label based on testing for positive pressure in accordance with NFPA 252 and UL 10C.
2. New wood doors shall have the glazing and light kit installed at the door manufacturer or under label services approved by the door manufacturer. Wood glazing beads are allowed on 20 and 45 minute fire doors with particleboard core construction. Doors with 45, 60 or 90 minute mineral core construction shall have a LoPro metal vision kit/frame.
3. Provide Positive Pressure Doors Category A with intumescent included in door construction where required.
4. Temperature-Rise doors shall have a maximum transmitted temperature end point of not more than 250 degrees above ambient after 30 minutes of fire test.
5. Stiles (Vertical Edges) - Provide manufacturer's standard solid or laminated edge construction approved for each fire protection level with improved screw holding capability of 350 lbs in accordance with WDMA TM-10, Extra Heavy Duty.
    a. Outer stile to be minimum thickness of ¼" after trim. Provide detail/cross section drawing of door edge construction.
6. Rails (Horizontal Edges) - Rails are fire resistive composite or other material contained in manufacturer's fire door approvals.
7. Blocking for fire doors must meet WDMA face screw pull values for surface hardware.
    a. All fire doors shall have a 6 inch minimum top rail after trim. Particleboard construction core 45 minute wood fire doors are not required to have a 6" combined blocking top rail provided assembly meets Extra Heavy Duty performance criteria
8. Provide fire rated pairs with manufacturers approved stiles which match face veneer constructed as Category A. Veneered edges allowed where required to match face veneer. Exposed intumescent at door meeting edges or applied to frames is not acceptable.

D. Electrical Requirements:
1. General: Make provisions for installation of electrical items specified in Section 087100.
    a. Provide all cutouts and blocking required for wood doors to accept electrical door hardware. Provide cutouts required by the security system vendor and all pre-wiring security system devices.

E. Veneer And Veneer Matching
1. Architect to specify Veneer Species and Cut: [Plain Sliced Red Oak] [Plain Sliced White Maple]
    a. Veneer Face Grade "A" as described in WDMA I.S. 1A and HPVA Door Veneer tables ANSI/HPVA-1.

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2. Matching Between Leaves: Book match between leaves
3. Veneer match: Assembly of Spliced Veneer: Running match on door face
4. Pair match all pairs and set of pairs separated only by mullions.
5. Set match all groups of pairs and/or individual doors indicated on the door schedule or plans.

F. Non Fire Rated Door

1. Provide wood based Structural Composite Lumber Core. Core to be securely bonded to the stiles and rails with Type I Adhesive.
2. Crossbands shall be a minimum thickness of 1/16" and extend the full width of the door and have no seams. Composite crossbands of high density fiberboard are permitted provided they meet or exceed the physical and mechanical properties as described in ANSI A208.2
3. Vertical Edges to be same species as face veneer, constructed of two plies consisting of hardwood lumber outer layer (outer stile) and hardwood lumber or SCL inner layer (inner stile). The net stile width to be minimum 1" before trimming. Veneered edge banding is not acceptable. Provide detail/cross section drawing of door edge construction.
4. Horizontal Edges: Rails must be present on all doors. SCL is allowed for rails. Minimum rail after trim to be 7/8". MDF is unacceptable.
5. Side Panels: Fabricate matching panels with same construction as the door. Side panels will be pair matched to the associated door and receive the same finish.

G. Fire-Rated Doors: Provide Positive Pressure Label Doors.

1. Positive Pressure labeled doors to be Category A
2. Core material shall be dictated by manufacturer's fire door approvals.
   a. Provide 20 and 45 minute fire resistant particleboard core, bonded construction doors in accordance with manufacturers approvals.. Mineral core construction is acceptable when requirements exceed particleboard core label procedures.
   b. All mineral core 45, 60 and 90 min doors shall have a 6 inch minimum top rail after trimming. Blocking must compy with Extra Heavy Duty performance.
3. Stiles (Vertical Edges) - Provide manufacturer's standard solid or laminated edge construction approved for each fire protection level with improved screw holding for capability of 550 lbs in accordance with WDMA TM-10, Extra Heavy Duty performance.
   a. Outer stile to be minimum thickness of ¼” after trim. Provide detail/cross section drawing of door edge construction.
4. Rails (Horizontal Edges) - Rails shall be fire resistive composite or other material contained in manufacturer's fire door approvals.

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5. Provide fire rated pairs with manufacturers approved stiles which match face veneer constructed as Category A. Veneered edges allowed where required to match face veneer and Category A construction. Exposed intumescent at door meeting edges or applied to frames is not acceptable.

2.3 DOOR FABRICATION

A. Factory pre-fit and pre-machine doors to receive hardware as specified under Section 087100.

1. All doors shall be machined in accordance with manufacturer's procedures in order to maintain manufacturer's warranty and to avoid any machining conflicts.
2. Doors are to be beveled at both hinge and lock edges.
3. Factory pre-drill all hinge screw pilot holes for full mortise hinges.
4. Doors shall have a 3/8" clearance. Refer to 1.12.
5. Coordinate door undercuts per architect's details and hardware specified under Section 087100.
6. All fire doors shall be in accordance with NFPA 80 for clearances and undercutting requirements.

B. Factory preparation for light openings:

1. Factory preparation for new wood doors glazing materials in vision panels shall be installed in labeled glass light kits in accordance with the fire door listing and shall be installed in accordance with inspection service procedure and under label service per NFPA 80.
2. Glass in new wood fire doors shall be installed by the door manufacturer or in a licensed door shop, approved by the door manufacturer.
3. Fire protection glazing and fire resistance glazing shall meet all applicable impact safety standards.
4. Provide metal vision kits at all fire labeled doors. Vision kits shall be Anemostat LoPro, 20 gage, with tamperproof screws and beige baked enamel finish. Install tamperproof screw heads on secure side of door. Vision kits shall have UL or W/H classification markings visible for inspection.
5. Provide wood beads for lite openings in non-fire rated and 20 minute wood doors

a. Provide manufacturer's standard solid wood straight beads flush design, matching veneer species of door faces. Include finish nails for removable stops in accordance with manufacturers recommendations. Architect to select wood bead design from maufacturer's standard options.

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2.4 FACTORY FINISHING

1. All doors, including light beads and moldings, to be factory finished where indicated in schedules or on drawings as factory finished.
2. Finish Requirements
3. Manufacturer's standard UV Cured Acrylated Polyester/Urethanes, equal to WDMA TR-8.

   Coating-Clear

   Satin Gloss (Gloss range 30-40)
4. Package factory finished doors with manufacturers standard packaging to protect doors from damage during shipment.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install all wood doors in accordance with door manufacturer's instructions and all tolerances outlined in ANSI/WDMA I.S. 1A.

B. Do not install doors in buildings where wet work is still being conducted, such as the taping and floating of drywall or cement.

C. Install label doors in accordance with NFPA 80. Labels are not to be removed, defaced or made illegible while the door is in service.

D. Inspect doors prior to installation for any damage, manufacturing defects or pre-finish inconsistency. Notify supplier of any deficiencies prior to installation.

E. Remove and replace doors that are damaged or defective prior to fire door inspection.

F. Correct unsatisfactory conditions and proceed with installation only after corrections have been made.

3.2 ADJUSTING

A. Adjust and check each operating item of door hardware and each door to ensure proper operation or function of each hardware component. Replace hardware components that cannot be adjusted to operate as intended.

B. The Contractor is to contact the Door and Hardware Supplier to coordinate the fire door inspection and advise the Owner of inspection schedule.

C. Fire Door Assembly Inspection and Testing: Upon completion of the installation, provide functional testing and inspection of each fire door assembly on the project to confirm proper operation and that it meets all criteria of a fire door assembly in accordance with NFPA 80 -

Inspection and Testing. Inspections shall be performed by individuals with knowledge and understanding of the operating components of the door being subjected to testing and who are certified by Intertek as a Fire Door Assembly Inspector (FDAI) or a credentialed Architectural Hardware Consultant (AHC) or a Door and Hardware Consultant (DHC). Submit a written report to the Owner, Contractor, Architect and made available to the Authority Having Jurisdiction (AHJ). The report shall list each fire door assembly throughout the project, and include each door number, location, hardware set and summary of deficiencies at each opening.

1. Contractor shall correct all deficiencies and schedule a re-inspection of fire door assemblies noted as deficient on the inspection report. All deficiencies must be repaired without delay.
2. Inspector shall re-inspect fire door assemblies after repairs are made.
3. Additional re-inspections required due to incomplete repairs will be performed by the inspector at the expense of the Contractor.

3.3 PROTECTION

A. Provide protective measures required throughout the construction period to ensure that doors will be without damage or deterioration at time of acceptance.

END OF SECTION

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SECTION 08 31 13

ACCESS DOORS AND FRAMES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Access doors and frames.
2. Fire-rated access doors and frames.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Samples: For each type of access door and frame and for each finish specified, complete assembly minimum 6 by 6 inches (150 by 150 mm) in size.

C. Product Schedule: For access doors and frames.

1.3 CLOSEOUT SUBMITTALS

A. Record Documents: For fire-rated doors, list of applicable room name and number in which access door is located.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

2.2 ACCESS DOORS AND FRAMES

A. Flush Access Doors with Concealed Flanges:
1. Description: Face of door flush with frame; with concealed flange for **gypsum board** installation and concealed hinge.
2. Optional Features: **Gasketing & Piano hinges**.
3. Locations: **Wall**.
4. Door Size: See Architectural Drawings.
5. Metallic-Coated Steel Sheet for Door: **Nominal 0.064 inch (1.63 mm), 16 gage** factory **finished**.
6. Frame Material: **Same material, thickness & Finish as door**.
7. Latch and Lock: **Cam latch, key operated**

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2.3 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 mounting holes, 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 panels securely attached to perimeter of frames.

D. Latch and Lock Hardware:

1. Quantity: Furnish number of latches and locks required to hold doors tightly closed.
2. Keys: Furnish two keys per lock and key all locks alike.

2.4 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. Painted Finishes: Comply with coating manufacturer's written instructions for cleaning, conversion coating, and applying and baking finish.

1. Factory Primed: Apply manufacturer's standard, lead- and chromate-free, universal primer immediately after surface preparation and pretreatment.
2. Factory Finished: Apply manufacturer's standard baked-enamel or powder-coat finish immediately after cleaning and pretreating, with minimum dry-film thickness of 1 mil (0.025 mm) for topcoat.

a. Color: **As selected by Architect from full range of industry colors.**

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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.

3.3 FIELD QUALITY CONTROL

A. Inspection Agency: **Engage** a qualified inspector to perform inspections and to furnish reports to Architect.

B. Repair or remove and replace installations where inspections indicate that they do not comply with specified requirements.

C. Reinspect repaired or replaced installations to determine if replaced or repaired door assembly installations comply with specified requirements.

3.4 ADJUSTING

A. Adjust doors and hardware, after installation, for proper operation.

END OF SECTION

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SECTION 08 51 13

ALUMINUM WINDOWS

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. Aluminum Window System:

   a. Trifab Versaglaze 451T:
   b. Sightline: 2” (50.8 mm)
   c. System Depth: 4 ½” (114.3 mm)
   d. Glazing Plane: Center glazed

2. Aluminum Glass Vent Window System:

   a. Glassvent Window System:
   b. Sightline: 2 3/4” (69.9 mm)
   c. System Depth: 4 1/2” (114.3 mm)
   d. Glazing Plane: Outside glazed

1.3 PREINSTALLATION MEETINGS

A. Preinstallation Conference: conduct conference at Project site.

1.4 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 type of vertical-to-horizontal intersection of aluminum-framed entrances and storefronts, showing the following:

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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.
4. Include point-to-point wiring diagrams showing the following:

a. Power requirements for each electrically operated door hardware.
b. Location and types of switches, signal device, conduit sizes, and number and size of wires.

C. Sustainable Design Submittals:

1. Product Data: indicating VOC content
2. Indicate product cost as required for low-emitting materials criteria.
3. Indicate product surface area coverage (square feet) to be used per each product.

1.5 INFORMATIONAL SUBMITTALS

A. Qualification Data:

1. For Installer and field-testing Agency.

B. Energy Performance Certificates: For aluminum-framed entrances and storefronts, accessories, and components, from manufacturer.

1. Basis for Certification: NFRC-certified energy performance values for each aluminum-framed entrance and storefront.

C. Product Test Reports: For aluminum-framed entrances and storefronts, for tests performed by manufacturer and witnessed by a qualified testing agency.

D. Field quality-control reports.

E. Sample Warranties: for special warranties.

1.6 CLOSEOUT SUBMITTALS

A. Maintenance Data: For aluminum-framed entrances and storefronts to include in maintenance manuals.

1.7 QUALITY ASSURANCE

A. Testing Agency Qualifications: Qualified according to ASTM E699 for testing indicated and accredited by the International Accreditation Service or the International Laboratory Accreditation Cooperation Mutual Recognition Arrangement as complying with ISO/IEC 17025 and acceptable to Owner and Architect.

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1.8 WARRANTY

A. Special Warranty: Installer 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: Two years from date of Substantial Completion.

B. Special Finish Warranty, Anodized Finishes: Standard form in which manufacturer agrees to repair finishes or replace aluminum that shows evidence of deterioration of anodized finishes within specified warranty period.

1. Deterioration includes, but is not limited to, the following:

a. Color fading more than 5 Delta E Unites 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, peeling, or chipping.

2. Warranty Period: 10 years from date of Substantial Completion.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations: Obtain all components of aluminum-framed entrance and storefront system, including framing and accessories, from single manufacturer.

2.2 PERFORMANCE REQUIREMENTS

A. 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, 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.

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B. Structural Loads:

1. Wind Loads: Per manufacturer's requirements.
2. Other Design Loads: Per manufacturer's requirements.

C. Deflection of Framing Members Supporting Glass: At design wind load, as follows:

1. Deflection Normal to Wall Plane: Limited to 1/175 of clear span for spans of up to 13 feet 6 inches4.1 m and to 1/240 of clear span plus 1/4 inch6.35 mm for spans greater than 13 feet 6 inches4.1 m.
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 inch3.2 mm.
3. Cantilever Deflection: Limited to 21/175 at unsupported cantilevers.

D. Water Penetration under Static Pressure: Test according to ASTM E331 as follows:

1. No evidence of water penetration through fixed glazing and framing areas, including entrance doors, 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.300 Pa480 Pa720 Pa

E. 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. Water leakage does not include water controlled by flashing and gutters, or water that is drained to exterior.

F. Energy Performance: Certified and labeled by manufacturer for energy performance as follows:

1. Air Leakage:

a. Fixed Glazing and Framing Areas: Air Leakage for the system of not more than 0.06 cfm/sq. ft. (0.30 L/s per sq. m) at a static-air-pressure differential of 75 Pa6.24 lbf/sq. ft.300 Pa when tested according to ASTM E283.
b. Entrance Doors: Air Leakage of not more than 1.0 cfm/sq. ft. (5.08 L/s per sq. m) at a static-air-pressure differential of 1.57 lbf/sq. ft.

2. Condensation Resistance Factor (CRF):

a. Fixed Glazing and Framing Areas: CRF for the system of not less than 55 as determined according to AAMA 1503.

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G. 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.

2.3 WINDOW SYSTEMS

A. Manufacturers: Subject to compliance with requirements, provide Versaglaze 451T Framing System by Kawneer North America or comparable products by one of the following:

1. Leed Himmel Industries, Inc.
2. Oldcastle BuildingEnvelope
3. YKK AP America, Inc.

2.5 GLAZING

A. Glazing Gaskets: Manufacturer's standard sealed-corner pressure-glazing system of black, resilient elastomeric glazing gaskets, setting blocks, and shims or spacers.

B. Glazing Sealants: As recommended by Manufacturer.

C. Weatherseal Sealants: ASTM C920 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 storefront manufacturers for this use.

2.6 MATERIALS

A. Sheet and Plate: ASTM B209.

B. Extruded Bars, Rods, Profiles and Tubes: ASTM B221.

C. Structural Profiles: ASTM B308/B308M.

D. Steel Reinforcement:

1. Structural Shapes, Plates and Bars: ASTM A36/A36M
2. Cold-Rolled Sheet and Strip: ASTM A1008/A1008M
3. Hot-Rolled Sheet and Strip: ASTM A1011/A1011M

E. Steel Reinforcement Primer: 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.

F. Recycled content of Aluminum Components: Postconsumer recycled content plus one-half of preconsumer recycled content not less than 25 percent.

G. Regional Materials: Products shall be manufactured within 100 miles160 km of Project site from materials that have been extracted, harvested, or recovered, as well as manufactured, within 100 miles160 km of Project site.

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 are 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 inch25.4 mm 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 A123/A123M or ASTM A153/A153M requirements.

C. Concealed Flashing: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding flashing compatible with adjacent materials0.457 mm.

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 when ends coped or mitered.
3. Physical and thermal isolation of glazing from framing members.
4. Accommodations for thermal or 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. Mechanically Glazed Framing Members: Fabricate for flush glazing without projecting stops.

E. Structural-Sealant-Glazed Framing Members: Include accommodations for using temporary support device to retain glazing in place while structural sealant cures.

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F. Storefront framing: Fabricate components for assembly using screw-spline system.

G. Entrance Door Frames: Reinforce as required to support loads imposed by door operation and for installing entrance door hardware.

1. At interior and exterior doors, provide compression weather stripping at fixed stops.

H. 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.

I. 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.

J. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.

2.9 ALUMINUM FINISHES

A. High-Performance Organic Finish, Two-Coat PVDF: Fluoropolymer finish complying with AAMA 2604 and containing not less than 50 percent PVDF resin by weight in color coat.

1. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions [for seacoast and severe environments].
2. Color and Gloss: As selected by Architect from manufacturer's full range.

2.10 SOURCE QUALITY CONTROL

A. Structural Sealant: Perform quality-control procedures complying with ASTM C1401 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 INSTALLATION, GENERAL

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A. Comply with manufacturer's written instructions.

B. Do not install damaged components.

C. Fit joints to produce hairline joints free of burrs and distortion.

D. Rigidly secure nonmovement joints.

E. Install anchors with separators and isolators to prevent metal corrosion and electrolytic deterioration and to prevent impeding movement of moving joints.

F. Seal perimeter and other joints watertight unless otherwise indicated.

G. 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.

H. Set continuous sill members and flashing in full sealant bed, as specified in Section 07 92 00 "Joint Sealants," to produce weathertight installation.

I. Install joint filler behind sealant as recommended by sealant manufacturer.

J. Install components plumb and true in alignment with established lines and grades.

3.3 INSTALLATION OF OPERABLE UNITS

A. Install operable units level and plumb, securely anchored, and without distortion. Adjust weatherstripping contact and hardware movement to produce proper operation.

3.4 INSTALLATION OF ALUMINUM-FRAMED ENTRANCE DOORS

A. Install entrance 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 manufacturer's written instructions using concealed fasteners to greatest extent possible.

3.5 ERECTION TOLERANCES

A. Install aluminum-framed entrances and storefronts to comply with the following maximum tolerances:

1. Plumb: 1/8 inch in 10 feet3.2 mm in 3 m; 1/4 inch in 40 feet6.35 mm in 12.2 m.

2. Level: 1/8 inch in 20 feet; 1/4 inch in 40 feet.
3. Alignment:

   a. Where surfaces abut in line or are separated by reveal or protruding element up to 1/2 inch wide, limit offset from true alignment to 1/16 inch.
   b. Where surfaces are separated by reveal or protruding element from 1/2 to 1 Inch wide, limit offset from true alignment to 1/8 inch.
   c. Where surfaces are separated by reveal or protruding element of 1 inch wide or more, limit offset from true alignment to 1/4 inch.

4. Location: Limit variation from plane to 1/8 inch in 12 feet; 1/2 inch over total length.

3.6 FIELD QUALITY CONTROL

A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.

B. Field Quality-Control Testing: Perform the following test on representative areas of aluminum-framed entrances and storefronts.

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 two tests in areas as directed by Architect.

2. Air Leakage: ASTM E783 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 two tests in areas as directed by Architect.

3. Water Penetration: ASTM E1105 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.

   a. Aluminum-framed entrances and storefronts will be considered defective if they do not pass tests and inspections.

END OF SECTION

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SECTION 08 71 00

DOOR HARDWARE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Special Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

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

B. This Section includes the following:

1. Hinges.
2. Pivots.
4. Lock cylinders and keys.
5. Lock and latch sets.
6. Bolts.
7. Exit devices.
8. Push/pull units.
9. Closers.
10. Overhead holders.
11. Miscellaneous door control devices.
12. Door trim units.
13. Protection plates.
15. Weatherstripping for exterior doors.
16. Sound stripping for interior doors.
17. Astragals or meeting seals on pairs of doors.
18. Thresholds.

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

1. Division 08 Section 08 11 13 "Hollow Metal Doors and Frames" for silencers integral with hollow metal frames.
2. Division 08 Section 08 14 16 "Flush Wood Doors" for factory prefitting and factory premachining of doors for door hardware.
3. Division 8 Section “Aluminum Entrances and Storefronts”.

1.3 HARDWARE ALLOWANCE

A. Selection and Ordering: Furnish door hardware as selected by Architect and other general

provisions of the Contract. Owner will provide and install electronic security entrance system devices at guest entry doors and exterior doors accessible to the public.

B. Door hardware supplier's responsibilities shall be as follows:

1. Submittals: Submit through Contractor required product data, final hardware schedule, separate keying schedule, and samples as specified in this Section, unless otherwise indicated.
2. Construction Schedule: Inform Contractor promptly of estimated times and dates that will be required to process submittals, to furnish templates, to deliver hardware, and to perform other work associated with furnishing door hardware for purposes of including this data in construction schedule. Comply with this schedule.
3. Coordination and Templates: Assist Contractor as required to coordinate hardware with other work in respect to both fabrication and installation. Furnish Contractor with templates and deliver hardware to proper locations.
4. Product Handling: Package, identify, deliver, and inventory door hardware specified in this Section.
5. Discrepancies: Based on requirements indicated in Contract Documents in effect at time of door hardware selection, furnish types, finishes, and quantities of door hardware, including fasteners, and Owner's maintenance tools required to comply with specified requirements and as needed to install and maintain hardware. Furnish or replace any items of door hardware resulting from shortages and incorrect items at no cost to the Owner or Contractor. Obtain signed receipts from Contractor for all delivered materials.

C. Contractor's responsibilities shall be as follows:

1. Submittals: Coordinate and process submittals for door hardware in same manner as submittals for other work.
2. Construction Schedule: Cooperate with door hardware supplier in establishing scheduled dates for submittals and delivery of templates and door hardware. Incorporate in construction schedule the times and dates related to furnishing hardware by door hardware supplier.
3. Coordination: Coordinate door hardware with other Work. Furnish hardware supplier or manufacturer, including Owner retained electronic security device supplier, with shop drawings of other work where required or requested. Verify completeness and suitability of hardware with supplier.
4. Product Handling: Provide secure lock-up for hardware delivered to the site. Inventory hardware jointly with representative of hardware supplier and issue signed receipts for all delivered materials.
5. Installation Information: The general types and approximate quantities of hardware required for this Project are indicated at the end of this Section in order to establish Contractor's costs for installation and other work not included in allowance.

1.4 SUBMITTALS

A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification sections.

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B. 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.

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

1. Final Hardware Schedule Content: Based on hardware indicated, organize schedule into "hardware sets" indicating complete designations of every item required for each door or opening. Include the following information:

a. Type, style, function, size, and finish of each hardware item.
b. Name and manufacturer of each item.
c. Fastenings and other pertinent information.
d. Location of each hardware set cross referenced to indications on Drawings both on floor plans and in door and frame schedule.
e. Explanation of all abbreviations, symbols, and codes contained in schedule.
f. Mounting locations for hardware.
g. Door and frame sizes and materials.
h. Keying information.

2. Submittal Sequence: Submit final schedule at earliest possible date particularly where acceptance of hardware schedule must precede fabrication of other work that is critical in the Project construction schedule. Include with schedule the product data, samples, shop drawings of other work affected by door hardware, and other information essential to the coordinated review of schedule.

4. Keying Schedule: Submit separate detailed schedule indicating clearly how the Owner's final instructions on keying of locks has been fulfilled.

1.5 QUALITY ASSURANCE

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

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

1. Require supplier to meet with Owner to finalize keying requirements and to obtain final instructions in writing.

C. Fire-Rated Openings: Provide door hardware for fire-rated openings that complies with NFPA Standard No. 80 and requirements of authorities having jurisdiction. Provide only items of door hardware that are listed and are identical to products tested by UL, Warnock Hersey, FM, or other testing and inspecting organization acceptable to authorities having jurisdiction for use on types and sizes of doors indicated in compliance with requirements

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of fire-rated door and door frame labels.

1.6 PRODUCT HANDLING

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

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

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

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

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

1.7 MAINTENANCE

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

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include, but are not limited to, the following

1. Butts and Hinges:

a. Hager Hinge Co.
b. McKinney Products Co., (ASSA Abloy).
c. Best, (dormakaba).
d. Ives, (Allegion).

2. Key Control System:

a. Key Control Systems, Inc.
b. Telkee Inc.

3. Cylinders and Locks:

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a. Best Lock Corp., (dormakaba).

4. Bolts:

a. Burns Manufacturing
b. Glynn-Johnson Corp., (Allegion).
c. Hager Hinge Co.
d. Ives, (Allegion).
e. Rockwood Manufacturing, (ASSA Abloy).
f. Trimco Hardware.

5. Exit/Panic Devices:

a. Precision Hardware, Inc., (dormakaba).
b. Sargent Manufacturing Company, (ASSA Abloy).
c. Von Duprin, (Allegion).
d. Detex Manufacturing.

6. Push/Pull Units:

a. Burns Manufacturing.
b. Rockwood Manufacturing, (ASSA Abloy).
c. Ives, (Allegion).
d. Trimco Hardware.

7. Overhead Closers:

a. Best, (dormakaba).
b. Dorma Door Controls, (dormakaba).
c. LCN, (Allegion).
d. Norton Door Controls, (ASSA Abloy).
e. Sargent Manufacturing Company, (ASSA Abloy).

8. Door Control Devices:

a. Burns Manufacturing
b. Trimco Hardware
c. Glynn-Johnson Corp., (Allegion).
d. Rockwood Manufacturing.

9. Kick, Mop, and Armor Plates:

a. Trimco Hardware.
b. Burns Manufacturing.
c. Rockwood Manufacturing
d. Hiawatha, Inc.

10. Door Stripping and Seals:

a. National Guard Products, Inc.
b. Pemko Manufacturing Co., Inc.

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c. Reese Enterprises, Inc.
d. Sealeze Corp.
e. Zero International, Inc.

11. Thresholds:

a. National Guard Products, Inc.
b. Pemko Manufacturing Co., Inc.
c. Reese Enterprises, Inc.
d. Sealeze Corp.
e. Zero International, Inc.

12. Sound Stripping:

a. National Guard Products, Inc.
b. Pemko Manufacturing Co., Inc.
c. Reese Enterprises, Inc.
d. Zero International, Inc.

13. Astragals:

a. National Guard Products, Inc.
b. Pemko Manufacturing Co., Inc.
c. Reese Enterprises, Inc.
d. Zero International, Inc.

2.2 MATERIALS AND FABRICATION

A. Manufacturer's Name Plate: Do not use manufacturers' products that have manufacturer's name or trade name displayed in a visible location (omit removable nameplates) except in conjunction with required fire-rated labels and as otherwise acceptable to Architect.

1. Manufacturer's identification will be permitted on rim of lock cylinders only.

B. Base Metals: Produce hardware units of basic metal and forming method indicated, using manufacturer's standard metal alloy, composition, temper, and hardness, but in no case of lesser (commercially recognized) quality than specified for applicable hardware units by applicable ANSI/BHMA A156 series standards for each type of hardware item and with ANSI/BHMA A156.18 for finish designations indicated. Do not furnish "optional" materials or forming methods for those indicated, except as otherwise specified.

C. Base Metals: Produce hardware units of basic metal and forming method indicated using manufacturer's standard metal alloy, composition, temper, and hardness, but in no case of lesser (commercially recognized) quality than specified for applicable hardware units for finish designations indicated.

D. Fasteners: Provide hardware manufactured to conform to published templates, generally prepared for machine screw installation. Do not provide hardware that has been prepared for self-tapping sheet metal screws, except as specifically indicated.

E. Furnish screws for installation with each hardware item. Provide Phillips flat-head

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screws except as otherwise indicated. 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 as closely as possible including "prepared for paint" surfaces to receive painted finish.

E. Provide concealed fasteners for hardware units that are exposed when door is closed except to the extent 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 their use is the only means of reinforcing the work adequately to fasten the hardware securely. Where thru-bolts are used as a means of reinforcing the work, provide sleeves for each thru-bolt or use sex screw fasteners.

2.3 HINGES

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

B. Screws: Provide Phillips flat-head screws complying with the following requirements:

1. For metal doors and frames install machine screws into drilled and tapped holes.
2. For wood doors and frames install wood screws.
3. For fire-rated wood doors install #12 x 1-1/4-inch (32-mm), threaded-to-the-head steel wood screws.
4. Finish screw heads to match surface of hinges or pivots.

C. Hinge Pins: Except as otherwise indicated, provide hinge pins as follows:

1. Out-Swing Exterior Doors: Nonremovable pins.
2. Out-Swing Corridor Doors with Locks: Nonremovable pins.
3. Interior Doors: Non rising pins.
4. Tips: Flat button and matching plug, finished to match leaves, except where hospital tip (HT) indicated.

D. Number of Hinges: Provide not less than 3 hinges per door leaf for doors 90 inches (2250 mm) or less in height and one additional hinge for each 30 inches (750 mm) of additional height.

1. Fire-Rated Doors: Not less than 3 hinges per door leaf for doors 86 inches (2150 mm) or less in height with same rule for additional hinges.

2.4 LOCK CYLINDERS AND KEYING

A. Existing System: Grandmaster key the locks to the Owner's existing system, with a new master key for the Project. The Owner’s existing system is “Best” “Cormax”. Locks, Best Model 9K3. Final cores to be furnished by owner.

B. Review the keying system with the Owner and provide the type required (master, grandmaster or great-grandmaster), either integrated with Owner's existing system.

C. Prepare all locksets and cylinders to receive 7-pin interchangeable Cormax tumbler cylinder with construction master key feature that permits voiding of construction keys

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without cylinder removal, or equip locks with cylinders for interchangeable-core pin tumbler inserts. Furnish only temporary inserts for the construction period, and remove these when directed.

1. Final cores and keys to be furnished by and installation by Owner.

D. Metals: Construct lock cylinder parts from stainless steel.

E. Comply with Owner's instructions for master keying and, except as otherwise indicated, provide individual change key for each lock that is not designated to be keyed alike with a group of related locks.

1. Permanently inscribe each key with number of lock that identifies cylinder manufacturer's key symbol, and notation, "DO NOT DUPLICATE."

F. Key Material: Provide keys of nickel silver only.

G. Key Quantity: Furnish 3 change keys for each lock, 5 master keys for each master system, and 5 grandmaster keys for each grandmaster system.

1. Furnish one extra blank for each lock.
2. Deliver keys to Owner.

2.5 LOCKS, LATCHES, AND BOLTS

A. Strikes: Provide manufacturer's standard wrought box strike for each latch or lock bolt, with curved lip extended to protect frame, finished to match hardware set, unless otherwise indicated.

1. Provide flat lip strikes for locks with 3-piece, antifriction latch bolts as recommended by manufacturer.
2. Provide extra-long strike lips for locks used on frames with applied wood casing trim.
3. Provide recess type top strikes for bolts locking into head frames, unless otherwise indicated.
4. Provide dust-proof strikes for foot bolts, except where special threshold construction provides non recessed strike for bolt.
5. Provide roller type strikes where recommended by manufacturer of the latch and lock units.

B. Lock Throw: Provide 5/8-inch (16-mm) minimum throw of latch on pairs of doors. Comply with UL requirements for throw of bolts and latch bolts on rated fire openings.

1. Provide 1/2-inch (13-mm) minimum throw of latch for other bored, 3/4-inch (19-mm) minimum throw of latch for mortise locks. Provide 1-inch (25-mm) minimum throw for all dead bolts.

C. Flush Bolt Heads: Minimum of 1/2-inch- (13-mm-) diameter rods of brass, bronze, or stainless steel with minimum 12-inch- (300-mm-) long rod for doors up to 84 inches (2100 mm) in height. Provide longer rods as necessary for doors exceeding 84 inches (2100 mm) in height.

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

2.6 PUSH/PULL UNITS

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

B. Concealed Fasteners: Provide manufacturer's special concealed fastener system for installation, thru-bolted for matched pairs but not for single units.

2.7 CLOSERS AND DOOR CONTROL DEVICES

A. Size of Units: Except as otherwise specifically indicated, comply with the manufacturer's recommendations for size of door control unit depending on size of door, exposure to weather, and anticipated frequency of use.

1. Provide parallel arms for all overhead closers, except as otherwise indicated.

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

2.8 DOOR TRIM UNITS

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

B. Fabricate protection plates not more than 1-1/2 inches (38 mm) less than door width on hinge side and not more than 1/2 inch (13 mm) less than door width on pull side by height indicated.

1. Metal Plates: Stainless steel, 0.050 inch (U.S. 18 gage) (1.3 mm).

2.10 WEATHERSTRIPPING AND SEALS

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

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

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

1. Extruded aluminum with natural anodized finish, 0.062-inch (1.6-mm) minimum thickness of main walls and flanges.
2. Solid neoprene conforming to MIL R 6855, Class II, Grade 40.

a. Flexible, hollow bulb or loop insert.

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

1. Extruded aluminum with natural anodized finish, 0.062-inch (1.6-mm) minimum thickness of main walls and flanges.
2. Flexible vinyl wiper or sweep seal strip.

2.11 THRESHOLDS

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

B. Exterior Hinged or Pivoted Doors: Provide units not less than 4 inches (100 mm) wide, formed to accommodate change in floor elevation where indicated, fabricated to accommodate door hardware and to fit door frames, and as follows:

1. For in-swinging doors provide units with interlocking lip and interior drain channel; include hook on bottom edge of door and drain pan.
2. For out-swinging doors provide units with interlocking lip and with hook on bottom edge of door to act as weather bar.
3. For out-swinging doors provide rabbeted type units with replaceable weatherstrip insert in stop.

2.12 HARDWARE FINISHES

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

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

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

D. Provide protective lacquer coating on all exposed hardware finishes of brass, bronze, and aluminum, except as otherwise indicated.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Mount hardware units at heights indicated in following applicable publications, except as specifically indicated or required to comply with governing regulations and except as

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otherwise directed by Architect.

1. "Recommended Locations for Builders Hardware for Standard Steel Doors and Frames" by the Door and Hardware Institute.
2. "Recommended Locations for Builders Hardware for Custom Steel Doors and Frames" by the Door and Hardware Institute.
3. NWWDA Industry Standard I.S.1.7, "Hardware Locations for Wood Flush Doors."

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

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

D. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors in accordance with industry standards.

E. Set thresholds for exterior doors in full bed of butyl-rubber or polyisobutylene mastic sealant complying with requirements specified in Division 7 Section "Joint Sealers."

F. Weatherstripping and Seals: Comply with manufacturer's instructions and recommendations to the extent installation requirements are not otherwise indicated.

3.2 ADJUSTING, CLEANING, AND DEMONSTRATING

A. Adjust and check each operating item of hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate freely and smoothly or as intended for the application made.

1. Where door hardware is installed more than one month prior to acceptance or occupancy of a space or area, return to the installation during the week prior to acceptance or occupancy and make final check and adjustment of all hardware items in such space or area. Clean operating items as necessary to restore proper function and finish of hardware and doors. Adjust door control devices to compensate for final operation of heating and ventilating equipment.

B. Clean adjacent surfaces soiled by hardware installation.

C. Instruct Owner's personnel in the proper adjustment and maintenance of door hardware and hardware finishes.

3.3 HARDWARE SETS

A. The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention

of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.

Manufacturer List

Code	Name
BE	Best Access Systems
BY	By Related Section
DM	Dorma Door Controls
NA	National Guard
PR	BEST Precision Exit Devices
ST	BEST Hinges
TR	Trimco

Option List

Code	Description
1/4-20 SSMS/EA	Stainless Machine Screws / Expansion Anchors
B4E-HEAVY-KP	Beveled 4 Edges – Kick / Mop Plates
BSHD	Blade Stop Spacer - Heavy Duty Arms
CSK	Counter Sinking of Kick / Mop Plate Screws
FC	Full Plastic Cover
NRP	Non Removeable Hinge Pins
SIA	Abrasive Coating -5" Width
VIB	Double Visual Indictor Option

Finish List

Code	Description
32D	Satin Stainless Steel
600	Primed for Painting
626	Satin Chromium Plated
626W	Weatherized Satin Chrome
630	Satin Stainless Steel
689	Aluminum Painted
AL	Aluminum
GREY	Grey
US26D	Chromium Plated, Dull

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HARDWARE SETS

Hardware Group No. 00

For use on Door #(s):

001	001B	113T.1	116A	117	E.S1

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
		NOTE	ALL HARDWARE EXISTING TO REMAIN		

Hardware Group No. 00.1

For use on Door #(s):

101B	102B	105B	106B	107B	108B
111B	112B				

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
			ALL HARDWARE BY DOOR SUPPLIER		

Hardware Group No. 00.2

For use on Door #(s):

220C

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
1	EA	NOTE	CASED OPENING NO HDW REQUIRED		

Hardware Group No. 01 - Not Used

Hardware Group No. 01.1

For use on Door #(s):

232

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 (NRP AS REQUIRED)	652	IVE
1	EA	PRIVACY LOCK	ND40S SPA (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	SURFACE CLOSER	4040XP SCUSH (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	GASKETING	488FSBK PSA	BK	ZER
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

Hardware Group No. 02 - Not Used

Hardware Group No. 03 - Not Used

Hardware Group No. 04

For use on Door #(s):

101A	102A	103A	104A	105A	106A
107A	108A	109A	110A	111A	112A
115T	116C	117T	119T	120T	

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 (NRP AS REQUIRED)	652	IVE
1	EA	PRIVACY LOCK	ND40S SPA (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	WALL STOP	WS406/407CVX	630	IVE
3	EA	SILENCER	SR64/65 AS REQ'D	GRY	IVE
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

Hardware Group No. 04.1

For use on Door #(s):

113T

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
1	EA	PRIVACY LOCK	ND40S SPA (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
		NOTE	BALANCE OF HARDWARE EXISTING TO REMAIN		
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

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Hardware Group No. 05

For use on Door #(s):
114B 114A

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 (NRP AS REQUIRED)	652	IVE
1	EA	CLASSROOM DEAD LOCK	L463L (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	PUSH PLATE	8200 4" X 16"	630	IVE
1	EA	PULL PLATE	8303 10" 4" X 16"	630	IVE
1	EA	SURFACE CLOSER	4040XP REG OR PA AS REQ (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
1	EA	THRESHOLD	64A-224	A	ZER
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

Hardware Group No. 06

For use on Door #(s):
E.122T E.123T

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
1	EA	CONT. HINGE	224XY	628	IVE
1	EA	CLASSROOM DEAD LOCK	L463L (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	PUSH PLATE	8200 4" X 16"	630	IVE
1	EA	PULL PLATE	8303 10" 4" X 16"	630	IVE
1	EA	SURFACE CLOSER	4040XP SHCUSH (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	GASKETING	488FSBK PSA	BK	ZER
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

Hardware Group No. 07

For use on Door #(s):
122T 123T 231 234

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
1	EA	HINGE	5BB1 4.5 X 4.5 (NRP AS REQUIRED)	652	IVE
1	EA	CLASSROOM DEAD LOCK	L463L (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	PUSH PLATE	8200 4" X 16"	630	IVE
1	EA	PULL PLATE	8303 10" 4" X 16"	630	IVE
1	EA	SURFACE CLOSER	4040XP SCUSH (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	GASKETING	488FSBK PSA	BK	ZER
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

Hardware Group No. 08

For use on Door #(s):
130 131

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 (NRP AS REQUIRED)	652	IVE
1	EA	CLASSROOM DEAD LOCK	L463L (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	PUSH PLATE	8200 4" X 16"	630	IVE
1	EA	PULL PLATE	8303 10" 4" X 16"	630	IVE
1	EA	SURFACE CLOSER	4040XP REG OR PA AS REQ (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
1	EA	GASKETING	488FSBK PSA	BK	ZER
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

Hardware Group No. 09 - Not Used

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Hardware Group No. 10 - Not Used

Hardware Group No. 11 - Not Used

Hardware Group No. 12 - Not Used

Hardware Group No. 13 - Not Used

Hardware Group No. 13.1

For use on Door #(s):
114 113A

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 (NRP AS REQUIRED)	652	IVE
1	EA	ENTRANCE/OFFICE LOCK	ND53LD SPA (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	SURFACE CLOSER	4040XP SCUSH (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

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Hardware Group No. 13.2

For use on Door #(s):
119C.1 119C

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 (NRP AS REQUIRED)	652	IVE
1	EA	ENTRANCE/OFFICE LOCK	ND53LD SPA (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	OH STOP	450S	630	GLY
1	EA	SURFACE CLOSER	4040XP REG OR PA AS REQ (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

Hardware Group No. 13.3

For use on Door #(s):
119 220A 220D

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 (NRP AS REQUIRED)	652	IVE
1	EA	ENTRANCE/OFFICE LOCK	ND53LD SPA (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	SURFACE CLOSER	4040XP REG OR PA AS REQ (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

Hardware Group No. 14 - Not Used

Hardware Group No. 15 - Not Used

Hardware Group No. 16 - Not Used

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Hardware Group No. 17 - Not Used

Hardware Group No. 18 - Not Used

Hardware Group No. 19 - Not Used

Hardware Group No. 20 - Not Used

Hardware Group No. 21 - Not Used

Hardware Group No. 22 - Not Used

Hardware Group No. 23 - Not Used

Hardware Group No. 23.1

For use on Door #(s):
132

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 (NRP AS REQUIRED)	652	IVE
1	EA	STOREROOM LOCK	ND80LD SPA (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	SURFACE CLOSER	4040XP REG OR PA AS REQ (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
1	EA	GASKETING	488FSBK PSA	BK	ZER
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

Hardware Group No. 24 - Not Used

Hardware Group No. 25 - Not Used

Hardware Group No. 25.1

For use on Door #(s):

001A 113J 122J 233

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 (NRP AS REQUIRED)	652	IVE
1	EA	STOREROOM LOCK	ND80LD SPA (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	SURFACE CLOSER	4040XP SCUSH (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	GASKETING	488FSBK PSA	BK	ZER
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

Hardware Group No. 26 - Not Used

Hardware Group No. 27 - Not Used

Hardware Group No. 28 - Not Used

Hardware Group No. 29 - Not Used

Hardware Group No. 30 - Not Used

Hardware Group No. 31 - Not Used

Hardware Group No. 32 - Not Used

Hardware Group No. 33 - Not Used

Hardware Group No. 34 - Not Used

Hardware Group No. 35 - Not Used

Hardware Group No. 36 - Not Used

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Hardware Group No. 36.1

For use on Door #(s):
E.119A

Provide each PR door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
2	EA	CONT. HINGE	224XY	628	IVE
2	EA	MANUAL FLUSH BOLT	FB458 12"	626	IVE
1	EA	STOREROOM LOCK	ND80LD SPA (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
2	EA	SURFACE CLOSER	4040XP SHCUSH (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
2	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	RAIN DRIP	142AA	AA	ZER
1	EA	GASKETING, HEAD	429AA	AA	ZER
1	EA	ASTRAGAL	Z TYPE ASTRAGAL BY HM DR SUPPLIER		B/O
2	EA	DOOR SWEEP	8197AA	AA	ZER
1	EA	THRESHOLD	65A-223	A	ZER
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

Hardware Group No. 36.2

For use on Door #(s):
220B

Provide each PR door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
6	EA	HINGE	5BB1 4.5 X 4.5 (NRP AS REQUIRED)	652	IVE
2	EA	MANUAL FLUSH BOLT	FB458 12"	626	IVE
1	EA	STOREROOM LOCK	ND80LD SPA (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	OH STOP	450S	630	GLY
1	EA	SURFACE CLOSER	4040XP SHCUSH (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
2	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		
1	EA	NOTE	OVERLAPPING ASTRAGAL FURNISHED BY DOOR MANUF		

Hardware Group No. 37 - Not Used

Hardware Group No. 37.1

For use on Door #(s):
118

Provide each PR door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
2	EA	SURFACE CLOSER	4040XP SCUSH (OWNER FURNISHED CONTRACTOR INSTALLED)		689	LCN
		NOTE	BALANCE OF HARDWARE EXISTING TO REMAIN			
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions			

Hardware Group No. 38

For use on Door #(s):
E.2C.1 E.2C E.6C ES3

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	REMOVABLE MULLION	KR4954 STAB		689	VON
1	EA	ELEC PANIC HARDWARE	RX-QEL-98-EO 24 VDC (OWNER FURNISHED CONTRACTOR INSTALLED)	✓	630	VON
1	EA	ELEC PANIC HARDWARE	SD-RX-QEL-98-NL-OP-110MD 24 VDC (OWNER FURNISHED CONTRACTOR INSTALLED)	✓	630	VON
2	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)		626	SCH
1	EA	DOOR PULL	VR910 DT		630	IVE
1	EA	DOOR PULL	VR910 NL		630	IVE
2	EA	SURFACE CLOSER	4040XP SCUSH (OWNER FURNISHED CONTRACTOR INSTALLED)		689	LCN
2	EA	KICK PLATE	8400 10" X 2" LDW B-CS		630	IVE
1	EA	RAIN DRIP	142AA		AA	ZER
1	EA	GASKETING, HEAD	429AA		AA	ZER
2	EA	DOOR SWEEP	8197AA		AA	ZER
1	EA	THRESHOLD	65A-223		A	ZER
2	EA	DOOR CONTACT	679-05 WD/HM	✓	BLK	SCE
1	EA	POWER SUPPLY	PS902 900-2RS 120/240 VAC	✓	LGR	SCE
			REUSE EXISTING CARD READER			

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Hardware Group No. 39

For use on Door #(s):
E.130V

Provide each PR door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
2	EA	CONT. HINGE	224XY	628	IVE
1	EA	REMOVABLE MULLION	KR4954 STAB	689	VON
1	EA	PANIC HARDWARE	LD-98-EO(OWNER FURNISHED CONTRACTOR INSTALLED)	630	VON
1	EA	PANIC HARDWARE	LD-98-NL-OP-110MD (OWNER FURNISHED CONTRACTOR INSTALLED)	630	VON
2	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	DOOR PULL	VR910 DT	630	IVE
1	EA	DOOR PULL	VR910 NL	630	IVE
2	EA	SURFACE CLOSER	4040XP SCUSH (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
2	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	RAIN DRIP	142AA	AA	ZER
1	EA	GASKETING, HEAD	429AA	AA	ZER
2	EA	DOOR SWEEP	8197AA	AA	ZER
1	EA	THRESHOLD	65A-223	A	ZER
2	EA	DOOR CONTACT	679-05 WD/HM	BLK	SCE

Hardware Group No. 40

For use on Door #(s):
E.1C.1 E.1C

Provide each PR door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
2	EA	CONT. HINGE	112XY	628	IVE
1	EA	REMOVABLE MULLION	KR4954 STAB	689	VON
2	EA	PANIC HARDWARE	CD-98-NL (OWNER FURNISHED CONTRACTOR INSTALLED)	630	VON
5	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
2	EA	SURFACE CLOSER	4040XP SHCUSH (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
1	SET	WEATHERSTRIP	Integral Weatherstrip by Aluminum Door/Frame Mfgr.		B/O
2	EA	DOOR SWEEP	8197AA	AA	ZER
1	EA	THRESHOLD	65A-223	A	ZER

Hardware Group No. 41

For use on Door #(s):
002

Provide each PR door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
		NOTE	ALL HARDWARE EXISTING TO REMAIN		

Hardware Group No. 42

For use on Door #(s):
116B

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 (NRP AS REQUIRED)	652	IVE
1	EA	CLASSROOM SECURITY	ND78CD SPA (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
2	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	SURFACE CLOSER	4040XP REG OR PA AS REQ (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

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Hardware Group No. 43

For use on Door #(s):
E.119C

Provide each PR door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
2	EA	CONT. HINGE	224XY		628	IVE
1	EA	REMOVABLE MULLION	KR4954 STAB		689	VON
1	EA	PANIC HARDWARE	CDSI-98-EO		630	VON
1	EA	PANIC HARDWARE	CDSI-98-NL-OP-110MD		630	VON
3	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)		626	SCH
1	EA	DOOR PULL	VR910 DT		630	IVE
1	EA	DOOR PULL	VR910 NL		630	IVE
2	EA	SURFACE CLOSER	4040XP SCUSH (OWNER FURNISHED CONTRACTOR INSTALLED)		689	LCN
2	EA	KICK PLATE	8400 10" X 2" LDW B-CS		630	IVE
1	EA	RAIN DRIP	142AA		AA	ZER
1	EA	GASKETING, HEAD	429AA		AA	ZER
2	EA	DOOR SWEEP	8197AA		AA	ZER
1	EA	THRESHOLD	65A-223		A	ZER
2	EA	DOOR CONTACT	679-05 WD/HM	✓	BLK	SCE

Hardware Group No. 42

For use on Door #(s):
116B

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 (NRP AS REQUIRED)	652	IVE
1	EA	CLASSROOM SECURITY	ND78CD SPA (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
2	EA	FSIC CORE	CYLINDER AS REQUIRED (OWNER FURNISHED CONTRACTOR INSTALLED)	626	SCH
1	EA	SURFACE CLOSER	4040XP REG OR PA AS REQ (OWNER FURNISHED CONTRACTOR INSTALLED)	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
		NOTE - field verify	GC & Hardware Provider to field verify all specified hardware is compatible with existing conditions		

DOOR INDEX

Legend:

↯ Electrified Opening

Door#	HwSet#	Scratch
001	00	
001A	25.1	
001B	00	
002	41	
101A	04	
101B	00.1	
102A	04	
102B	00.1	
103A	04	

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Door#	HwSet#	Scratch
104A	04	
105A	04	
105B	00.1	
106A	04	
106B	00.1	
107A	04	
107B	00.1	
108A	04	
108B	00.1	
109A	04	
110A	04	
111A	04	
111B	00.1	
112A	04	
112B	00.1	
113A	13.1	
113J	25.1	
113T	04.1	
113T.1	00	
114	13.1	
114A	05	
114B	05	
115T	04	

Door#	HwSet#	Scratch
116A	00	
116B	42	
116C	04	
117	00	
117T	04	
118	37.1	
119	13.3	
119C	13.2	
119C.1	13.2	
119T	04	
120T	04	
122J	25.1	
122T	07	
123T	07	
130	08	
131	08	
132	23.1	
220A	13.3	
220B	36.2	
220C	00.2	
220D	13.3	
231	07	
232	01.1	

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Door#	HwSet#	Scratch
233	25.1	
234	07	
E.1C	40	
E.1C.1	40	
E.2C ↗	38	
E.2C.1 ↗	38	
E.6C ↗	38	
E.119A	36.1	
E.119C ↗	43	
E.122T	06	
E.123T	06	
E.130V ↗	39	
E.S1	00	
ES3 ↗	38	

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SECTION 08 80 00

GLAZING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of contract, including General and Supplementary Conditions and other Division 01 specification sections, apply to requirements of this Section.

1.02 SECTION INCLUDES

A. Insulating glass units.

B. Glazing units.

C. Glazing compounds.

1.03 RELATED REQUIREMENTS

A. Division 07 Section 07 92 00 “Joint Sealants:” Sealants for other than glazing purposes.

B. Division 08 Section 08 11 13 “Hollow Metal Doors and Frames:” Glazed lites in doors and borrowed lites.

C. Division 08 Section 08 14 16 “Flush Wood Doors:” Glazed lites in doors.

D. Division 08 Section 08 51 13 “Aluminum Windows:” Glazing provided as part of storefront assembly.

1.04 REFERENCE STANDARDS

A. 16 CFR 1201 - Safety Standard for Architectural Glazing Materials.

B. ANSI Z97.1 - American National Standard for Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test.

C. ASCE 7 - Minimum Design Loads and Associated Criteria for Buildings and Other Structures.

D. ASTM C864 - Standard Specification for Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers.

E. ASTM C920 - Standard Specification for Elastomeric Joint Sealants.

F. ASTM C1036 - Standard Specification for Flat Glass.

G. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass.

H. ASTM C1193 - Standard Guide for Use of Joint Sealants.

I. ASTM C1376 - Standard Specification for Pyrolytic and Vacuum Deposition Coatings on Flat Glass.

J. ASTM E1300 - Standard Practice for Determining Load Resistance of Glass in Buildings.

K. ASTM E2190 - Standard Specification for Insulating Glass Unit Performance and Evaluation.

L. GANA (SM) - GANA Sealant Manual.

M. NFRC 100 - Procedure for Determining Fenestration Product U-factors.

N. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence.

O. NFRC 300 - Test Method for Determining the Solar Optical Properties of Glazing Materials and Systems.

1.05 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Meeting: Convene a preinstallation meeting one week before starting work of this section; require attendance by each of the affected installers.

1. Contractor shall utilize the Pre-Installation Meeting Agenda and Pre-Installation Meeting Checklist documents in the Z Standard Training & Documentation: Documents \ 03 - Construction - Training and Guidance Documents \ 03 - Role Based Training and Guidance Documents \ Contractors.

1.06 SUBMITTALS

A. Product Data on Insulating Glass Unit and Glazing Unit Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.

B. Product Data on Glazing Compounds and Accessories: Provide chemical, functional, and environmental characteristics, limitations, special application requirements, and identify available colors.

C. Samples: Submit two samples 12 by 12 inch in size of glass units.

D. Certificate: Certify that products of this section meet or exceed specified requirements.

E. Manufacturer's qualification statement.

F. Installer's qualification statement.

G. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.07 QUALITY ASSURANCE

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

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1. Provide certified glass products through ANSI accredited certifications that include plant audits and independent laboratory performance testing.
   a. Insulating Glass Certification Council (IGCC).
   b. Safety Glazing Certification Council (SGCC).

B. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years' documented experience.

1. Provide company, field supervisors, and installers that hold active ANSI accredited certifications in appropriate categories for work specified.

1.08 FIELD CONDITIONS

A. Do not install glazing when ambient temperature is less than 40 degrees F.

B. Maintain minimum ambient temperature before, during and 24 hours after installation of glazing compounds.

1.09 WARRANTY

A. Insulating Glass Units: Provide a ten (10) year manufacturer warranty to include coverage for seal failure, interpane dusting or misting, including providing products to replace failed units.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Float Glass Manufacturers:

1. Vitro Architectural Glass (formerly PPG Glass): www.vitroglazings.com/#sle.
2. Cardinal Glass Industries: www.cardinalcorp.com/#sle.
3. Guardian Glass, LLC: www.guardianglass.com/#sle.
4. Pilkington North America Inc: www.pilkington.com/na/#sle.
5. Or equal as approved by the Professional.

2.02 PERFORMANCE REQUIREMENTS - EXTERIOR GLAZING ASSEMBLIES

A. Provide type and thickness of exterior glazing assemblies to support assembly dead loads, and to withstand live loads caused by positive and negative wind pressure acting normal to plane of glass.

1. Design Pressure: Calculated in accordance with applicable codes.
2. Comply with ASTM E1300 for design load resistance of glass type, thickness, dimensions, and maximum lateral deflection of supported glass.
3. Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edges to less than 1/175 of their lengths under specified design load.
4. Glass thicknesses listed are minimum.

B. Weather-Resistive Barrier Seals: Provide completed assemblies that maintain continuity of building enclosure water-resistive barrier, vapor retarder, and/or air barrier.

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1. In conjunction with weather barrier related materials described in other sections, as follows:
    a. Vapor Retarders: See Section 07 26 00.

C. Thermal and Optical Performance: Provide exterior glazing products with performance properties as indicated. Performance properties are in accordance with manufacturer's published data as determined with the following procedures and/or test methods:

1. Center of Glass U-Value: Comply with NFRC 100 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
2. Center of Glass Solar Heat Gain Coefficient (SHGC): Comply with NFRC 200 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
3. Solar Optical Properties: Comply with NFRC 300 test method.

2.03 GLASS MATERIALS

A. Float Glass: Provide float glass-based glazing unless otherwise indicated.

1. Annealed Type: ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality - Q3.
2. Kind FT - Fully Tempered Type: Complies with ASTM C1048.
3. Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.

2.04 INSULATING GLASS UNITS

A. Manufacturers:

1. Glass: Any of the manufacturers specified for float glass.
2. Vitro Architectural Glass (formerly PPG Glass); Solarban 60 (Basis of Design): www.vitroglazings.com/#sle.
3. Cardinal Glass Industries: www.cardinalcorp.com/#sle.
4. Guardian Glass, LLC: www.guardianglass.com/#sle.
5. Pilkington North America Inc: www.pilkington.com/na/#sle.Pilkington North America Inc: www.pilkington.com/na/#sle.
6. Or equal as approved by the Professional.

B. Insulating Glass Units: Types as indicated.

1. Durability: Certified by an independent testing agency to comply with ASTM E2190.
2. Coated Glass: Comply with requirements of ASTM C1376 for pyrolytic (hard-coat) or magnetic sputter vapor deposition (soft-coat) type coatings on flat glass; coated vision glass, Kind CV; coated overhead glass, Kind CO; or coated spandrel glass, Kind CS.
3. Metal-Edge Spacers: Aluminum, bent and soldered corners.
4. Spacer Color: Black.
5. Edge Seal:
    a. Dual-Sealed System: Provide polyisobutylene sealant as primary seal applied between spacer and glass panes, and silicone, polysulfide, or polyurethane sealant as secondary seal applied around perimeter.
    b. Color: Black.

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6. Purge interpane space with dry air, hermetically sealed.

C. Type IG-1 - Insulating Glass Units: Vision glass, double glazed.

1. Applications: Exterior glazing unless otherwise indicated.
2. Space between lites filled with air.
3. Outboard Lite: Annealed float glass, 1/4 inch thick, minimum.
    a. Tint: SOLARBLUE - Vitro.
    b. Coating: Solarban 60, on #2 surface.
4. Metal edge spacer.
5. Inboard Lite: Annealed float glass, 1/4 inch thick, minimum.
    a. Tint: Clear.
6. Total Thickness: 1 inch.
7. Thermal Transmittance (U-Value), Winter - Center of Glass: 0.29, nominal.
8. Visible Light Transmittance (VLT): 45 percent, nominal.
9. Solar Heat Gain Coefficient (SHGC): 0.28, nominal.
10. Visible Light Reflectance, Outside: 7 percent, nominal.
11. Glazing Method: Dry glazing method, gasket glazing.

D. Type IG-2 - Insulating Glass Units: Safety glazing.

1. Applications:
    a. Glazed lites in exterior doors.
    b. Glazed sidelights and panels next to doors.
    c. Other locations required by applicable federal, state, and local codes and regulations.
2. Space between lites filled with air.
3. Glass Type: Same as Type IG-1 except use fully tempered float glass for both outboard and inboard lites.
4. Total Thickness: 1 inch.
5. Metal edge spacer.
6. Thermal Transmittance (U-Value), Winter - Center of Glass: 0.29, nominal.
7. Visible Light Transmittance (VLT): 45 percent, nominal.
8. Solar Heat Gain Coefficient (SHGC): 0.28, nominal.
9. Visible Light Reflectance, Outside: 7 percent, nominal.
10. Glazing Method: Dry glazing method, gasket glazing.

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E. Type IG-3 - Insulating Stippled (Fritted) Glass Units: Vision glass, double glazed.

1. Applications: Exterior glazing unless otherwise indicated.
2. Space between lites filled with air.
3. Outboard Lite: Annealed float glass, 1/4 inch thick, minimum.
    a. Tint: SOLARBLUE - Vitro.
    b. Coating: Solarban 60, on #2 surface.
    c. Coating Color: 60% White Frit on #3 Surface
4. Metal edge spacer.
5. Inboard Lite: Annealed float glass, 1/4 inch thick, minimum.
    a. Tint: Clear.
6. Total Thickness: 1 inch.
7. Thermal Transmittance (U-Value), Winter - Center of Glass: 0.29, nominal.
8. Visible Light Transmittance (VLT): 45 percent, nominal.
9. Solar Heat Gain Coefficient (SHGC): 0.28, nominal.
10. Visible Light Reflectance, Outside: 7 percent, nominal.
11. Glazing Method: Dry glazing method, gasket glazing.

2.05 GLAZING UNITS

A. Type G-1 - Monolithic Interior Vision Glazing:

1. Applications: Interior glazing unless otherwise indicated.
2. Glass Type: Annealed float glass.
3. Tint: Clear.
4. Thickness: 1/4 inch, nominal.

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B. Type G-2 - Monolithic Safety Glazing: Non-fire-rated.

1. Applications:
   a. Glazed lites in doors, except fire doors.
   b. Glazed sidelights to doors, except in fire-rated walls and partitions.
   c. Other locations required by applicable federal, state, and local codes and regulations.
   d. Other locations indicated on drawings.
2. Glass Type: Fully tempered safety glass as specified.
3. Tint: Clear.
4. Thickness: 1/4 inch, nominal.

2.06 GLAZING COMPOUNDS

A. Type GC-1 - Silicone Sealant: Single component; neutral curing; capable of water immersion without loss of properties, nonbleeding, nonstaining; ASTM C920 Type S, Grade NS, Class 25, Uses M, A, and G; with cured Shore A hardness range of 15 to 25; clear color.

2.07 ACCESSORIES

A. Setting Blocks: Silicone, with 80 to 90 Shore A durometer hardness; ASTM C864 Option II. Length of 0.1 inch for each square foot of glazing or minimum 4 inch by width of glazing rabbet space minus 1/16 inch by height to suit glazing method and pane weight and area.

B. Spacer Shims: Neoprene, 50 to 60 Shore A durometer hardness; ASTM C864 Option II. Minimum 3 inch long by one half the height of the glazing stop by thickness to suit application, self adhesive on one face.

C. Glazing Tape, Back Bedding Mastic Type: Preformed, butyl-based, 100 percent solids compound with integral resilient spacer rod applicable to application indicated; 5 to 30 cured Shore A durometer hardness; coiled on release paper; black color.

1. Width: As required for application.
2. Thickness: As required for application.
3. Spacer Rod Diameter: As required for application.

D. Glazing Gaskets: Resilient polyvinyl chloride extruded shape to suit glazing channel retaining slot; ASTM C864 Option II; color black.

E. Glazing Clips: Manufacturer's standard type.

PART 3 - EXECUTION

3.01 VERIFICATION OF CONDITIONS

A. Verify that openings for glazing are correctly sized and within tolerances, including those for size, squareness, and offsets at corners.

B. Verify that the minimum required face and edge clearances are being provided.

C. Verify that surfaces of glazing channels or recesses are clean, free of obstructions that may impede moisture movement, weeps are clear, and support framing is ready to receive glazing system.

D. Proceed with glazing system installation only after unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Clean contact surfaces with appropriate solvent and wipe dry within maximum of 24 hours before glazing. Remove coatings that are not tightly bonded to substrates.

B. Seal porous glazing channels or recesses with substrate compatible primer or sealer.

C. Prime surfaces scheduled to receive sealant where required for proper sealant adhesion.

3.03 INSTALLATION, GENERAL

A. Install glazing in compliance with written instructions of glass, gaskets, and other glazing material manufacturers, unless more stringent requirements are indicated, including those in glazing referenced standards.

B. Install glazing sealants in accordance with ASTM C1193, GANA (SM), and manufacturer's instructions.

C. Do not exceed edge pressures around perimeter of glass lites as stipulated by glass manufacturer.

D. Set glass lites of system with uniform pattern, draw, bow, and similar characteristics.

E. Set glass lites in proper orientation so that coatings face exterior or interior as indicated.

F. Prevent glass from contact with any contaminating substances that may be the result of construction operations such as, and not limited to the following; weld splatter, fire-safing, plastering, mortar droppings, etc.

3.04 INSTALLATION - DRY GLAZING METHOD (GASKET GLAZING)

A. Application - Exterior and/or Interior Glazed: Set glazing infills from either the exterior or the interior of the building.

B. Place setting blocks at 1/4 points with edge block no more than 6 inch from corners.

C. Rest glazing on setting blocks and push against fixed stop with sufficient pressure on gasket to attain full contact.

D. Install removable stops without displacing glazing gasket; exert pressure for full continuous contact.

3.05 INSTALLATION - WET/DRY GLAZING METHOD (TAPE AND SEALANT)

A. Application - Interior Glazed: Set glazing infills from the interior of the building.

B. Cut glazing tape to length and install against permanent stops, projecting 1/16 inch above sight line.

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C. Place setting blocks at 1/4 points with edge block no more than 6 inch from corners.

D. Rest glazing on setting blocks and push against tape to ensure full contact at perimeter of pane or unit.

E. Install removable stops, spacer shims inserted between glazing and applied stops at 24 inch intervals, 1/4 inch below sight line.

F. Fill gaps between pane and applied stop with GC-5 type sealant to depth equal to bite on glazing, to uniform and level line.

G. Carefully trim protruding tape with knife.

3.06 CLEANING

A. Remove excess glazing materials from finish surfaces immediately after application using solvents or cleaners recommended by manufacturers.

B. Remove nonpermanent labels immediately after glazing installation is complete.

C. Clean glass and adjacent surfaces after sealants are fully cured.

D. Clean glass on both exposed surfaces not more than 4 days prior to Date of Substantial Completion in accordance with glass manufacturer's written recommendations.

3.07 PROTECTION

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

B. Remove and replace glass that is damaged during construction period prior to Date of Substantial Completion.

3.08 SCHEDULES

A. Aluminum-Framed Storefront Glazing: Glass Types IG-1 and IG-2, install glass using dry method, and with glass thickness as required to comply with performance requirements indicated in Section 08 43 13.

B. Glazed Aluminum Curtain Wall Glazing: Glass Types IG-1 and IG-2, install glass using dry method, and with glass thickness required to comply with performance requirements indicated in Section 08 44 13.

C. Hollow Metal Steel Frames, Interior Glazing: Glass Type G-1, install glass using wet method with Type GC- 1 glazing compound.

D. Steel Door Glazing:
1. Interior: Glass Type G-2, 1/4 inch thick, install glass using wet method with Type GC- GC-1 glazing compound.

E. Flush Wood Door Glazing:

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1. Interior: Glass Type G-2, 1/4 inch thick, install glass using wet method with Type GC- GC-1 glazing compound.

END OF SECTION

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SECTION 09 01 30

RESTORATIVE

BONDING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS:

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work of this section.

1.02 SUMMARY:

A. This Section includes the following:

1. Restoration of existing, interior ceramic and quarry tiled floor, and wall areas to a "like new" appearance and integrity.
2. Installation shall result in a floor and wall treatment that will produce a moisture barrier and condition so that the appearance can be maintained using conventional cleaning processes in combination with recommended periodic prescribed support service activities.

1.03 QUALITY ASSURANCE:

A. Definition - Restorative Bonding: Tile grout restoration and maintenance is referenced generically as Restorative Bonding. This technology is environmentally friendly and permanent in nature, and should not be confused with or compared to grout painting, staining, or otherwise recoloring.

B. Source of Materials: Provide materials obtained from one source for each type and color of restorative bonding materials.

C. Installer Qualifications: Engage a licensed, certified, trained and experienced installer who has successfully completed restorative bonding installations similar in material, design, and extent to that indicated for this Project.

D. Restorative Bonding Products: Products and installation surfaces' shall be as designed by the manufacturer so as not to reduce the co-efficient of friction (slip-resistance) of flooring products to less than required to comply with published U.S. Justice Department Regulations for the "Americans with Disabilities Act of 1990" (ADA, ADA-AGI, ANSI A 117.1, and the "Uniform Federal Accessibility Standards" (UFAS); And revisions and amendments thereto.

E. Mock-ups: Provide mock-up of restorative bonding system at location indicated, or if not indicated, as directed by Architect or Owner. Mock-up shall be approximately 2-feet by 2-feet or include no less than four (4) contiguous floor, wall and ceiling tiles, whichever is

larger, at location indicated. Accepted mock-ups shall demonstrate and establish the quality of work by which the remainder of the work shall be judged.

F. Sanitation Support Service: Contractor shall offer an optional periodic "Sanitation Support Service" to the Owner in writing upon completion of the work.

1.04 SUBMITTALS:

A. Experience and qualification data for manufacturer and applicator.

B. Product Data: Submit manufacturer's complete and current product information, technical information, and installation and maintenance instructions.

C. Submit sample warranty for review.

D. Shop Drawings: Where locations of the work of this contract are not indicated or completely indicated, prepare and submit shop drawings indicating tile patterns and locations and widths of control, isolation, contraction and expansion joints in tile surfaces.

E. Samples for Initial Selection Purposes: Submit manufacturer's color charts consisting of full range of colors, textures and patterns available for each type of restorative bonding indicated. Include samples of all materials involving color selection.

F. Samples for Verification Purposes, submit the following upon request by Architect or Owner:

1. Samples for each type of joint treatment for each color and texture required, not less than 12-inches square, on plywood or hardboard backing, grouted and sealed.

G. Contractor's proposal for "Sanitation Support Services," including all provisions and services to be provided, frequency of additional cleaning and restorative procedures and annual cost for at least the first year following expiration of manufacturer's warranty.

1.05 DELIVERY, STORAGE, AND HANDLING:

A. Deliver and store packaged materials in accordance with manufacturer's written instructions and recommendations, in original containers with seals unbroken and labels intact until time of use. Prevent damage or contamination to materials by water, freezing, foreign matter or other causes.

B. Store items to be incorporated in the Work in stable and secure manner, off of floor, within an area which has ambient temperature controlled within acceptable range required for each product.

C. Do not unreasonably encumber the site with materials or equipment. Confine stockpiling of materials and location of storage to the areas indicated, or if not indicated, as designated by the Contractor or Owner.

1. If additional storage is necessary, obtain and pay for such storage off site in a fully bonded and insured facility acceptable to the Owner, with all items stored clearly identified as being assigned to this project. Address for any off-site stored materials shall be provided to the Owner, by the Contractor.

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1.06 PROJECT CONDITIONS:

A. Maintain environmental conditions and protect work during and after installation to comply with manufacturer's current printed instructions and recommendations.

B. Vent any temporary heaters to exterior to prevent damage to restorative bonding work from carbon dioxide buildup. Maintain temperatures at not less than 50 degrees F (10 degrees C) in work areas during installation and for 7-days after completion, unless higher temperatures are required by manufacturers' current printed instructions and recommendations.

1.07 WARRANTIES AND GUARANTEES:

A. Warranty: The manufacturer shall approve the installation and provide their standard written warranty for labor and materials, that the restorative bonding system shall remain adhered, intact (without perceptible deformation) and completely leak free from the date of project Substantial Completion as long as prescribed Support Services are continued, subject to Owner's compliance with written maintenance instructions delivered to the Owner by the Contractor.

1. Warranty provisions shall not apply in the event of occurrence of exclusions in the written warranty, including in part, Owner's noncompliance with written maintenance instructions delivered to the Owner by the Contractor, work performed on the completed system by others that affects its integrity or causes damage; or damage due to neglect, abuse, natural phenomena, acts of God, or otherwise not under the control of the Contractor or due to defective workmanship.
2. The Contractor shall warrant the appearance and integrity of the tile and grout surface indefinitely for as long as warranty provisions are adhered to and the Owner engages the Contractor for optional "Sanitation Support Services."

B. Repairs that become necessary while restorative bonding system is under warranty and/or guarantee, shall be performed within 14-days of notification to the installer and/or manufacturer, including in part, any required removals, repairs of the restorative bonding system, and restoration of any additional materials removed to perform the work to at least their previously existing condition. Should for any reason, the installer is not able to perform the repairs, it shall be incumbent upon the manufacturer to do so. If repairs are not begun on time, Owner shall have work done by others and costs will be charged to the Contractor, with no detrimental effect on the remaining warranty and no termination of warranty.

C. The above warranty shall be in addition to, shall be in effect simultaneously with, and shall not alter or limit other project or product warranties or guarantees, nor shall it serve as a limitation to other remedies available to the Owner.

PART 2 - PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS:

A. Basis of Design Manufacturer: Subject to compliance with requirements, provide preapproved products and restorative bonding systems equivalent to "SaniGLAZE

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Process" system, as manufactured by SaniGLAZE International, LLC; Jacksonville, Florida; Phone: 1-800- 874-5554; Website: www.saniglaze.com. Or approved equal.

B. Equal Manufacturer:

1. "Resuflor-Deco-Quartz-Q28" decorative epoxy resinous flooring by Shermin Williams.

2.02 PRODUCTS - GENERAL:

A. Restorative bonding system specified is proprietary in nature, and all materials utilized in completion of the work shall be either manufactured or approved in writing for use by the system manufacturer. It is anticipated that these requirements will also apply to any alternate restorative bonding system accepted

B. All products and installation shall comply with restorative bonding system manufacturer's current written instructions, recommendations and restrictions.

C. Completed restorative bonding systems shall be capable of sustaining foot traffic within four hours after completion of the work, without damage to the system.

2.03 MATERIALS:

A. Strippers - If Sealer or Floor Finish Exists: SaniGLAZE Polymer Remover, Eradicate, StripTASTIC stripper, Seal Remover, or system manufacturer approved equivalent.

B. Tile Cleaning Compound: SaniGLAZE Extra Strength Contaminant Remover.

C. Grout Etching and Cleaning Compound: SaniGLAZE Tile & Grout Prep compound that is specifically formulated to leave a grout surface conducive to micro anchor bonding with SaniGLAZE High Build Glazing Compound, or system manufacturer approved equivalents.

1. The grout preparation gel shall be a maximum strength, non-fuming product comprised of organic and inorganic chelating, scale removing compounds, suspending agents, penetrating detergents, water soluble solvent compounds, viscosity control agents, and odor suppressants.
2. It shall remove embedded soils, dissolve micro-scale and mineral deposits, neutralize iron, rust, and mineral and urine stains without attacking the substrate or excessively dissolving cementitious grout or mortar joints, or having a deleterious effect on metal, fiberglass, porcelain or ceramic fixtures.
3. The grout preparation gel shall promote maximum contacting time and applicator control of the process, and reduce contact hazards to a minimum.
4. The grout preparation gel shall leave no residue, chalk, or grit when properly rinsed.
5. The grout preparation gel shall possess a minimum shelf life of one year and its age shall be within that time limitation period at the time of application.

D. Grout Renewal/Replacement Compound: SaniGLAZE High Build Glazing Compound, a waterborne moisture impermeable grout glazing compound, in combination with SaniGLAZE Dry Solids to prevent shrinkage and pitting during the curing process or SaniKOTE for wide grout, flat grout, or irregular grout; for application to the existing grout between the tiles and leveled to the surface depth of the pretreated grout. Grout glazing compound shall be fully compatible with other components of the restorative bonding

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system.

1. For Grout Lines Greater Than 62.5-mils Deep: SaniGLAZE High Build Glazing Compound.
2. For Grout Lines Less Than 62.5-mils Deep: SaniGLAZE Glazing Compound.
3. For Wide Grout ¼ " or greater in width, flat grout with no depth, or irregular grout patterns: SaniGLAZE SaniKOTE grout glazing material.
4. This material shall be non porous and have bonding properties equal to or better than original grout. It shall be of proper viscosity as to seek and fill all substrate voids by gravity and level to the original grout surface level.
5. Color(s): This compound shall be available in varying colors and be capable of matching the existing grout.
6. Restrictions: Grout glazing compound shall not remain on any tile surface.
7. Bonding and Curing: Grout glazing compound must bond with the grout and be cured to form an impermeable barrier to moisture.
8. Mixing: Utilizing clean, new or undamaged containers and equipment, comply with manufacturer's current written instructions, as follows, unless otherwise indicated or required for warranty:

    a. SaniGLAZE High Build Glazing Compound (deep grout): Mixture shall contain 1 quart of SaniGLAZE High Build Glazing Compound, up to 8 ozs. Dry Solids, 10 ml Part B Hardener, and shall be mixed thoroughly using a power drill with mixing blade or other mixing device acceptable to system manufacturer.
    b. SaniGLAZE Glazing Compound (shallow grout): Mixture shall be identical to High Build Glazing Compound, except modified for producing a lower nonvolatile volume which makes it suitable for shallow grout lines. Modified mixture shall be in strict accordance with manufacturer's current written instructions and recommendations, including in part, materials, proportions and mixing requirements.
    c. SaniKOTE: Mixture for flat, shallow, and irregular grout patterns shall be 12 oz. of SaniKOTE grout glazing material combined with 7.5 ml SaniKOTE Hardener, and shall be mixed by pouring Hardener directly into SaniKOTE bottle and shaking well to combine the hardener with the glazing material.

E. Shielding Sealer:

1. Porous and Nonporous Tile: SaniGLAZE Super Shield, SaniSEAL, SaniTECH (all waterborne), or SaniMAX / SaniMAX-C with Xolite (solvent borne), a tile surface moisture, grease, oil and chemical barrier, providing an impermeable moisture seal over the entire treated area, with a semi-gloss, gloss or flat finish, as selected. This sealer shall be resistant to urine, disinfectants, bleach, acid bowl cleaner, high pH cleaners, and other chemicals typically used in cleaning rest rooms and other tile and grout areas.

    a. Finished Appearance: Clear, transparent and invisible when it has dried and cured, with sufficient particle size of the emulsion and surfactant package to allow deep penetration of porous tile substrates, and a chemical adhesion component. Gloss level as selected. Colored finished appearance over tile and grout with the option of SaniMAX-C.
    b. Maintenance: This compound must be able to recoat itself when

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maintenance needs arise.

c. Slip Resistance: Static Coefficient of Friction or at least 0.70 dry and 0.50 wet when tested with the ASTM Test Method F-2508.

F. Maintenance (SaniGLAZE EverGLAZE or Equivalent) – The contractor shall offer Maintenance and Warranty Service or Equivalent. Materials: SaniGLAZE EverGLAZE PRO for periodic maintenance and EverGLAZE Daily for routine cleaning, capable of removing any surface soil and contaminants, renewing the original SaniGLAZE finish or SaniGLAZE Super Shield, SaniSEAL, SaniTECH or SaniMAX / SaniMAX-C which was applied during the original restoration, and bringing the floors, walls and ceilings back to the same "like new" appearance affected by the original restoration, using SaniGLAZE EverGLAZE Daily and EverGLAZE PRO as applicable to clean and renew the original SaniGLAZE topical shield.

PART 3 - EXECUTION

3.01 EXAMINATION:

A. Examine surfaces to receive restorative bonding work and conditions under which the system will be installed.

B. Do not proceed with restorative bonding work until surfaces and conditions comply with requirements indicated in manufacturer's current written instructions and recommendations.

3.02 INSTALLATION - GENERAL:

A. Prepare and install restorative bonding system in accordance with manufacturer's current written instructions and recommendations, and as otherwise required to obtain manufacturer's warranty.

Note To Specifier:

The flowing table contains nomenclature on the SaniGLAZE Processes and cross references the steps required for each and the section where the respective specification can be located:

Restorative Bonding Process Name and Installation Steps Cross Reference Guide		
SaniGLAZE® Process Name	Installation Steps	Applicable Specification Section(s)
EnduraGLAZE[SM]	Preparation Grout Glazing Sealing	3.04 3.05 A 3.05 B
GroutGLAZE[SM]	Preparation Grout Glazing	3.04 3.05 A 1-3

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SurfaceGLAZE[SM]	Preparation Sealing	3.04 3.05 B
ChromaGLAZE[SM]	Preparation Sealing w/Color	3.04 3.05 B
ChromaGLAZE+[SM]	Preparation Sealing w/Color + Sealing w/Clear	3.04 3.05 B 3.05 B
VariGLAZE[SM]	Preparation Sealing w/Color Sealing w/Chips Sealing w/Clear	3.04 3.05 B 3.05 B 3.05 B
XcelKLEEN[SM]	Preparation	3.04

3.03 PRE-PREPARATION – IF SEALERS OR COATINGS ARE PRESENT

A Remove all existing surface-applied polymer based coatings and/or sealers with either SaniGLAZE Polymer Remover, Eradicate stripper, StripTASTIC, Seal Remover, or preapproved equivalent.

B. Agitate the floor, wall and ceiling surfaces to be restored to ensure loosening and emulsification of such matter. Remove all emulsified and deleterious matter by suction.

3.04 PREPARATION

A. Floor, wall and ceiling surfaces to be restored shall be mechanically scrubbed utilizing SaniGLAZE Extra Strength Contaminant Remover or preapproved equivalent to remove any remaining embedded contaminants from tile and grout surfaces. Remove scrubbing residue by suction and rinse with clean water flood rinse. Remove rinse solution by suction. Test floor, wall and ceiling surfaces to be restored using hydrion method, and verify that existing pH level will not neutralize chemicals used in the preparation, sealing and finishing processes.

Test floor, wall and ceiling surfaces to be restored using hydrion method, at least one test per 100 square feet of tile surface, and verify that existing pH level will not neutralize chemicals used in the preparation, sealing and finishing processes. Correct any deficiencies prior to continuing with joint treatment applications.

B. Grout Preparation Procedures: Grout preparation gel shall be applied to the entire surface of the floor, wall and ceiling surfaces to be restored.

1. Grout lines shall be chemically etched and cleaned using SaniGLAZE Tile & Grout Preparation compound or preapproved equivalent that is specifically formulated to leave a grout surface conducive to micro anchor bonding with SaniGLAZE High Build Glazing Compound or preapproved equivalent.
2. A clear water flood rinse shall be applied to the floor and the residue removed by suction. The grout preparation gel shall leave no residue, chalk, or grit after having

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been properly rinsed.

3. Test floor, wall and ceiling surfaces to be restored using hydrion method, at least one test per 100 square feet of tile surface, and verify that existing pH level will not neutralize chemicals used in the preparation, sealing and finishing processes. Correct any deficiencies prior to continuing with joint treatment applications.

3.05 GROUT GLAZING AND SEALING:

A. Grout Glazing: Apply SaniGLAZE High Build Glazing Compound or preapproved equivalent system, in combination with SaniGLAZE Dry Solids to prevent shrinkage and pitting during the curing process. This waterborne moisture impermeable grout glazing compound shall be applied to the existing grout between the tiles and leveled to the surface depth of the pretreated grout. The compound shall not remain on any tile surface. The compound shall bond with the grout and be cured to form an impermeable moisture barrier.

1. Any missing grout shall be replaced with SaniGLAZE High Build Dry Solids Grout Replacement System or pre-approved equivalent. It shall be of proper viscosity as to seek and fill all substrate voids by gravity and level to the original grout surface level.
2. SaniGLAZE High Build Glazing Compound and Dry Solids or preapproved equivalent system, shall also be used for restoring grout lines greater than 62.5 mils deep. It shall be identical to High Build Glazing Compound except for a lower nonvolatile volume which makes it suitable for shallow grout lines.
3. The high build glazing compound and dry solids shall be formulated to be fully compatible with and function synergistically with other SaniGLAZE or preapproved equivalent products and systems. It shall be of sufficient nonvolatile volume as to actually rebuild rather than simply stain or color existing or new grout. It shall also be of sufficient internal chemical cross-linking to create a cohesive, wear resistant surface.

B. Sealing: Apply SaniGLAZE Super Shield, SaniSEAL, SaniTECH, SaniMAX / SaniMAX-C or pre-approved equivalent to the entire tile surface to provide an impermeable moisture seal over the entire treated area(s), with the specified gloss level.

C. Drying and Curing: Provide drying and curing procedures in accordance with manufacturer's current written instructions and recommendations, or if not indicated, by means of a mechanically generated air flow.

3.05 CLEANING AND PROTECTION:

A. Cleaning: Upon completion of restorative bonding applications, clean all new and adjacent existing tile surfaces so they are free of foreign matter. Remove any residue, splatter and similar materials from adjacent and other surfaces, wherever occurs.

B. Remove all trash, containers, cartons, debris, excess materials, etc., which results from work under this Section, and legally dispose of off Owner's property.

C. Protection: Advise Contractor and Owner in writing of protections necessary from completion of restorative bonding work and project Substantial Completion.

3.06 CLOSEOUT:

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A. Deliver the following to the Contractor or Owner, as applicable, in duplicate 3-ring binders clearly identifying the project, Contractor, Installer, and Owner on the cover and spline:

1. Fully executed warranty, subject to acceptance of prescribed Support Services.
2. Complete contact information for the system manufacturer and installer
3. Complete printed cleaning and maintenance instructions. Include at least two sources with complete contact information for any special cleaning and maintenance solutions, materials and supplies.
4. Proposal for "Sanitation Support Services."

END OF SECTION

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SECTION 09 21 16

GYPSUM BOARD ASSEMBLIES

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of contract, including General and Supplementary Conditions and other Division 01 specification sections, apply to requirements of this Section.

1.02 SECTION INCLUDES

A. Performance criteria for gypsum board assemblies.

B. Metal stud wall framing.

C. Metal channel ceiling framing.

D. Acoustic insulation.

E. Gypsum sheathing.

F. Gypsum wallboard.

G. Sound Isolation Materials

H. Joint treatment and accessories.

1.03 RELATED REQUIREMENTS

A. Division 06 Section 06 10 53 “Miscellaneous Rough Carpentry:” Wood blocking product and execution requirements.

B. Division 07 Section 07 92 00 “Joint Sealants:” Sealing acoustical gaps in construction other than gypsum board or plaster work.

1.04 REFERENCE STANDARDS

A. AISI S100 - North American Specification for the Design of Cold-Formed Steel Structural Members.

B. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.

C. ASTM C475/C475M - Standard Specification for Joint Compound and Joint Tape for Finishing Gypsum Board.

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D. ASTM C645 - Standard Specification for Nonstructural Steel Framing Members.

E. ASTM C665 - Standard Specification for Mineral-Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing.

F. ASTM C754 - Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products.

G. ASTM C840 - Standard Specification for Application and Finishing of Gypsum Board.

H. ASTM C954 - Standard Specification for Steel Drill Screws for the Application of Gypsum Panel Products or Metal Plaster Bases to Steel Studs From 0.033 in. (0.84 mm) to 0.112 in. (2.84 mm) in Thickness.

I. ASTM C1002 - Standard Specification for Steel Self-Piercing Tapping Screws for Application of Gypsum Panel Products or Metal Plaster Bases to Wood Studs or Steel Studs.

J. ASTM C1047 - Standard Specification for Accessories for Gypsum Wallboard and Gypsum Veneer Base.

K. ASTM C1177/C1177M - Standard Specification for Glass Mat Gypsum Substrate for Use as Sheathing.

L. ASTM C1178/C1178M - Standard Specification for Coated Glass Mat Water-Resistant Gypsum Backing Panel.

M. ASTM C1280 - Standard Specification for Application of Exterior Gypsum Panel Products for Use as Sheathing.

N. ASTM C1396/C1396M - Standard Specification for Gypsum Board.

O. ASTM C1658/C1658M - Standard Specification for Glass Mat Gypsum Panels.

P. ASTM D3273 - Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber.

Q. ASTM E90 - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements.

R. ASTM E413 - Classification for Rating Sound Insulation.

S. GA-216 - Application and Finishing of Gypsum Panel Products.

T. UL 752 - Standard for Bullet-Resisting Equipment.

1.05 SUBMITTALS

A. Shop Drawings: Indicate special details associated with fireproofing and acoustic seals.

B. Product Data: Provide data on metal framing, gypsum board, glass mat faced gypsum board, accessories, and joint finishing system.

C. Product Data: Provide manufacturer's data on partition head to structure connectors, showing compliance with requirements.

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D. Test Reports: For stud framing products that do not comply with ASTM C645 or ASTM C754, provide independent laboratory reports showing maximum stud heights at required spacings and deflections.

E. Test Reports: Bullet resistant sheathing and wallboard.

F. Installer's Qualification Statement.

1.06 QUALITY ASSURANCE

A. Installer Qualifications: Company specializing in performing gypsum board installation and finishing, with minimum three years of experience.

B. Copies of Documents at Site: Maintain at the project site a copy of each referenced document that prescribes execution requirements.

PART 2 - PRODUCTS

2.01 GYPSUM BOARD ASSEMBLIES

A. Provide completed assemblies complying with ASTM C840 and GA-216.

1. See PART 3 for finishing requirements.

B. Interior Partitions, Indicated as Acoustic: Provide completed assemblies with the following characteristics:

1. Acoustic Attenuation: STC of 45 calculated in accordance with ASTM E413, based on tests conducted in accordance with ASTM E90.

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

2.02 METAL FRAMING MATERIALS

A. Non-structural Framing System Components: ASTM C645; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 for the spacing indicated, with maximum deflection of wall framing of L/240 at 7.5 psf.

1. Studs: C-shaped with knurled or embossed faces.
2. Runners: U shaped, sized to match studs.
3. Ceiling Channels: C-shaped.
4. Furring Members: Hat-shaped sections, minimum depth of 7/8 inch.

B. Partition Head to Structure Connections: Provide mechanical anchorage devices that accommodate deflection and prevent rotation of studs while maintaining structural performance of partition.

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1. Structural Performance: Maintain lateral load resistance and vertical movement capacity required by applicable code, when evaluated in accordance with AISI S100.
2. Material: ASTM A653/A653M steel sheet, SS Grade 50/340, with G60/Z180 hot-dipped galvanized coating.
3. Provide components UL-listed for use in UL-listed fire-resistance-rated head of partition joint systems indicated on drawings.
4. Provide mechanical anchorage devices as described above that accommodate deflection while maintaining the fire-resistance rating of the wall assembly.
   a. Products:
      1) ClarkDietrich; BlazeFrame RipTrak: www.clarkdietrich.com/#sle.
      2) MBA Building Supplies; Slotted Slip Track: www.mbastuds.com/#sle.
      3) Super Stud Building Products, Inc; Slotted Deflection Track: www.buysuperstud.com/#sle.
5. Provide top track preassembled with connection devices spaced to fit stud spacing indicated on drawings; minimum track length of 12 feet.

C. Non-structural Framing Accessories:

1. Ceiling Hangers: Type and size as specified in ASTM C754 for spacing required.
2. Framing Connectors: ASTM A653/A653M G90 galvanized steel clips; secures cold rolled channel to wall studs for lateral bracing.

2.03 BOARD MATERIALS

A. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.

1. Application: Use for vertical surfaces and ceilings, unless otherwise indicated.
2. Glass mat faced gypsum panels, as defined in ASTM C1658/C1658M, suitable for paint finish, of the same core type and thickness may be substituted for paper-faced board.
3. Thickness:
   a. Vertical Surfaces: 5/8 inch.
   b. Ceilings: 5/8 inch.
4. Paper-Faced Products:
   a. CertainTeed Corporation; Type X Drywall: www.certainteed.com/#sle.
   b. Georgia-Pacific Gypsum; ToughRock Fireguard X: www.gpgypsum.com/#sle.
   c. USG Corporation; USG Sheetrock Brand EcoSmart Panels Firecode X: www.usg.com/#sle.

B. Backing Board For Wet Areas:

1. Application: Surfaces behind tile in wet areas including plumbing fixtures.
2. Application: Horizontal surfaces behind tile in wet areas including countertops.
3. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.

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4. Glass Mat Faced Board: Coated glass mat water-resistant gypsum backing panel as defined in ASTM C1178/C1178M.
   a. Fire-Resistance-Rated Type: Type X core, thickness 5/8 inch.
   b. Products:
      1) Georgia-Pacific Gypsum; DensShield Tile Backer: www.gpgypsum.com/#sle.
      2) Gold Bond Building Products, LLC provided by National Gypsum Company; Gold Bond eXP Fire-Shield Tile Backer: www.goldbondbuilding.com/#sle.
      3) USG Corporation; DUROCK™ Brand Glass-Mat Tile Backerboard: www.usg.com.

C. Backing Board For Non-Wet Areas: Water-resistant gypsum backing board as defined in ASTM C1396/C1396M; sizes to minimum joints in place; ends square cut.

1. Application: Vertical surfaces behind thinset tile, except in wet areas.
2. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
3. At Assemblies Indicated with Fire-Resistance Rating: Use type required by indicated tested assembly; if no tested assembly is indicated, use Type X board, UL or WH listed.
4. Type: Regular and Type X, in locations indicated.
5. Type X Thickness: 5/8 inch.
6. Regular Board Thickness: 5/8 inch.
7. Edges: Tapered.
8. Products:
   a. Georgia-Pacific Gypsum; DensArmor Plus: www.gpgypsum.com/#sle.
   b. Gold Bond Building Products, LLC provided by National Gypsum Company; Gold Bond XP Fire-Shield Gypsum Board: www.goldbondbuilding.com/#sle.
   c. USG Corporation; DUROCK™ Brand Glass-Mat Tile Backerboard: www.usg.com.

D. Ceiling Board: Special sag resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.

1. Application: Ceilings, unless otherwise indicated.
2. Thickness: 5/8 inch.
3. Edges: Tapered.

E. Exterior Sheathing Board: Sizes to minimize joints in place; ends square cut.

1. Application: Exterior sheathing, unless otherwise indicated.
2. Glass Mat Faced Sheathing: Glass mat faced gypsum substrate as defined in ASTM C1177/C1177M.
3. Type X Thickness: 5/8 inch.
4. Edges: Square.
5. Glass Mat Faced Products:

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2.04 GYPSUM BOARD ACCESSORIES

A. Acoustic Insulation: Mineral fiber blankets; USG Thermafiber Sound Attenuation Blankets (Basis of Design) or approved equal. Friction fit type Thickness: 3 1/2 inch unless otherwise noted.

B. Acoustic Sealant: Acrylic emulsion latex or water-based elastomeric sealant; do not use solvent-based non-curing butyl sealant.

1. Products:
   a. Franklin International, Inc; Titebond GREENchoice Professional Acoustical Smoke and Sound Sealant: www.titebond.com/#sle.
   b. Liquid Nails, a brand of PPG Architectural Coatings; Acoustical Sound Sealant: www.liquidnails.com/#sle.
   c. Specified Technologies Inc; Smoke N Sound Acoustical Sealant: www.stifirestop.com/#sle.

C. Water-Resistive Barrier: See Section 07 25 00.

D. Beads, Joint Accessories, and Other Trim: ASTM C1047, galvanized steel or rolled zinc, unless noted otherwise.

1. Corner Beads: Low profile for 90 degree outside corners.
   a. Products:
      1) CertainTeed Corporation; No-Coat Drywall Corner: www.certainteed.com/#sle.
      2) ClarkDietrich; Strait-Flex Big-Stick: www.clarkdietrich.com/#sle.
      3) Phillips Manufacturing Co; Everlast Corner Bead: www.phillipsmfg.com/#sle.
2. Expansion Joints:
   a. Type: V-shaped PVC with tear away fins.
   b. Products:
      1) Phillips Manufacturing Co; 093 E-Z Strip Expansion Control Joint : www.phillipsmfg.com/#sle.
      2) Trim-Tex, Inc; 093 Expansion Joint: www.trim-tex.com/#sle.
      3) Plastic Components, Inc; Control Joint (PL093): www.plasticcomponents.com.

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

1. Paper Tape: 2 inch wide, creased paper tape for joints and corners, except as otherwise indicated.
2. Joint Compound: Drying type, vinyl-based, ready-mixed.
3. Joint Compound: Setting type, field-mixed.
   a. Setting type for use with fiberglass tape.

F. Finishing Compound: Surface coat and primer, takes the place of skim coating.

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G. Screws for Fastening of Gypsum Panel Products to Cold-Formed Steel Studs Less than 0.033 inches in Thickness and Wood Members: ASTM C1002; self-piercing tapping screws, corrosion-resistant.

H. Screws for Fastening of Gypsum Panel Products to Steel Members from 0.033 to 0.112 inch in Thickness: ASTM C954; steel drill screws, corrosion-resistant.

PART 3 - EXECUTION

3.01 EXAMINATION

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

3.02 FRAMING INSTALLATION

A. Metal Framing: Install in accordance with ASTM C754 and manufacturer's instructions.

B. Suspended Ceilings and Soffits: Space framing and furring members as indicated.

1. Level ceiling system to a tolerance of 1/1200.
2. Secure expanded metal mesh specified in this section to ceiling framing with wire ties where indicated on the drawings.

C. Studs: Space studs at 16 inches on center.

1. Extend partition framing to structure where indicated and to ceiling in other locations.
2. Partitions Terminating at Ceiling: Attach ceiling runner securely to ceiling track in accordance with manufacturer's instructions.
3. Partitions Terminating at Structure: Attach top runner to structure, maintain clearance between top of studs and structure, and connect studs to track using specified mechanical devices in accordance with manufacturer's instructions; verify free movement of top of stud connections; do not leave studs unattached to track.

D. Openings: Reinforce openings as required for weight of doors or operable panels, using not less than double studs at jambs.

E. Standard Wall Furring: Install at masonry walls scheduled to receive gypsum board, not more than 4 inches from floor and ceiling lines and abutting walls. Secure in place on alternate channel flanges at maximum 24 inches on center.

1. Orientation: Horizontal.
2. Spacing: As indicated.

F. Blocking: Install wood blocking for support of:

1. Wall-mounted cabinets.
2. Plumbing fixtures.

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3. Toilet partitions.
4. Toilet accessories.
5. Wall-mounted door hardware.

3.03 ACOUSTIC ACCESSORIES INSTALLATION

A. Acoustic Insulation: Place tightly within spaces, around cut openings, behind and around electrical and mechanical items within partitions, and tight to items passing through partitions.

B. Acoustic Sealant: Install in accordance with manufacturer's instructions.

1. Place one bead continuously on substrate before installation of perimeter framing members.
2. Place continuous bead at perimeter of each layer of gypsum board.
3. Seal around all penetrations by conduit, pipe, ducts, and rough-in boxes, except where firestopping is provided.

3.04 BOARD INSTALLATION

A. Comply with ASTM C840, GA-216, and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations.

B. Single-Layer Nonrated: Install gypsum board in most economical direction, with ends and edges occurring over firm bearing.

1. Exception: Tapered edges to receive joint treatment at right angles to framing.

C. Fire-Resistance-Rated Construction: Install gypsum board in strict compliance with requirements of assembly listing.

D. Exposed Gypsum Board in Interior Wet Areas: Seal joints, cut edges, and holes with water-resistant sealant.

E. Exterior Sheathing: Comply with ASTM C1280. Install sheathing vertically, with edges butted tight and ends occurring over firm bearing.

1. Seal joints, cut edges, and holes with water-resistant sealant.

F. Installation on Metal Framing: Use screws for attachment of gypsum board.

G. Corner Beads: Install at external corners, using longest practical lengths.

3.05 JOINT TREATMENT

A. Glass Mat Faced Gypsum Board and Exterior Glass Mat Faced Sheathing: Use fiberglass joint tape, embed and finish with setting type joint compound.

B. Paper Faced Gypsum Board: Use paper joint tape, embed with drying type joint compound and finish with drying type joint compound.

C. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:

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1. Level 5: Walls and ceilings to receive semi-gloss or gloss paint finish and other areas specifically indicated.(Provide at all walls in Corridor A131, DSAMH A101, and above Break Room A149)
2. Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated.
3. Level 2: In utility areas, behind cabinetry, and on backing board to receive tile finish.
4. Level 1: Fire-resistance-rated wall areas above finished ceilings, whether or not accessible in the completed construction.

D. Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.

1. Feather coats of joint compound so that camber is maximum 1/32 inch.
2. Taping, filling, and sanding are not required at surfaces behind adhesive applied ceramic tile and fixed cabinetry.

E. Where Level 5 finish is indicated, spray apply high build drywall surfacer over entire surface after joints have been properly treated; achieve a flat and tool mark-free finish. Tuff Hide is an acceptable means to achieve a level 5 finish.

3.06 TOLERANCES

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

END OF SECTION

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SECTION 09 30 13

CERAMIC TILING

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. Porcelain tile.
2. Glazed wall tile.
3. Glass Mosaic Tile
4. Stone thresholds.
5. Waterproof membrane for thinset applications.
6. Crack isolation membrane.
7. Metal edge strips.
8. Uncoupling membrane.

A. Related Requirements:

A. Division 09 Section 09 29 00 "Gypsum Board."

1.3 DEFINITIONS

A. General: Definitions in the ANSI A108 series of tile installation standards and in ANSI A137.1 apply to Work of this Section unless otherwise specified.

B. ANSI A108 Series: ANSI A108.01, ANSI A108.02, ANSI A108.1A, ANSI A108.1B, ANSI A108.1C, ANSI A108.4, ANSI A108.5, ANSI A108.6, ANSI A108.8, ANSI A108.9, ANSI A108.10, ANSI A108.11, ANSI A108.12, ANSI A108.13, ANSI A108.14, ANSI A108.15, ANSI A108.16, and ANSI A108.17, which are contained in its "Specifications for Installation of Ceramic Tile."

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: Show locations of each type of tile and tile pattern. Show widths, details, and locations of expansion, contraction, control, and isolation joints in tile substrates and finished tile surfaces.

C. Samples for Verification:

1. Full-size units of each type and composition of tile and for each color and finish required.
2. Full-size units of each type of trim and accessory for each color and finish required.
3. Stone thresholds in 6-inch lengths.
4. Metal edge strips in 6-inch lengths.

1.5 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer.

B. Product Certificates: For each type of product.

C. Product Test Reports: For tile-setting and -grouting products and certified porcelain tile.

1.6 MAINTENANCE MATERIAL SUBMITTALS

A. A. Furnish extra materials that match and are from same production runs as products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Tile and Trim Units: Furnish quantity of full-size units equal to 3 percent of amount installed for each type, composition, color, pattern, and size indicated.

2. Grout: Furnish quantity of grout equal to 3 percent of amount installed for each type, composition, and color indicated.

1.7 QUALITY ASSURANCE

A. Installer Qualifications:

1. Installer is a Five-Star member of the National Tile Contractors Association or a Trowel of Excellence member of the Tile Contractors' Association of America.
3. Mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Deliver and store packaged materials in original containers with seals unbroken and labels intact until time of use. Comply with requirements in ANSI A137.1 for labeling tile packages.

B. Store tile and cementitious materials on elevated platforms, under cover, and in a dry location.

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C. Store aggregates where grading and other required characteristics can be maintained and contamination can be avoided.

D. Store liquid materials in unopened containers and protected from freezing.

1.9 FIELD CONDITIONS

A. Environmental Limitations: Do not install tile until construction in spaces is complete and ambient temperature and humidity conditions are maintained at the levels indicated in referenced standards and manufacturer's written instructions.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Obtain tile of each type and color or finish from same production run and of consistent quality in appearance and physical properties for each contiguous area.

B. Source Limitations for Setting and Grouting Materials: Obtain ingredients of a uniform quality for each mortar, adhesive, and grout component from single manufacturer and each aggregate from single source or producer.

C. Obtain setting and grouting materials, except for unmodified Portland cement and aggregate, from single manufacturer.

D. Obtain waterproof membrane and crack isolation membrane, except for sheet products, from manufacturer of setting and grouting materials.

E. Source Limitations for Other Products: Obtain each of the following products specified in this Section from a single manufacturer:

1. Stone thresholds.

2. Waterproof membrane.

3. Crack isolation membrane.

4. Metal edge strips.

2.2 PRODUCTS, GENERAL

A. ANSI Ceramic Tile Standard: Provide tile that complies with ANSI A137.1 for types, compositions, and other characteristics indicated.

1. Provide tile complying with Standard grade requirements unless otherwise indicated.

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B. ANSI Standards for Tile Installation Materials: Provide materials complying with ANSI A108.02, ANSI standards referenced in other Part 2 articles, ANSI standards referenced by TCNA installation methods specified in tile installation schedules, and other requirements specified.

C. Factory Blending: For tile exhibiting color variations within ranges, blend tile in factory and package so tile units taken from one package show same range in colors as those taken from other packages and match approved Samples.

D. Mounting: For factory-mounted tile, provide back- or edge-mounted tile assemblies as standard with manufacturer unless otherwise indicated.

E. Where tile is indicated for installation in wet areas, do not use back- or edge-mounted tile assemblies unless tile manufacturer specifies in writing that this type of mounting is suitable for installation indicated and has a record of successful in-service performance.

2.3 TILE PRODUCTS

A. Provide material as indicated for size, color and types as required and as specified herein:

B. Manufacturers: Subject to compliance with requirements, provide products as indicated on the Drawings:

1. CERAMIC GLAZED WALL TILE: (CT-1), (CT-2), (CT-3), (CT-4), (CT-5). (CT-6)

   a. Basis of Design **Daltile (As indicated on Drawings material schedule**), or approved equal.
   b. Size: As indicated on Drawings material schedule.
   c. Colors: As indicated on Drawings material schedule.
   d. Patterns: As shown on the Drawings.

C. Except as may be otherwise specified or approved in advance by the Architect, provide floor tiles with co-efficiency of friction of 0.6 or higher for floor surfaces, 0.8 for ramps, when tested in accordance with ASTM C1028.

D. Trim Units: Provide tile trim and shapes of same material adjacent tiles to complete installation so that raw edges or cut edges are not exposed. Colors of trim tile shall match surrounding tiles, unless otherwise shown or scheduled.

2.4 THRESHOLDS

A. General: Fabricate to sizes and profiles indicated or required to provide transition between adjacent floor finishes.

   1. Bevel edges at 1:2 slope, with lower edge of bevel aligned with or up to 1/16 inch above adjacent floor surface. Finish bevel to match top surface of threshold. Limit height of threshold to 1/2 inch or less above adjacent floor surface.

B. Marble Thresholds: ASTM C503/C503M, with a minimum abrasion resistance of 10 according to ASTM C1353 or ASTM C241/C241M and with honed finish.

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1. Description: Uniform, fine- to medium-grained white stone with gray veining.

2.5 WATERPROOF MEMBRANE

A. General: Manufacturer's standard product that complies with ANSI A118.10 and is recommended by the manufacturer for the application indicated. Include reinforcement and accessories recommended by manufacturer.

B. Fluid-Applied Membrane: Liquid-latex rubber or elastomeric polymer.

1. Manufacturers: Subject to compliance with requirements, :

a. Custom Building Products; Redgard Waterproofing and Crack Prevention Membrane.
b. Laticrete International, Inc.; Laticrete Hydro Ban.
c. MAPEI Corporation; Mapelastic HPG.
d. Merkrete by Parex USA, Inc.

C. Waterproofing and Tile-Setting Adhesive: One-part, fluid-applied product intended for use as both waterproofing and tile-setting adhesive in a two-step process.

1. Manufacturers: Subject to compliance with requirements, :

a. Custom Building Products; Redgard Waterproofing and Crack Prevention Membrane.
b. Laticrete International, Inc.; Laticrete Hydro Ban.
c. MAPEI Corporation; Mapelastic HPG.
d. Merkrete by Parex USA, Inc.

2.6 CRACK ISOLATION MEMBRANE

A. General: Manufacturer's standard product that complies with ANSI A118.12 forhigh performance and is recommended by the manufacturer for the application indicated. Include reinforcement and accessories recommended by manufacturer.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following, or Approved Equal:

a. Custom Building Products; Redgard Waterproofing and Crack Prevention Membrane.
b. Laticrete International, Inc.; Laticrete Hydro Ban.
c. MAPEI Corporation; Mapelastic HPG.
d. Merkrete by Parex USA, Inc.

2.7 UNCOUPLING MEMBRANE

A. Schluter-DITRA or approved equal.

1. Description: 1/8" (3 mm) thick, high-density polyethylene membrane with a grid structure of 1/2" x 1/2" (12 mm x 12 mm) square cavities, each cut back in a dovetail configuration, and a polypropylene anchoring fleece laminated to its underside. Conforms to definition

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for uncoupling membranes in the Tile Council of North America Handbook for Ceramic Tile Installation; and meets or exceeds the requirements of the "American national standard specifications for load bearing, bonded, waterproof membranes for thin-set ceramic tile and dimension stone installation A118.10," and is listed by cUPC® , and is evaluated by ICC-ES (see Report No. ESR-2467 and PMG 1204).

2. Provide with manufacturer recommended seams and corners material 0.004" (4 mil) thick, polyethylene membrane, with polypropylene fleece laminated on both sides.

2.8 SETTING MATERIALS

B. Portland Cement Mortar (Thickset) Installation Materials: ANSI A108.02.

3. Cleavage Membrane: Asphalt felt, ASTM D 226, Type I (No. 15); or polyethylene sheeting, ASTM D 4397, 4.0 mils thick.
4. Reinforcing Wire Fabric: Galvanized, welded wire fabric, 2 by 2 inches by 0.062-inch diameter; comply with ASTM A 185 and ASTM A 82 except for minimum wire size.
5. Latex Additive: Manufacturer's standard water emulsion, serving as replacement for part or all of gaging water, of type specifically recommended by latex-additive manufacturer for use with field-mixed portland cement and aggregate mortar bed. B. Modified Dry-Set Mortar (Thinset): ANSI A118.4.

C. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Custom Building Products; ProLite.
2. Laticrete International, Inc.; 254 Platinum Thinset.
3. MAPEI Corporation; UltraFlex 3.
4. Merkrete by Parex USA, Inc,;735 Premium Flex.
5. For wall applications, provide mortar that complies with requirements for nonsagging mortar in addition to the other requirements in ANSI A118.4. C. Water-Cleanable, Tile-Setting Epoxy: ANSI A118.3.

D. Adhesives shall have a VOC content of 65 g/L or less.

E. Provide product capable of withstanding continuous and intermittent exposure to temperatures of up to 140 deg F and 212 deg F, respectively, and certified by manufacturer for intended use.

2.9 GROUT MATERIALS

A. Sand-Portland Cement Grout: ANSI A108.10, composed of white or gray cement and white or colored aggregate as required to produce color indicated.

B. Standard Cement Grout: ANSI A118.6.

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1. Manufacturers: Subject to compliance with requirements, :

   a. Custom Building Products; ProLite.
   b. Laticrete International, Inc.; 254 Platinum Thinset.
   c. MAPEI Corporation; UltraFlex 3.
   d. Merkrete by Parex USA, Inc,;735 Premium Flex.

C. High-Performance Tile Grout: ANSI A118.7.

1. Manufacturers: Subject to compliance with requirements, :

a. Custom Building Products; ProLite.
b. Laticrete International, Inc.; 254 Platinum Thinset.
c. MAPEI Corporation; UltraFlex 3.
d. Merkrete by Parex USA, Inc,;735 Premium Flex.
e. Custom Building Products; ProLite.
f. Laticrete International, Inc.; 254 Platinum Thinset.
g. MAPEI Corporation; UltraFlex 3.
h. Merkrete by Parex USA, Inc,;735 Premium Flex.

2. Application Areas: Provide Epoxy Grout in the following areas:

a. Toilet room floors
b. Wall base in rooms where floors have epoxy.
c. Where epoxy mortar is scheduled.

2.10 MISCELLANEOUS MATERIALS

A. Trowelable Underlayments and Patching Compounds: Latex-modified, portland cement-based formulation provided or approved by manufacturer of tile-setting materials for installations indicated.

B. Metal Edge Strips: Convex and Concave, or L-shaped as shown on drawings, height to match tile and setting-bed thickness, Stainless Steel, designed specifically for flooring applications; exposed-edge material.

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

a. Basis of Design Schluter Systems; Rondec. at tile caps trim and outer corners **(if noted on drawings).**
b. Basis of Design Schluter Systems; Dilex-HKS. cove base trim **(unless noted otherwise on drawings at ceramic tile cove base locations).**
c. Exposed-edge material: Satin Anodized Aluminum (AE).

2. Tile Cleaner: A neutral cleaner capable of removing soil and residue without harming tile and grout surfaces, specifically approved for materials and installations indicated by tile and grout manufacturers.

a. Custom Building Products; Surfaceguard Sealer.

b. MAPEI Corporation; KER 003, Silicone Spray Sealer for Cementitious Tile Grout.
c. Summitville Tiles, Inc.; SL-15, Invisible Seal Penetrating Grout and Tile Sealer.
d. TEC; a subsidiary of H. B. Fuller Company; TA-256 Penetrating Silicone Grout Sealer.

2.11 MIXING MORTARS AND GROUT

A. Mix mortars and grouts to comply with referenced standards and mortar and grout manufacturers' written instructions.

B. Add materials, water, and additives in accurate proportions.

C. Obtain and use type of mixing equipment, mixer speeds, mixing containers, mixing time, and other procedures to produce mortars and grouts of uniform quality with optimum performance characteristics for installations indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions where tile will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

1. Verify that substrates for setting tile are firm, dry; clean; free of coatings that are incompatible with tile-setting materials, including curing compounds and other substances that contain soap, wax, oil, or silicone; and comply with flatness tolerances required by ANSI A108.01 for installations indicated.

2. Verify that concrete substrates for tile floors installed with adhesives or thinset mortar comply with surface finish requirements in ANSI A108.01 for installations indicated.

a. Verify that surfaces that received a steel trowel finish have been mechanically scarified.
b. Verify that protrusions, bumps, and ridges have been removed by sanding or grinding.

3. Verify that installation of grounds, anchors, recessed frames, electrical and mechanical units of work, and similar items located in or behind tile has been completed.

4. Verify that joints and cracks in tile substrates are coordinated with tile joint locations; if not coordinated, adjust joint locations in consultation with Architect.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Fill cracks, holes, and depressions in concrete substrates for tile floors installed with adhesives or thinset mortar with trowelable leveling and patching compound specifically recommended by tile-setting material manufacturer.

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B. Where indicated, prepare substrates to receive waterproof membrane by applying a reinforced mortar bed that complies with ANSI A108.1A and is sloped 1/4 inch per foot toward drains.

C. Blending: For tile exhibiting color variations, verify that tile has been factory blended and packaged so tile units taken from one package show same range of colors as those taken from other packages and match approved Samples. If not factory blended, either return to manufacturer or blend tiles at Project site before installing.

3.3 INSTALLATION OF TILE (EXCLUDING GLASS TILE)

A. Comply with TCNA's "Handbook for Ceramic, Glass, and Stone Tile Installation" for TCNA installation methods specified in tile installation schedules. Comply with parts of the ANSI A108 series "Specifications for Installation of Ceramic Tile" that are referenced in TCNA installation methods, specified in tile installation schedules, and apply to types of setting and grouting materials used.

1. For the following installations, follow procedures in the ANSI A108 series of tile installation standards for providing 95 percent mortar coverage:

    a. Exterior tile floors.
    b. Tile floors in wet areas.
    c. Tile floors in laundries.
    d. Tile floors consisting of tiles 8 by 8 inches or larger.
    e. Tile floors consisting of rib-backed tiles.

B. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.

C. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.

D. Provide manufacturer's standard trim shapes where necessary to eliminate exposed tile edges.

E. Where accent tile differs in thickness from field tile, vary setting-bed thickness so that tiles are flush.

F. Jointing Pattern: Lay tile in grid pattern unless otherwise indicated. Lay out tile work and center tile fields in both directions in each space or on each wall area. Lay out tile work to minimize the use of pieces that are less than half of a tile. Provide uniform joint widths unless otherwise indicated.

1. For tile mounted in sheets, make joints between tile sheets same width as joints within tile sheets so joints between sheets are not apparent in finished work.

2. Where adjoining tiles on floor, base, walls, or trim are specified or indicated to be same size, align joints.

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3. Where tiles are specified or indicated to be whole integer multiples of adjoining tiles on floor, base, walls, or trim, align joints unless otherwise indicated.

G. Joint Widths: Unless otherwise indicated, install tile with the following joint widths:

1. Glazed Wall Tile: .

2. Porcelain Tile: 1/4 inch.

H. Lay out tile wainscots to dimensions indicated or to next full tile beyond dimensions indicated.

I. Expansion Joints: Provide expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated. Form joints during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles.

1. Where joints occur in concrete substrates, locate joints in tile surfaces directly above them.

J. Stone Thresholds: Install stone thresholds in same type of setting bed as adjacent floor unless otherwise indicated.

1. At locations where mortar bed (thickset) would otherwise be exposed above adjacent floor finishes, set thresholds in improved modified dry-set mortar (thinset).

2. Do not extend waterproof membrane or crack isolation membrane under thresholds set in improved modified dry-set mortar. Fill joints between such thresholds and adjoining tile set on waterproof membrane or crack isolation membrane with elastomeric sealant.

K. Metal Edge Strips: Install at locations indicated on the drawings.

L. Grout Sealer: Apply grout sealer to grout joints according to grout-sealer manufacturer's written instructions. As soon as grout sealer has penetrated grout joints, remove excess sealer and sealer from tile faces by wiping with soft cloth.

3.4 INSTALLATION OF GLASS TILE

A. Comply with TCNA's "Handbook for Ceramic, Glass, and Stone Tile Installation" for TCNA installation methods specified in tile installation schedules. Comply with parts of the ANSI A108 series "Specifications for Installation of Ceramic Tile" that are referenced in TCNA installation methods, specified in tile installation schedules, and apply to types of setting and grouting materials used.

B. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.

C. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.

D. Where accent tile differs in thickness from field tile, vary setting-bed thickness so that tiles are flush.

E. Jointing Pattern: Lay tile in grid pattern unless otherwise indicated. Lay out tile work and center tile fields in both directions in each space or on each wall area. Lay out tile work to minimize the use of pieces that are less than half of a tile. Provide uniform joint widths unless otherwise indicated.

1. For tile mounted in sheets, make joints between tile sheets same width as joints within tile sheets so joints between sheets are not apparent in finished work.

F. Expansion Joints: Provide expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated. Form joints during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles.

1. Where joints occur in concrete substrates, locate joints in tile surfaces directly above them.

G. Metal Edge Strips: Install at locations indicated.

H. Grout Sealer: Apply grout sealer to grout joints in accordance with grout-sealer manufacturer's written instructions. As soon as grout sealer has penetrated grout joints, remove excess sealer and sealer from tile faces by wiping with soft cloth.

3.5 INSTALLATION OF TILE BACKING PANEL

A. Install cementitious backer units and treat joints according to ANSI A108.11 and manufacturer's written instructions for type of application indicated. Use latex-portland cement mortar for bonding material unless otherwise directed in manufacturer's written instructions.

3.6 INSTALLATION OF WATERPROOF MEMBRANE

A. Install waterproof membrane to comply with ANSI A108.13 and manufacturer's written instructions to produce waterproof membrane of uniform thickness that is bonded securely to substrate.

B. Allow waterproof membrane to cure and verify by testing that it is watertight before installing tile or setting materials over it.

3.7 INSTALLATION OF CRACK ISOLATION MEMBRANE

A. Install crack isolation membrane to comply with ANSI A108.17 and manufacturer's written instructions to produce membrane of uniform thickness that is bonded securely to substrate.

B. Allow crack isolation membrane to cure before installing tile or setting materials over it.

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3.8 ADJUSTING AND CLEANING

A. Remove and replace tile that is damaged or that does not match adjoining tile. Provide new matching units, installed as specified and in a manner to eliminate evidence of replacement.

B. Cleaning: On completion of placement and grouting, clean all ceramic tile surfaces so they are free of foreign matter.

1. Remove grout residue from tile as soon as possible.

2. Clean grout smears and haze from tile according to tile and grout manufacturer's written instructions but no sooner than 10 days after installation. Use only cleaners recommended by tile and grout manufacturers and only after determining that cleaners are safe to use by testing on samples of tile and other surfaces to be cleaned. Protect metal surfaces and plumbing fixtures from effects of cleaning. Flush surfaces with clean water before and after cleaning.

3.9 PROTECTION

A. Protect installed tile work with kraft paper or other heavy covering during construction period to prevent staining, damage, and wear. If recommended by tile manufacturer, apply coat of neutral protective cleaner to completed tile walls and floors.

B. Prohibit foot and wheel traffic from tiled floors for at least seven days after grouting is completed.

C. Before final inspection, remove protective coverings and rinse neutral protective cleaner from tile surfaces.

3.10 INTERIOR TILE INSTALLATION SCHEDULE

A. Interior Floor Installations, Concrete Subfloor:

1. Tile Installation: 1. TCNA F113; Thinset mortar.

   a. Thinset Mortar: Modified dry-set mortar.
   b. Grout: High-performance sanded grout.

2. Ceramic Tile Installation: TCNA F114 and ANSI A108.1C; cement mortar bed (thickset) with cleavage membrane; epoxy grout.

   a. Bond Coat for Cured-Bed Method: Modified dry-set mortar.
   b. Grout: Water-cleanable epoxy grout.

3. Tile Installation: TCNA F116; water-cleanable, tile-setting epoxy.

   a. Grout: Water-cleanable epoxy grout.

4. Tile Installation: TCNA F131; water-cleanable, tile-setting epoxy; epoxy grout.

    a. Grout: Water-cleanable epoxy grout.

5. Tile Installation: TCNA F132; water-cleanable, tile-setting epoxy on cured cement mortar bed bonded to concrete subfloor; epoxy grout.

    a. Grout: Water-cleanable epoxy grout.

B. Interior Wall Installations, Wood or Metal Studs or Furring:

1. Tile Installation: TCNA W244C or TCNA W244F; thinset mortar on cementitious backer units or fiber-cement backer board.

    a. Thinset Mortar: Modified dry-set mortar.
    b. Grout: High-performance sanded grout.

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SECTION 09 51 23

ACOUSTICAL TILE CEILINGS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Acoustical tiles for interior ceilings.
2. Fully concealed, direct-hung, suspension systems.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Samples: For each exposed product and for each color and texture specified.

1.3 INFORMATIONAL SUBMITTALS

A. Coordination Drawings: Reflected ceiling plans, drawn to scale, and coordinated with each other, using input from installers of the items involved.

B. Product test reports.

C. Research reports.

D. Field quality-control reports.

1.4 CLOSEOUT SUBMITTALS

A. Maintenance data.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Basis of Design Manufacturer: Armstrong World Industries, P.O. Box 3001, Lancaster, Pennsylvania 17604

B. Equivalent Manufacturers:
1. Certainteed (https://www.certainteed.com/)
2. USG (https://www.usg.com/content/usgcom/en.html)

3. Or approved equal.

C. Requests for substitutions will be considered in accordance with provisions of Section 01 33 00.

2.2 PERFORMANCE REQUIREMENTS

A. Surface-Burning Characteristics: Comply with ASTM E84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

1. Flame-Spread Index: Class **A** according to ASTM E1264.
2. Smoke-Developed Index: **50** or less.

2.3 ACOUSTICAL TILES **(ACT-1)**

A. Manufacturer: Armstrong World Industries (Basis of Design)
   1. Or Approved Equal
B. Product: "Calla" Square Tegular, Smooth Texture
   1. Or Approved Equal
C. Acoustical Tile Standard: Manufacturer's standard tiles of configuration indicated that comply with ASTM E1264.
D. Color: White
E. Light Reflectance (LR): 0.85.
F. Ceiling Attenuation Class (CAC): 35.
G. Noise Reduction Coefficient (NRC): 0.85
H. Articulation Class (AC): 170
I. Fire Performance: Class A
J. Edge/Joint Detail: Square Tegular
K. Thickness: 1"
L. Modular Size: 24" x 24"
M. Mold / Mildew Inhibitor: The front and back of the product have been treated with BioBlock, a paint that contains a special biocide that inhibits or retards the growth of mold or mildew, ASTM D 3273.

2.4 ACOUSTICAL TILES **(ACT-2)**

A. Manufacturer: Armstrong World Industries (Basis of Design)
   1. Or Approved Equal
B. Product: "Ceramaguard" Square Lay-In, Medium Texture Fine Fissured
   1. Or Approved Equal
C. Acoustical Tile Standard: Manufacturer's standard tiles of configuration indicated that comply with ASTM E1264.
D. Color: White
E. Light Reflectance (LR): .79.
F. Ceiling Attenuation Class (CAC): 38.
G. Noise Reduction Coefficient (NRC): 0.55
H. Fire Performance: Fire Guard
I. Edge/Joint Detail: Square Lay-In
J. Thickness: 5/8"
K. Modular Size: 24" x 24"

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2.5 METAL SUSPENSION SYSTEM

A. ACT-1:

1. Product: Prelude ML 15/16-inch Exposed Tee.

a. Components: All main beams and cross tees shall be commercial quality hot-dipped galvanized galvanized steel as per ASTM A 653. Main beams and cross tees are double-web steel construction with type exposed flange design. Exposed surfaces chemically cleansed, capping pre-finished galvanized steel in baked polyester paint. Main beams and cross tees shall have rotary stitching.
b. Structural Classification: ASTM C 635 Intermediate Duty.
c. Color: Match the actual color of the selected ceiling tile, unless noted otherwise.
d. Attachment Devices: Size for five times design load indicated in ASTM C 635, Table 1, Direct Hung unless otherwise indicated.
e. Wire for Hangers and Ties: ASTM A 641, Class 1 zinc coating, soft temper, pre-stretched, with a yield stress load of at least time three design load, but not less than 12 gauge.
f. Edge Moldings and Trim: Metal or extruded aluminum of types and profiles indicated or, if not indicated, manufacturer's standard moldings for edges and penetrations, including light fixtures, that fit type of edge detail and suspension system indicated. Provide moldings with exposed flange of the same width as exposed runner.

2. Hold Down Clips: Provide at all rooms in inmate areas. Provide one on each side of ceiling tile to prevent unauthorized access to above ceiling spaces. Owner will designate one tile that will be accessible.

B. ACT-2:

1. Product: AL Prelude Plus - All Aluminum

a. Components: All main beams and cross tees shall be commercial quality aluminum as per ASTM A 653. Main beams and cross tees are double-web construction with type exposed flange design. Exposed surfaces chemically cleansed, capping pre-finished aluminum in baked polyester paint.
b. High Humidity Finish: Comply with ASTM C 635 requirements for Coating Classification for Severe Environment Performance where high humidity finishes are indicated.
c. Structural Classification: ASTM C 635 duty class.
d. Color: White aluminum
e. Attachment Devices: Size for five times design load indicated in ASTM C 635, Table 1, Direct Hung unless otherwise indicated.
f. Wire for Hangers and Ties: ASTM A 641, Class 1 zinc coating, soft temper, pre-stretched, with a yield stress load of at least time three design load, but not less than 12 gauge.
g. Edge Moldings and Trim: Extruded aluminum, manufacturer's standard moldings for edges and penetrations, including light fixtures that fit type of edge detail and suspension system indicated. Provide moldings with exposed flange of the same width as exposed runner.

2. Hold Down Clips: Provide at all rooms in inmate areas. Provide one on each side of ceiling tile to prevent unauthorized access to above ceiling spaces. Owner will designate one tile that will be accessible.

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2.6 ACCESSORIES

A. Attachment Devices: Size for five times the design load indicated in ASTM C635/C635M, Table 1, "Direct Hung," unless otherwise indicated. Comply with seismic design requirements.

B. Seismic Clips: Manufacturer's standard seismic clips designed to secure acoustical tiles in-place during a seismic event.

C. Rough Suspension:

1. Hanger Wire: Minimum 12 gauge galvanized, soft-annealed, mild steel wire.
2. Wire Ties: 18 gauge galvanized annealed steel wire.
3. Carrying Channels: 16 gauge, 1-1/2-inch cold-rolled steel.

D. Ceiling Expansion Joint Cover: Material: Flexible white vinyl filler.

E. Touch-Up Paint: Type and color required to match acoustical units and grid system.

PART 3 - EXECUTION

3.1 PREPARATION

A. Measure each ceiling area and establish layout of acoustical tiles to balance border widths at opposite edges of each ceiling. Avoid using less-than-half-width tiles at borders unless otherwise indicated.

B. Layout openings for penetrations centered on the penetrating items.

3.2 INSTALLATION OF SUSPENDED ACOUSTICAL TILE CEILINGS

A. Install suspended acoustical tile ceilings according to ASTM C636/C636M and manufacturer's written instructions.

B. Install edge moldings and trim of type indicated at perimeter of acoustical ceiling area and where necessary to conceal edges of acoustical tiles.

1. Apply acoustical sealant in a continuous ribbon concealed on back of vertical legs of moldings before they are installed.
2. Do not use exposed fasteners, including pop rivets, on moldings and trim.

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3.3 FIELD QUALITY CONTROL

A. Special Inspections: **Engage** a qualified special inspector to perform inspections:

1. Periodic inspection during the installation of suspended ceiling grids according to ASCE/SEI 7.

END OF SECTION

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SECTION 09 65 00

RESILIENT FLOORING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of contract, including General and Supplementary Conditions and other Division 01 specification sections, apply to requirements of this Section.

1.02 SECTION INCLUDES

A. Resilient tile flooring.

B. Resilient base.

C. Installation accessories.

1.03 RELATED REQUIREMENTS

A. Division 03 Section 03 30 00 "Cast-in-Place Concrete:" Restrictions on curing compounds for concrete slabs and floors to receive adhesive-applied resilient flooring.

B. Division 09 Section 09 05 61 COMMON WORK RESULTS FOR FLOORING PREPARATION:" Removal of existing floor coverings, cleaning, and preparation.

C. Division 09 Section 09 05 61 "COMMON WORK RESULTS FOR FLOORING PREPARATION:" Concrete slab moisture and alkalinity testing and remediation procedures.

1.04 REFERENCE STANDARDS

A. ASTM F150 - Standard Test Method for Electrical Resistance of Conductive and Static Dissipative Resilient Flooring.

B. ASTM F710 - Standard Practice for Preparing Concrete Floors to Receive Resilient Flooring.

C. ASTM F1066 - Standard Specification for Vinyl Composition Floor Tile.

D. ASTM F1700 - Standard Specification for Solid Vinyl Floor Tile.

E. ASTM F1861 - Standard Specification for Resilient Wall Base.

F. ASTM F1869 - Standard Test Method for Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride.

G. ASTM F2170 - Standard Test Method for Determining Relative Humidity in Concrete Floor Slabs Using in situ Probes.

1.05 SUBMITTALS

A. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.

B. Shop Drawings: Indicate floor patterns.

C. Verification Samples: Submit two samples, 3 by 3 inch in size illustrating color and pattern for each resilient flooring product specified.

D. Concrete Subfloor Test Report: Submit a copy of the moisture and alkalinity (pH) test reports.

E. Certification: Prior to installation of flooring, submit written certification by flooring manufacturer and adhesive manufacturer that condition of subfloor is acceptable.

F. Manufacturer's Qualification Statement.

G. Installer's Qualification Statement.

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H. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.

I. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
1. See Section 01 60 00 - Product Requirements, for additional provisions.
2. Extra Flooring Material: 200 square feet of each type and color.
3. Extra Wall Base: 50 linear feet of each type and color.

1.06 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing specified flooring with minimum three years documented experience.

B. Installer Qualifications: Company specializing in installing specified flooring with minimum three years documented experience.

C. Testing Agency Qualifications: Independent firm specializing in performing concrete slab moisture testing and inspections of the type specified in this section.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Upon receipt, immediately remove any shrink-wrap and check materials for damage and the correct style, color, quantity and run numbers.

B. Store all materials off of the floor in an acclimatized, weather-tight space.

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

D. Do not double stack pallets.

1.08 FIELD CONDITIONS

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

PART 2 - PRODUCTS

2.01 TILE FLOORING

A. Vinyl Composition Tile - VCT-1: Homogeneous, with color extending throughout thickness.
1. Manufacturers:
   a. Armstrong Flooring, Inc; Standard Execelon Imperial Texture: www.armstrongflooring.com/#sle.
      Basis of Design
   b. Johnsonite, a Tarkett Company: www.johnsonite.com/#sle.
   c. Mannington Mills, Inc: www.mannington.com/#sle.
   d. Or approve equal.
2. Minimum Requirements: Comply with ASTM F1066, of Class corresponding to type specified.
3. Size: 12 by 12 inch.
4. Thickness: 0.125 inch.
5. Pattern: As indicated on drwings.
6. Color: As selected by architect from manufacturer’s full line.

2.02 RESILIENT BASE

A. Resilient Base: ASTM F1861, Type TS rubber, vulcanized thermoset; top set Style B, Cove
1. Manufacturers:
   a. Johnsonite, a Tarkett Company: www.johnsonite.com/#sle.
   b. Roppe Corp: www.roppe.com/#sle.

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c. Or approved equal.

2. Height: 4 inches.
3. Thickness: 0.125 inch.
4. Finish: Satin.
5. Length: Roll.
6. Color: From manufacturer's full range.
7. Accessories: Premolded external corners and internal corners.

2.03 ACCESSORIES

A. Subfloor Filler: White premix latex; type recommended by adhesive material manufacturer.

B. Primers and Adhesives: Waterproof; types recommended by flooring manufacturer.

C. Moldings, Transition and Edge Strips: Same material as flooring.

1. Manufacturers:
   a. Johnsonite, a Tarkett Company: www.johnsonite.com/#sle.
   b. Roppe Corp: www.roppe.com/#sle.
   c. Substitutions: See Section 01 60 00 - Product Requirements.

D. Copper Grounding Strips: Type and size as recommended by static control flooring manufacturer.

E. Filler for Coved Base: Plastic.

F. Sealer and Wax: Types recommended by flooring manufacturer.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify that surfaces are flat to tolerances acceptable to flooring manufacturer, free of cracks that might telegraph through flooring, clean, dry, and free of curing compounds, surface hardeners, and other chemicals that might interfere with bonding of flooring to substrate.

B. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive resilient base.

C. Cementitious Subfloor Surfaces: Verify that substrates are ready for resilient flooring installation by testing for moisture and alkalinity (pH).

1. Test in accordance with Section 09 05 61.
2. Obtain instructions if test results are not within limits recommended by resilient flooring manufacturer and adhesive materials manufacturer.

3.02 PREPARATION

A. Prepare floor substrates for installation of flooring in accordance with Section 09 05 61.

3.03 INSTALLATION - GENERAL

A. Starting installation constitutes acceptance of subfloor conditions.

B. Install in accordance with manufacturer's written instructions.

C. Adhesive-Applied Installation:

1. Spread only enough adhesive to permit installation of materials before initial set.
2. Fit joints and butt seams tightly.
3. Set flooring in place, press with heavy roller to attain full adhesion.

D. Where type of floor finish, pattern, or color are different on opposite sides of door, terminate flooring under centerline of door.

E. Install edge strips at unprotected or exposed edges, where flooring terminates, and where indicated.
1. Resilient Strips: Attach to substrate using adhesive.

F. Scribe flooring to walls, columns, cabinets, floor outlets, and other appurtenances to produce tight joints.

3.04 INSTALLATION - TILE FLOORING

A. Mix tile from container to ensure shade variations are consistent when tile is placed, unless otherwise indicated in manufacturer's installation instructions.

B. Lay flooring with joints and seams parallel to building lines to produce symmetrical pattern.

C. Install square tile to basket weave pattern. Allow minimum 1/2 full size tile width at room or area perimeter.

D. Install plank tile with a random offset of at least 6 inches from adjacent rows.

3.05 INSTALLATION - RESILIENT BASE

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

B. Miter internal corners. At external corners, use premolded units. At exposed ends, use premolded units.

C. Install base on solid backing. Bond tightly to wall and floor surfaces.

D. Scribe and fit to door frames and other interruptions.

3.06 CLEANING

A. Remove excess adhesive from floor, base, and wall surfaces without damage.

B. Clean in accordance with manufacturer's written instructions.

3.07 PROTECTION

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

END OF SECTION

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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.
2. Rubber molding accessories.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product, including manufacturer color selection sheet (photo copies not acceptable)

B. 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.

C. Product Schedule: For resilient base and accessory products. Use same designation indicated on drawings.

1.4 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).

1.5 FIELD CONDITIONS

A. Maintain ambient temperatures within range recommended by manufacturer, but not less than 70 deg F (21 deg C)] or more than 95 deg F (35 deg C), 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 (13 deg. C) or more than 95 deg F (35 deg C).

C. Install resilient products after other finishing operations, including painting, have been completed.

1.6 EXTRA MATERIALS

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, in full unopened containers

PART 2 - PRODUCTS

2.1 THERMOPLASTIC-RUBBER BASE (B-1)

A. Basis of Design:

Subject to compliance with requirements, provide Tarkett, Dura-Cove Thermoplastic Rubber (Type TP) or available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
1. Armstrong World Industries, Inc.
2. Johnsonite Inc.
3. Nora Systems, Inc.
4. Roppe Corporation, USA.

B. Product Standard: ASTM F 1861, Type TP (rubber, thermoplastic).

1. Group: 1 (solid, homogeneous)
2. Style and Location:
a. Style: Cove, Provide in areas as scheduled

C. Thickness: 0.125 inch (3.2 mm).

D. Height: As noted on drawings.

E. Lengths: Cut lengths 48 inches (1219 mm) long or 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.

I. Test Data:
1. Flexibility, ASTM F137: Passes 1/4 inch mandrel

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2. Resistance to light, ASTM F1515: Passes
3. Resistance to chemicals, ASTM F925: Passes
4. ASTM E 648, Standard Test Method for Critical Radiant Flux of 0.45 watts/cm^2 or greater, Class 1.

2.2 RUBBER MOLDING ACCESSORY

A. Manufacturers: Subject to compliance with requirements, provide Tarkett available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Armstrong World Industries, Inc.
2. Musson Rubber Company.
3. Roppe Corporation, USA.

B. Description: reducer and transition strips

C. Profile and Dimensions: As required to accommodate field conditions.

D. Locations: At changes in materials or finish flooring heights or as shown on drawings.

E. Colors and Patterns: As selected by Architect from full range of industry colors.

2.3 INSTALLATION MATERIALS

A. Trowelable Leveling and Patching Compounds: Latex-modified, portland cement based or blended hydraulic-cement-based formulation provided or approved by resilient-product manufacturer for applications indicated.

B. Adhesives: Water-resistant type recommended by resilient-product manufacturer for resilient products and substrate conditions indicated.

1. Adhesives shall have a VOC content of 50 g/L or less.

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.

1. Verify that substrates are dry
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.

B. Fill cracks, holes, and depressions in substrates remove bumps and ridges to produce a uniform and smooth substrate.

C. 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.

D. 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.

H. Job-Formed Corners:

1. Outside Corners less than or greater than 90 degrees: Use straight pieces of maximum lengths possible and form with returns not less than 3 inches (76 mm) in length.

a. Form without producing discoloration (whitening) at bends.

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2. Inside Corners: Use straight pieces of maximum lengths possible and form with returns not less than 3 inches (76 mm) inch length.

   a. Miter corners to minimize open joints.

3.4 RESILIENT ACCESSORY INSTALLATION

A. Comply with manufacturer's written instructions for installing resilient accessories.

B. Resilient Molding Accessories: Butt to adjacent materials and tightly adhere to substrates throughout length of each piece. Install reducer strips at edges of floor covering that would otherwise be exposed.

3.5 CLEANING AND PROTECTION

A. Comply with manufacturer's written instructions for cleaning and protecting resilient products.

B. Perform the following operations after completing resilient-product installation following manufacturer instructions:

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.

END OF SECTION

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SECTION 09 67 23

RESINOUS FLOORING

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 one resinous flooring system, one with epoxy body (on drawings designated as Epoxy Resin).

1. Application Method: Metal, power or hand troweled.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated. Include manufacturer's technical data, application instructions, and recommendations for each resinous flooring component required.

B. Samples for Verification: For each resinous flooring system required, 6 inches (150 mm) square, applied to a rigid backing by Installer for this Project.

C. Product Schedule: Use resinous flooring designations indicated in Part 2 and room designations indicated on Drawings in product schedule.

D. Installer Certificates: Signed by manufacturer certifying that installers comply with specified requirements.

E. Maintenance Data: For resinous flooring to include in maintenance manuals.

1.4 QUALITY ASSURANCE

A. No request for substitution shall be considered that would change the generic type of floor system specified (i.e. epoxy mortar based system with decorative quartz topping). Equivalent materials of other manufactures may be substituted only on approval of Architect or Engineer. Request for substitution will only be considered only if submitted 10 days prior to bid date. Request will be subject to specification requirements described in this section.

B. Installer Qualifications: Engage an experienced installer (applicator) who is experienced in applying resinous flooring systems similar in material, design, and extent to those indicated for this Project, whose work has resulted in applications with a record of successful in-service performance, and who is acceptable to resinous flooring manufacturer.
1. Engage an installer who is certified in writing by resinous flooring manufacturer as qualified to apply resinous flooring systems indicated.

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2. Contractor shall have completed at least 10 projects of similar size and complexity.

C. Source Limitations: Obtain primary resinous flooring materials, including primers, resins, hardening agents, grouting coats, and topcoats, through one source from a single manufacturer, with not less than ten years of successful experience in manufacturing and installing principal materials described in this section. Provide secondary materials, including patching and fill material, joint sealant, and repair materials, of type and from source recommended by manufacturer of primary materials.

D. Manufacturer Field Technical Service Representatives: Resinous flooring manufacture shall retain the services of Field Technical Service Representatives who are trained specifically on installing the system to be used on the project.

1. Field Technical Services Representatives shall be employed by the system manufacture to assist in the quality assurance and quality control process of the installation and shall be available to perform field problem solving issues with the installer.

a. Include 48-inch (1200-mm) length of integral cove base.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials in original packages and containers, with seals unbroken, bearing manufacturer's labels indicating brand name and directions for storage and mixing with other components.

B. Store materials to prevent deterioration from moisture, heat, cold, direct sunlight, or other detrimental effects.

C. All materials used shall be factory pre-weighed and pre-packaged in single, easy to manage batches to eliminate on site mixing errors. No on site weighing or volumetric measurements allowed.

1.6 PROJECT CONDITIONS

A. Environmental Limitations: Comply with resinous flooring manufacturer's written instructions for substrate temperature, ambient temperature, moisture, ventilation, and other conditions affecting resinous flooring application.

1. Maintain material and substrate temperature between 65 and 85 deg F (18 and 30 deg C) during resinous flooring application and for not less than 24 hours after application.

B. Close spaces to traffic during resinous flooring application and for not less than 24 hours after application, unless manufacturer recommends a longer period.

C. Concrete substrate shall be properly cured for a minimum of 30 days. A vapor barrier must be present for concrete subfloors on or below grade. Otherwise, an osmotic pressure resistant grout must be installed prior to the resinous flooring

1.7 WARRANTY

A. Manufacturer shall furnish a single, written warranty covering both material and workmanship for a period of (1) full years from date of installation, or provide a joint and several warranty signed on a single document by material manufacturer and applicator jointly and severally warranting the materials and

workmanship for a period of (1) full year from date of installation. A sample warranty letter must be included with bid package or bid may be disqualified.

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PART 2 - PRODUCTS

2.1 RESINOUS FLOORING: (EPR-1)

A. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include,

1. Must comply with troweled mortar base with broadcast topping. Liquid rich, slurry type systems will not be accepted, and will result in a disqualification from bid.

B. Acceptable Manufactures,

1. Stonhard Basis of design. , or Pre-Approved Equal

C. Products: Subject to compliance with requirements:
1. EPR-1 - Stonhard, Stoneshield FE; or Pre-Approved Equal

D. System Characteristics:

1. Color and Pattern: Choose from Mfg. Standards
2. Wearing Surface: Standard or medium.
3. Integral Cove Base: 6 inches.
4. Overall System Thickness: nominal 3/16”

E. System Components: Manufacturer's standard components that are compatible with each other and as follows:

1. Primer:

a. Material Basis: Stonhard Standard Primer
b. Resin: Epoxy
c. Formulation Description: (2) two component, 100 percent solids.
d. Application Method: Squeegee and roller.
e. Number of Coats: (1) one.

2. Mortar Base:

a. Material design basis: Stonshield HRI Base or Pre-Approved Equal
b. Resin: Epoxy.
c. Formulation Description: (3) three component, 100 percent solids.
d. Application Method: Metal Trowel.
    1) Thickness of Coats: nominal 1/8” (inch).
    2) Number of Coats: One.
e. Aggregates: Pigmented Blended aggregate.

3. Undercoat:

a. Material Basis: Stonshield undercoat.

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b. Resin: Epoxy
c. Formulation Description: (2) two-component, 100% solids, UV Stable.
d. Type: Clear.
e. Finish: Gloss.
f. Number of Coats: one.

4. Broadcast Media:

a. Material Basis: Stonshield quartz aggregate
b. Type: pigmented.
c. Finish: standard.
d. Number of Coats: one.
e. Pattern: Tweed.

5. Sealer:

a. Material Basis: Stonshield Sealer.
b. Resin: Epoxy
c. Formulation Description: (2) two-component, 100% solids, UV Stable.
d. Type: Clear.
e. Finish: Gloss.
f. Number of Coats: one.
g. Texture level: Standard or medium.

Note: Components listed above are the basis of design intent; all bids will be compared to this standard including resin chemistry, color, wearing surface, thickness, and installation procedures, including number of coats. Contractor shall be required to comply with all the requirements of the Specifications and all of the components required by the Specifications, whether or not such products are specifically listed above.

2.2 ACCESSORY MATERIALS

A. Patching and Fill Material: Resinous product of or approved by resinous flooring manufacturer and recommended by manufacturer for application indicated.

B. Joint Sealant: Type recommended or produced by resinous flooring manufacturer for type of service and joint condition indicated. Allowances should be included for Stonflex MP7 joint fill material, and CT5 concrete crack treatment.

PART 3 - EXECUTION

3.1 PREPARATION

A. General: Prepare and clean substrates according to resinous flooring manufacturer's written instructions for substrate indicated. Provide clean, dry, and neutral Ph substrate for resinous flooring application.

B. Concrete Substrates: Provide sound concrete surfaces free of laitance, glaze, efflorescence, curing compounds, form-release agents, dust, dirt, grease, oil, and other contaminants incompatible with resinous flooring.

1. Mechanically prepare substrates as follows:

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a. Shot-blast surfaces with an apparatus that abrades the concrete surface, contains the dispensed shot within the apparatus, and recirculates the shot by vacuum pickup.
b. Comply with ASTM C 811 requirements, unless manufacturer's written instructions are more stringent.

2. Repair damaged and deteriorated concrete according to resinous flooring manufacturer's written recommendations.
3. Verify that concrete substrates are dry.

a. Perform in situ probe test, ASTM F 2170. Proceed with application only after substrates do not exceed a maximum potential equilibrium relative humidity of 85 percent.
b. Perform anhydrous calcium chloride test, ASTM F 1869. Proceed with application only after substrates have maximum moisture-vapor-emission rate of 5 lb of water/1000 sq. ft. of slab in 24 hours.
c. Perform additional moisture tests recommended by manufacturer. Proceed with application only after substrates pass testing.

4. Verify that concrete substrates have neutral Ph and that resinous flooring will adhere to them. Perform tests recommended by manufacturer. Proceed with application only after substrates pass testing.

C. Resinous Materials: Mix components and prepare materials according to resinous flooring manufacturer's written instructions.

D. Use patching and fill material to fill holes and depressions in substrates according to manufacturer's written instructions.

E. Treat control joints and other nonmoving substrate cracks to prevent cracks from reflecting through resinous flooring according to manufacturer's written recommendations. Allowances should be included for Stonflex MP7 joint fill material, and CT5 concrete crack treatment.

3.2 APPLICATION

A. General: Apply components of resinous flooring system according to manufacturer's written instructions to produce a uniform, monolithic wearing surface of thickness indicated.

1. Coordinate application of components to provide optimum adhesion of resinous flooring system to substrate, and optimum intercoat adhesion.
2. Cure resinous flooring components according to manufacturer's written instructions. Prevent contamination during application and curing processes.
3. At substrate expansion and isolation joints, provide joint in resinous flooring to comply with resinous flooring manufacturer's written recommendations.

a. Apply joint sealant to comply with manufacturer's written recommendations.

B. Apply primer where required by resinous system, over prepared substrate at manufacturer's recommended spreading rate.

C. Integral Cove Base: Stonshield cove mortar, apply cove base mix to wall surfaces before applying flooring. Apply according to manufacturer's written instructions and details including those for taping, mixing, priming, troweling, sanding, of cove base. Round internal and external corners.

1. Integral Cove Base: **6** inches high.

D. Apply metal trowel single mortar coat in thickness indicated for flooring system. Hand or power trowel and grout to fill voids. When cured, sand to remove trowel marks and roughness.

E. Undercoat: Remove any surface irregularities by lightly abrading and vacuuming the floor surface. Mix and apply undercoat with strict adherence to manufacturer's installation procedures and coverage rates.

F. Broadcast: Immediately broadcast quartz silica aggregate into the undercoat using manufacturer's specially designed spray caster. Strict adherence to manufacturer's installation procedures and coverage rates is imperative.

G. Apply topcoat(s) in number of coats indicated for flooring system and at spreading rates recommended in writing by manufacturer.

3.3 TERMINATIONS

A. Chase edges to "lock" the flooring system into the concrete substrate along lines of termination.

B. Penetration Treatment: Lap and seal resinous system onto the perimeter of the penetrating item by bridging over compatible elastomer at the interface to compensate for possible movement.

C. Trenches: Continue flooring system into trenches to maintain monolithic protection. Treat cold joints to assure bridging of potential cracks.

D. Treat floor drains by chasing the flooring system to lock in place at point of termination.

3.4 JOINTS AND CRACKS

A. Treat control joints to bridge potential cracks and to maintain monolithic protection.

B. Treat cold joints and construction joints to bridge potential cracks and to maintain monolithic protection on horizontal and vertical surfaces as well as horizontal and vertical interfaces.

C. Discontinue floor coating system at vertical and horizontal contraction and expansion joints by installing backer rod and compatible sealant after coating installation is completed. Provide sealant type recommended by manufacturer for traffic conditions and chemical exposures to be encountered.

3.5 FIELD QUALITY CONTROL

A. Material Sampling: Owner may at any time and any numbers of times during resinous flooring application require material samples for testing for compliance with requirements.

1. Owner will engage an independent testing agency to take samples of materials being used. Material samples will be taken, identified, sealed, and certified in presence of Contractor.
2. Testing agency will test samples for compliance with requirements, using applicable referenced testing procedures or, if not referenced, using testing procedures listed in manufacturer's product data.

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3. If test results show applied materials do not comply with specified requirements, pay for testing, remove noncomplying materials, prepare surfaces coated with unacceptable materials, and reapply flooring materials to comply with requirements.

3.6 CLEANING, PROTECTING, AND CURING

A. Cure resinous flooring materials in compliance with manufacturer's directions, taking care to prevent contamination during stages of application and prior to completion of curing process. Close area of application for a minimum of 18 hours.

B. Protect resinous flooring materials from damage and wear during construction operation. Where temporary covering is required for this purpose, comply with manufacturer's recommendations for protective materials and method of application. General Contractor is responsible for protection and cleaning of surfaces after final coats.

C. Cleaning: Remove temporary covering and clean resinous flooring just prior to final inspection. Use cleaning materials and procedures recommended by resinous flooring manufacturer.

END OF SECTION

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SECTION 09 91 23

INTERIOR PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section includes surface preparation and the application of paint systems on the following interior substrates:

1. Concrete masonry units (CMU).
2. Steel.
3. Gypsum board.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product. Include preparation requirements and application instructions.

1. Indicate VOC content.
2. Indicate product volume (liters) to be used per each product.
3. Indicate product surface area coverage (square feet) to be used per each product.

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. Indicate VOC content.

1.4 CLOSEOUT SUBMITTALS

A. Coating Maintenance Manual: Provide coating maintenance manual including area summary with finish schedule, area detail designating location where each product/color/finish was used, product data pages, material safety data sheets, care and cleaning instructions, touch-up procedures, and color samples of each color and finish used.

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1.5 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish extra materials, from the same product run, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Paint: 5 percent, but not less than 1 gal. of each material and color applied.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Delivery and Handling: Deliver products to Project site in an undamaged condition in manufacturer's original sealed containers, complete with labels and instructions for handling, storing, unpacking, protecting, and installing. Packaging shall bear the manufacturer's label with the following information:

1. Product name and type (description).
2. Batch date.
3. Color number.
4. VOC content.
5. Environmental handling requirements.
6. Surface preparation requirements.
7. Application instructions.

B. 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.

1.7 FIELD CONDITIONS

A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F.

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. Basis-of-Design Product: Subject to compliance with requirements, provide **Sherwin-Williams Company** (The); products indicated or comparable product from one of the following:

1. Benjamin Moore & Co.
2. PPG Architectural Coatings.
3. Pratt & Lambert.
4. Valspar Corporation - Architectural (Pro).

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B. Comparable Products: Comparable products of approved manufacturers will be considered in accordance with Section 016000 "Product Requirements," and the following:

1. Products are approved by manufacturer in writing for application specified.
2. Products meet performance and physical characteristics of basis of design product including published ratio of solids by volume, plus or minus two percent.

C. Source Limitations: Obtain paint materials from single source from single listed manufacturer.

1. Manufacturer's designations listed on a separate color schedule are for color reference only and do not indicate prior approval.

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 indicated in a color schedule.

C. Accent Wall: Refer to Finish Schedule for locations of accent walls.

2.3 SOURCE QUALITY CONTROL

A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure:

1. Owner will engage the services of a qualified testing agency to sample paint materials. Contractor will be notified in advance and may be present when samples are taken. If paint materials have already been delivered to Project site, samples may be taken at Project site. Samples will be identified, sealed, and certified by testing agency.
2. Testing agency will perform tests for compliance with product requirements.
3. Owner may direct Contractor to stop applying coatings 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.

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PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers. Where acceptability of substrate conditions is in question, apply samples and perform in-situ testing to verify compatibility, adhesion, and film integrity of new paint application.

1. Report, in writing, conditions that may affect application, appearance, or performance of paint.

B. Substrate Conditions:

1. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:

a. Concrete: 12 percent.
b. Masonry (Clay and CMU): 12 percent.
c. Wood: 15 percent.
d. Gypsum Board: 12 percent.
e. Plaster: 12 percent.

2. Gypsum Board Substrates: Verify that finishing compound is sanded smooth.
3. Plaster Substrates: Verify that plaster is fully cured.
4. Spray-Textured Ceiling Substrates: Verify that surfaces are dry.

C. Proceed with coating application only after unsatisfactory conditions have been corrected; application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates indicated.

B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.

C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.

1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.

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D. Concrete Substrates: Remove release agents, curing compounds, efflorescence, and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions.

1. Concrete Floors: Remove oil, dust, grease, dirt, and other foreign materials. Comply with SSPC-SP-13/NACE 6 or ICRI 03732.

E. Masonry Substrates: Remove efflorescence and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces or mortar joints exceed that permitted in manufacturer's written instructions.

F. Steel Substrates: Remove rust, loose mill scale, and shop primer, if any. Clean using methods recommended in writing by paint manufacturer but not less than the following:

1. SSPC-SP 2, "Hand Tool Cleaning."
2. SSPC-SP 3, "Power Tool Cleaning."
3. SSPC-SP 7/NACE No. 4, "Brush-off Blast Cleaning."
4. SSPC-SP 11, "Power Tool Cleaning to Bare Metal."

G. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.

H. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized sheet metal fabricated from coil stock by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints.

I. Aluminum Substrates: Remove loose surface oxidation.

J. Wood Substrates:

1. Scrape and clean knots, and apply coat of knot sealer before applying primer.
2. Sand surfaces that will be exposed to view, and dust off.
3. Prime edges, ends, faces, undersides, and backsides of wood.
4. After priming, fill holes and imperfections in the finish surfaces with putty or plastic wood filler. Sand smooth when dried.

K. Cotton or Canvas Insulation Covering Substrates: Remove dust, dirt, and other foreign material that might impair bond of paints to substrates.

3.3 APPLICATION

A. Apply paints according to manufacturer's written instructions and to recommendations in "MPI Manual."

1. Use applicators and techniques suited for paint and substrate indicated.
2. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed equipment or furniture with prime coat only.

3. Paint front and backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
4. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
5. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.

B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.

C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.

D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

E. Painting Fire Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:

1. Paint the following work where exposed in equipment rooms:

    a. Equipment, including panelboards and switch gear.
    b. Uninsulated metal piping.
    c. Uninsulated plastic piping.
    d. Pipe hangers and supports.
    e. Metal conduit.
    f. Plastic conduit.
    g. Tanks that do not have factory-applied final finishes.
    h. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material.

2. Paint the following work where exposed in occupied spaces:

    a. Equipment, including panelboards.
    b. Uninsulated metal piping.
    c. Uninsulated plastic piping.
    d. Pipe hangers and supports.
    e. Metal conduit.
    f. Plastic conduit.
    g. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material.
    h. Other items as directed by Architect.

3. Paint portions of internal surfaces of metal ducts, without liner, behind air inlets and outlets that are visible from occupied spaces.

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3.4 CLEANING AND PROTECTION

A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.

B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.

D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.5 INTERIOR PAINTING SCHEDULE

A. CMU Substrates:

1. Latex System:

a. Block Filler: Block filler, latex, interior/exterior:

1) S-W Conflex Block Filler, CF01W0050, at 75-125 sq. ft. per gal.

b. Intermediate Coat: Latex, interior, matching topcoat.
c. Topcoat: Latex, interior, low sheen:

1) S-W ProMar 200 Zero VOC Latex Low Sheen Enamel, B24-2600 Series, at 4.0 mils wet, 1.6 mils dry, per coat.

B. Metal Substrates (Aluminum, Steel, Galvanized Steel):

1. Latex System:

a. Prime Coat: Primer, rust-inhibitive, water based:

1) S-W Pro Industrial Pro-Cryl Universal Primer, B66W1310 Series, at 5.0 to 10 mils wet, 2.0 to 4.0 mils dry.

b. Intermediate Coat: Water-based acrylic, interior, matching topcoat.
c. Topcoat: Water-based acrylic, semi-gloss:

1) S-W Pro Industrial Acrylic Semi-Gloss Coating, B66-650 Series, at 2.5 to 4.0 mils dry, per coat.

C. Gypsum Board Substrates:

1. Latex System:

a. Prime Coat: Primer, latex, interior:

1) S-W ProMar 200 Zero VOC Latex Primer, B28W2600, at 4.0 mils wet, 1.0 mils dry.

b. Intermediate Coat: Latex, interior, matching topcoat.
c. Topcoat: Latex, interior, eggshell:

1) S-W ProMar 200 Zero VOC Latex Eg-Shel, B20W12651 Series, at 4.0 mils wet, 1.7 mils dry, per coat.

END OF SECTION

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SECTION 10 28 00

TOILET, BATH, AND LAUNDRY ACCESSORIES

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of contract, including General and Supplementary Conditions and other Division 01 specification sections, apply to requirements of this Section.

1.02 SECTION INCLUDES

A. Commercial toilet & shower accessories.

B. Under-lavatory pipe supply covers.

1.03 REFERENCE STANDARDS

A. ASTM A269/A269M - Standard Specification for Seamless and Welded Austenitic Stainless Steel Tubing for General Service.

B. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar.

C. ASTM C1036 - Standard Specification for Flat Glass.

D. ASTM C1503 - Standard Specification for Silvered Flat Glass Mirror.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Coordinate the work with the placement of internal wall reinforcement, concealed ceiling supports, and reinforcement of toilet partitions to receive anchor attachments.

1.05 SUBMITTALS

A. Product Data: Submit data on accessories describing size, finish, details of function, and attachment methods.

B. Manufacturer's Installation Instructions: Indicate special procedures and conditions requiring special attention.

1.06 warranty

A. Manufacturer's Special Warranty for Mirrors: Manufacturer agrees to repair or replace mirrors that fail in materials or workmanship within specified warranty period.

1. Warranty Period: 15 years from date of Substantial Completion.

B. Manufacturer's Special Warranty for Hand Dryers: Manufacturer agrees to repair or replace hand dryers that fail in materials or workmanship within specified warranty period.

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

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Commercial Toilet, Shower, and Bath Accessories:

1. Bobrick Washroom Equipment, Inc. (Basis of Design): www.bobrick.com.
2. American Specialties, Inc: www.americanspecialties.com/#sle.
3. Bradley Corporation: www.bradleycorp.com/#sle.
4. Or equal as approved by the Professional.

B. Provide products of each category type by single manufacturer.

2.02 MATERIALS

A. Accessories - General: Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.

1. Grind welded joints smooth.
2. Fabricate units made of metal sheet of seamless sheets with flat surfaces.

B. Stainless Steel Sheet: ASTM A666, Type 304.

C. Stainless Steel Tubing: ASTM A269/A269M, Grade TP304 or TP316.

D. Mirror Glass: Annealed float glass, ASTM C1036 Type 1, Class 1, Quality Q2, with silvering, protective and physical characteristics complying with ASTM C1503.

E. Fasteners, Screws, and Bolts: Hot dip galvanized.

2.03 FINISHES

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

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2.04 Commercial Toilet and Shower Accessories

A. Toilet Tissue (Roll) and Toilet Seat Cover Dispenser – Men's Room
Mark (on drawings): H
1. Bobrick, Model B-3471 (or approved equal)
2. Description: Double roll dispenser with built in seat cover dispenser
3. Partition mounted. Serving two adjacent toilet compartments.
4. Capacity: Designed for 4-1/2" or 5"
5. Material & Finish: Stainless steel ASTM A480/A480M No.4 finish (satin).

B. Toilet Tissue (Roll) and Toilet Seat Cover Dispenser – Women's Room
Mark (on drawings): I
1. Bobrick, Model B-3571 (or approved equal)
2. Description: Double roll dispenser with built in seat cover dispenser
3. Partition mounted. Serving two adjacent toilet compartments.
4. Capacity: Designed for 4-1/2" or 5"
5. Material & Finish: Stainless steel ASTM A480/A480M No.4 finish (satin).

C. Toilet Tissue (Roll) and Toilet Seat Cover Dispenser – Accessible Stalls
Mark (on drawings): J
1. Bobrick, Model B-30929 (or approved equal)
2. Description: Double roll dispenser with built in seat cover dispenser
3. Surface mounted.
4. Capacity: Designed for 4-1/2" or 5"
5. Material & Finish: Stainless steel ASTM A480/A480M No.4 finish (satin).

D. Mirror – Accessible Stalls & Single User Restrooms
Mark (on drawings): E
1. Bobrick, Model B-2436 (or approved equal)
2. Description: Stainless Steel Channel Frame w/ Mitered Corners
3. Size: 24"W x 36"H
4. Hangers: Manufacturer's standard rigid, tamper and theft resistant

E. Mirror – Multi-User Restrooms
Mark (on drawings): D
1. Dulles Glass & Mirror, Custom Tempered (or approved equal)
2. Description: Frameless, Seamed Edges and Safety Back
3. Size: 90"W x 36"H
4. Hangers: Manufacturer's standard rigid, tamper and theft resistant

F. Soap Dispenser
Mark (on drawings): K
1. Bobrick, Model B-2111 (or approved equal)
2. Description: Manual Operation and dispense soap in liquid form.
3. Mounting: Horizontally oriented, surface mounted on mirror
4. Capacity: 40-fl oz.
5. Material & Finish: Type-304, 22-gauge stainless steel with satin finish
6. Lockset: Tumbler Type
7. Refill Indicator: Window Type

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G. Combination Towel (Folded) Dispenser/Waste Receptacle
Mark (on drawings): L
1. Bobrick, Model B-43944 (or approved equal)
2. Description: Combination unit for dispensing C-Fold or Multi-Fold towels with removable waste receptacle.
3. Mounting: Semi-Recessed
4. Capacity:
   a. Towel Dispenser: 600 C-Fold or 800 Multi-Fold paper towels
   b. Waste Receptical: 15 gal.
5. Material & Finish: Stainless steel ASTM A480/A480M No.4 finish (satin).
6. Liner: Reusable, vinyl waste-receptacle liner
7. Lockset: Tumbler Type

H. Grab Bars
Mark (on drawings): A, B, C
1. Bobrick, Model B-6806 (or approved equal)
2. Mounting: Flanges with concealed fasteners
3. Material & Finish: Stainless steel ASTM A480/A480M No.4 finish (satin) on ends and slip-resistant texture in grip area.
4. Outside Diameter: 1-1/2 inches
5. Liner: Reusable, vinyl waste-receptacle liner
6. Length & Configuration: As indicated on Drawings

I. Folding Shower Seat
Mark (on drawings): P
1. Bobrick, Model B-5192 (or approved equal)
2. Configuration: Rectangular Seat
3. Seat: Phenolic or polymeric composite of slat-type or one-piece construction in color as selected by Architect from manufacturer's full range of available colors.
4. Mounting: Stainless steel, ASTM A480/A480M No.4 finish (satin) at recommended Universal/Accessible Design recommended mounting height for seat.
5. Dimensions: 22" x 15 13/16"D x 24 ¾"H

J. Shower Curtain Rod
Mark (on drawings): S
1. Bobrick, Model B-207 (or approved equal)
2. Description: 1-3/8" outside diameter, straight rod.
3. Configuration: As indicated on Drawings
4. Mounting: Concealed fasteners in manufacturer's standard material and finish.
5. Material & Finish: Stainless steel ASTM A480/A480M No.4 finish (satin)

K. Shower Curtain
Mark (on drawings): S
1. Bobrick, Model B-204 (or approved equal)
2. Size: Extend beyond opening dimensions a minimum of 6 inches, 72" High
3. Material: 0.008-inch thick vinyl, with integral antibacterial and flame-retardant agents
4. Color: White
5. Grommets: Corrosion resistant at minum 6 inches o.c. through top hem.

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6. Shower Curtain Hooks: Chrome plated or stainless steel, spring wire curtain hooks with snap fasteners, sized to accommodate specified curtain rod. Provide one hook per curtain grommet.

L. Robe Hook
Mark (on drawings): V
1. Bobrick, Model B-9542 (or approved equal)
2. Description: Single-Prong Unit.
3. Mounting: Concealed.
4. Material & Finish: Stainless steel ASTM A480/A480M No.4 finish (satin)

M. Door Bumper
Mark (on drawings): U
1. Bobrick, Model B-687 (or approved equal)
2. Mounting: Surface Mounted.
3. Material & Finish: Type 304 Stainless Steel with bright polished finish equipped with black neoprene bumper.

2.05 UNDER-LAVATORY PIPE AND SUPPLY COVERS

A. Specified in 22 40 00 - Plumbing Fixtures.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Verify existing conditions before starting work.

B. Verify exact location of accessories for installation.

C. For electrically-operated accessories, verify that electrical power connections are ready and in the correct locations.

D. Verify that field measurements are as indicated on drawings.

E. See Section 061000 for installation of blocking in walls and ceilings.

3.02 PREPARATION

A. Deliver inserts and rough-in frames to site for timely installation.

B. Provide templates and rough-in measurements as required.

3.03 INSTALLATION

A. Install accessories in accordance with manufacturers' instructions in locations indicated on drawings.

B. Install plumb and level, securely and rigidly anchored to substrate.

C. Mounting Heights: As required by accessibility regulations, unless otherwise indicated.

1. Unless noted otherwise, see drawings for TYPICAL FIXTURE AND ACCCESSORY MOUNTING HEIGHTS.

3.04 PROTECTION

A. Protect installed accessories from damage due to subsequent construction operations.

END OF SECTION

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SECTION 12 35 50

INSTITUTIONAL CASEWORK

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. Plastic-laminate-faced premanufactured casework.
2. Plastic-laminate countertops.
3. Wall shelving.

B. Related Sections include the following:

1. Division 06 Section 06 10 53 “Rough Carpentry” for wood blocking for anchoring institutional casework.
2. Division 06 Section 06 61 16 “Solid Surfacing Fabrications” for casework counter top requirements and performance criteria.
3. Division 09 Section 09 21 15 “Gypsum Board Assemblies” for reinforcements in gypsum board partitions for anchoring institutional casework.

1.3 DEFINITIONS

A. Exposed Portions of Cabinets: Surfaces visible when doors and drawers are closed, including bottoms of cabinets more than 48 inches (1220 mm) above floor, and surfaces visible in open cabinets.

B. Semiexposed Portions of Cabinets: Surfaces behind opaque doors, such as interiors of cabinets, shelves, dividers, interiors and sides of drawers, and interior faces of doors. Tops of cases 78 inches (1980 mm) or more above floor are defined as semiexposed.

C. Concealed Portions of Cabinets: Surfaces not usually visible after installation, including sleepers, web frames, dust panels, and ends and backs that are placed directly against walls or other cabinets.

1.4 SUBMITTALS

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

B. Shop Drawings: Show fabrication and installation details for institutional casework. Include plans, elevations, sections, details, and attachments to other Work.

C. Samples for Verification: 6-inch- (150-mm-) square Samples for each type of finish, including top material and the following:

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1. Section of countertop showing top, front edge, and backsplash construction.
2. One full-size finished base cabinet complete with hardware, doors, and drawers, but without countertop.
3. One full-size finished wall cabinet complete with hardware, doors, and adjustable shelves.
4. Maintain full-size Samples at Project site during construction in an undisturbed condition as a standard for judging the completed Work. Unless otherwise indicated, approved sample units may become part of the completed Work if in undisturbed condition at time of Substantial Completion. Notify Architect of their exact locations.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: An authorized representative of institutional casework manufacturer for installation and maintenance of units required for this Project.

B. Source Limitations: Obtain institutional casework through one source from a single manufacturer.

C. Quality Standard: Unless otherwise indicated, comply with AWI's "Architectural Woodwork Quality Standards," Section 1600.

1. Provide AWI Quality Certification Program certificate indicating that institutional casework complies with requirements.

D. Product Designations: Drawings indicate sizes, configurations, and finish material of institutional casework by referencing designated manufacturer's catalog numbers. Other manufacturers' casework of similar sizes and door and drawer configurations, of same finish material and complying with the Specifications may be considered. Refer to Division 1 Section "Product Requirements."

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver institutional casework only after painting, utility roughing-in, and similar operations that could damage, soil, or deteriorate casework have been completed in installation areas. If casework must be stored in other than installation areas, store only in areas where environmental conditions meet requirements specified in "Project Conditions" Article.

B. Keep finished surfaces covered with polyethylene film or other protective covering during handling and installation.

1.7 PROJECT CONDITIONS

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

B. Field Measurements: Where institutional casework is indicated to fit to other construction, verify dimensions by field measurements before fabrication and indicate measurements on Shop Drawings.

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1.8 COORDINATION

A. Coordinate layout and installation of metal framing and reinforcements in gypsum board assemblies for support of institutional casework.

1.9 WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of institutional casework that fails in materials or workmanship within specified warranty period. Failures include, but are not limited to, the following:

1. Delamination of components or other failures of glue bond.
2. Warping of components.
3. Failure of operating hardware.
4. Deterioration of finishes.

B. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

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

1. Plastic-Laminate-Faced Institutional Casework:

a. Case Systems, Inc.
b. LSI Corporation of America, Inc.
c. TMI Systems Design Corp.

2. Plastic-Laminate Material:

a. Formica Corporation.
b. Wilsonart International; Div. of Premark International, Inc.
c. Pionite
d. Laminart

2.2 MATERIALS

A. General:

1. Adhesives: Do not use adhesives that contain urea formaldehyde.
2. Maximum Moisture Content for Lumber: 7 percent for hardwood and 12 percent for softwood.
3. Softwood Plywood: DOC PS 1.
4. Particleboard: ANSI A208.1, Grade M-2.
5. Medium-Density Fiberboard: ANSI A208.2, Grade MD.
6. Hardboard: AHA A135.4, Class 1 Tempered.
7. Plastic Laminate: High-pressure decorative laminate complying with NEMA LD 3.
8. Edge banding for Plastic Laminate: Rigid PVC extrusions, through color with satin finish, 3 mm thick at doors and drawer fronts, 1 mm thick elsewhere.

B. Exposed Cabinet Materials:

1. Plastic Laminate: Type VGS.

a. Unless otherwise indicated, provide plastic laminate for exposed surfaces.

C. Semiexposed Cabinet Materials:

1. Plastic Laminate: Type CLS.

a. Provide plastic laminate for interior faces of doors and drawer fronts and where indicated.

2. Melamine-Faced Particleboard: Particleboard with decorative surface of thermally fused, melamine-impregnated web and complying with LMA SAT-1.

a. Provide melamine-faced particleboard for semiexposed surfaces, unless otherwise indicated.

D. Concealed Cabinet Materials:

1. Plastic Laminate: Type BKL.

2.3 DESIGN, COLOR, AND FINISH

A. Design: Provide institutional casework of the following design:

1. Flush overlay with wire pulls.

B. Melamine-Faced Particleboard Colors, Patterns, and Finishes: As selected by Architect from casework manufacturer's full range.

C. Plastic-Laminate Colors, Patterns, and Finishes: As selected by Architect from casework manufacturer's full range.

2.4 CABINET FABRICATION

A. Plastic-Laminate-Faced Cabinet Construction:

1. Bottoms and Ends of Cabinets, Shelves, and Tops of Wall Cabinets and Tall Cabinets: 3/4-inch (19-mm) particleboard, plastic-laminate faced on exposed surfaces, melamine faced on semiexposed surfaces.
2. Backs of Cabinets: 1/2-inch (12.7-mm) particleboard, plastic-laminate faced on exposed surfaces, melamine faced on semiexposed surfaces.
3. Drawer Fronts: 3/4-inch (19-mm) particleboard, plastic-laminate faced on both sides.
4. Drawer Sides and Backs: 1/2-inch (12.7-mm) melamine-faced particleboard, with glued dovetail or multiple-dowel joints.
5. Drawer Bottoms: 1/4-inch (6.4-mm) melamine-faced particleboard glued and dadoed into front, back, and sides of drawers. Use 1/2-inch (12.7-mm) material for drawers more than 24 inches (600 mm) wide.
6. Doors: 3/4-inch (19-mm) particleboard or medium-density fiberboard, plastic-laminate faced on both sides.

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B. Leg Shoes: Vinyl or rubber, black, open-bottom type.

C. Filler Strips: Provide as needed to close spaces between cabinets and walls, ceilings, and indicated equipment. Fabricate from same material and with same finish as cabinets.

2.5 CASEWORK HARDWARE

A. Hardware, General: Provide manufacturer's standard powder-coated, commercial-quality, heavy-duty hardware complying with requirements indicated.

1. Use threaded metal or plastic inserts with machine screws for fastening to particleboard except where hardware is through-bolted from back side.

B. Butt Hinges: Powder-coated, semiconcealed, 5-knuckle hinges complying with BHMA A156.9, Grade 1, with antifriction bearings and rounded tips. Provide 2 hinges for doors less than 48 inches (1220 mm) high and 3 hinges for doors more than 48 inches (1220 mm) high.

C. Pulls: Solid wire pulls, fastened from back with two screws. For sliding doors, provide recessed chrome-plated flush-pulls. Provide 2 pulls for drawers more than 24 inches (600 mm) wide. Pull design shall comply with the Americans with Disability Act (ADA) but not less than 4" centers. Install with "tamperproof" screws.

D. Door Catches: Powder-coated, nylon-roller spring catch or dual, self-aligning, permanent magnet catch. Provide 2 catches on doors more than 48 inches (1220 mm) high.

E. Drawer Slides: Powder-coated, metal-channel, self-closing drawer slides, designed to prevent rebound when drawers are closed, with nylon-tired, ball-bearing rollers, and complying with BHMA A156.9, Type B05091, and rated for the following loads:

1. Box Drawer Slides: 100 lbf (440 N).
2. File Drawer Slides: 150 lbf (670 N).
3. Pencil Drawer Slides: 45 lbf (200 N).
4. Keyboard Slide: 75 lbf (330 N).
5. Trash Bin Slides: 150 lbf (670 N).

F. Label Holders: Chrome plated, sized to receive standard label cards approximately 1 by 2 inches (25 by 51 mm), attached with screws or brads.

1. Provide where indicated.

G. Drawer and Cupboard Locks: Cylindrical (cam) type, 5-disc tumbler, brass with chrome-plated finish, complying with BHMA A156.11, Grade 1.

1. Provide a minimum of two keys per lock and six master keys.
2. Provide locks as indicated.

H. Sliding-Door Hardware Sets: Manufacturer's standard, to suit type and size of sliding-door units.

I. Adjustable Shelf Supports:
1. Injection molded transparent polycarbonate friction fit into cabinet end panels and vertical dividers, adjustable on 32 mm centers. Each shelf support has 2 integral support pins, 5 mm diameter, to interface pre-drilled holes, and to prevent accidental rotation of

support. The support automatically adapts to ¾ inch or 1 inch thick shelving and provides non-tip feature for shelving. Supports may be field fixed if desired. Structural load to 1200 pounds (300 pounds per support) without failure.

J. Locks:
1. Removable core, disc tumbler, cam style lock with strike. Lock for sliding ¾ inch thick doors is a disc type plunger lock, sliding door type with strike. Lock for sliding glass/acrylic doors is a ratchet type sliding showcase lock.
2. Elbow catch or chain bold used to secure inactive door on all locked cabinets.
3. All drawers and doors shall be lockable.
4. Key all locks in each room the same unless noted otherwise. Master key all cabinets locks.

2.6 COUNTERTOPS

A. Countertops, General: Provide smooth, clean exposed tops and edges in uniform plane free of defects. Provide front and end overhang of 1 inch (25 mm) over base cabinets.

B. Solid-Surface Tops: Corian® Solid Surface material composed of a non-porous homogenous acrylic polymer with aluminum trihydrate filler and pigment. Refer to specification section 06 61 16 “Solid Surfacing Fabrications”.

2.7 WALL SHELVING

A. Plastic-Laminate Shelving: Plastic-laminate sheet, Type HGL or HGP, shop bonded with waterproof glue to both sides of 3/4-inch (19 mm) particleboard. Sand surfaces to which plastic laminate is to be bonded.

1. Shelf Thickness: 3/4 inch (19 mm).
2. Edge Treatment: Finish both edges with rigid PVC extrusions, through color with satin finish, 3 mm thick.

B. Adjustable Shelf Supports: Zinc-plated steel standards and shelf brackets, complying with BHMA A156.9, Types B04102 and B04112, surface mounted.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas, with Installer present, for compliance with requirements for installation tolerances, location of reinforcements, and other conditions affecting performance of institutional casework.

1. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 CASEWORK INSTALLATION

A. Install plumb, level, and true; shim as required, using concealed shims. Where institutional casework abuts other finished work, apply filler strips and scribe for accurate fit, with fasteners concealed where practical.

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B. Base Cabinets: Set cabinets straight, level, and plumb. Adjust subtops within 1/16 inch (1.5 mm) of a single plane. Fasten cabinets to partition framing, wood blocking, or reinforcements in partitions with fasteners spaced 24 inches (600 mm) o.c. Bolt adjacent cabinets together with joints flush, tight, and uniform. Align similar adjoining doors and drawers to a tolerance of 1/16 inch (1.5 mm).

1. Where base cabinets are not installed adjacent to walls, fasten to floor at toe space with fasteners spaced 24 inches (600 mm) o.c. Secure sides of cabinets to floor, where they do not adjoin other cabinets, with not less than two fasteners.

C. Wall Cabinets: Hang cabinets straight, level, and plumb. Adjust fronts and bottoms within 1/16 inch (1.5 mm) of a single plane. Fasten to hanging strips, masonry, partition framing, blocking, or reinforcements in partitions. Align similar adjoining doors to a tolerance of 1/16 inch (1.5 mm).

D. Install hardware uniformly and precisely. Set hinges snug and flat in mortises, unless otherwise indicated. Adjust and align hardware so moving parts operate freely and contact points meet accurately. Allow for final adjustment after installation.

E. Adjust casework and hardware so doors and drawers operate smoothly without warp or bind. Lubricate operating hardware as recommended by manufacturer.

3.3 INSTALLATION OF TOPS

A. Field Jointing: Where possible make in the same manner as shop jointing, using dowels, splines, adhesives, and fasteners recommended by manufacturer. Prepare edges to be joined in shop so Project-site processing of top and edge surfaces is not required. Locate field joints where shown on Shop Drawings.

1. Secure field joints in plastic-laminate countertops with concealed clamping devices located within 6 inches (150 mm) of front and back edges and at intervals not exceeding 24 inches (600 mm). Tighten according to manufacturer's written instructions to exert a constant, heavy-clamping pressure at joints.

B. Secure tops to cabinets with Z-type fasteners or equivalent, using two or more fasteners at each front, end, and back.

C. Abut top and edge surfaces in one true plane, with internal supports placed to prevent deflection.

D. Secure backsplashes to tops with concealed fasteners at 16 inches (400 mm) o.c. and walls with adhesive.

E. Seal junctures of top, splash, and walls with mildew-resistant silicone sealant or another permanently elastic sealing compound recommended by countertop material manufacturer.

3.4 INSTALLATION OF SHELVING

A. Securely fasten adjustable shelving supports to partition framing, wood blocking, or reinforcements in partitions.

B. Install shelf standards plumb and at heights to align shelf brackets for level shelves. Install shelving level and straight, closely fitted to other work where indicated.

3.5 CLEANING AND PROTECTING

A. Repair or remove and replace defective work as directed on completion of installation.

B. Clean finished surfaces, touch up as required, and remove or refinish damaged or soiled areas to match original factory finish, as approved by Architect.

C. Protection: Provide 6-mil (0.15-mm) plastic or other suitable water-resistant covering over countertop surfaces. Tape to underside of countertop at a minimum of 48 inches (1220 mm) o.c. Remove protection at Substantial Completion.

END OF SECTION

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SECTION 12 49 40

ROLLER SHADES

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 roller shades.
   1. The intent is to MATCH the EXISTING roller shade exactly. This section is for pricing comparison and installation purposes.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated. Include styles, material descriptions, construction details, dimensions of individual components and profiles, features, finishes, and operating instructions.

B. Shop Drawings: Show location and extent of roller shades. Include elevations, sections, details, and dimensions not shown in Product Data. Show installation details, mountings, attachments to other Work, operational clearances, and relationship to adjoining work.

   1. Bead clutch chain operator: Indicate mounting locations for controls.

C. Coordination Drawings: Window and jamb details drawn to scale and coordinating jamb-mounted items. Show the following:

   1. Attachment to building structure.
   2. Shade mounting assembly and attachment.
   3. Size and location of access to shade operator and adjustable components.
   4. Minimum Drawing Scale: 1/4 inch = 1 foot (1:48).

D. Samples for Initial Selection: For each colored component of each type of roller shade indicated.

   1. Include similar Samples of accessories involving color selection.

E. Samples for Verification:

   1. Complete, full-size operating unit not less than 16 inches wide for each type of roller shade indicated.
   2. For the following products:

      a. Shade Material: Not less than 12-inch-square section of fabric, from dye lot used for the Work, with specified treatments applied. Show complete pattern repeat. Mark top and face of material.

b. Valance: Full-size unit, not less than 12 inches long.

F. Window Treatment Schedule: Include roller shades in schedule using same room designations indicated on Drawings.

G. Product Certificates: For each type of roller shade product, signed by product manufacturer.

H. Product Test Reports: For each type of roller shade product.

I. Qualification Data: For Installer.

J. Maintenance Data: For roller shades to include in maintenance manuals. Include the following:

1. Methods for maintaining roller shades and finishes.
2. Precautions about cleaning materials and methods that could be detrimental to fabrics, finishes, and performance.
3. Operating hardware.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: An experienced installer who has completed installation of roller shades similar in material, design and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.

B. Source Limitations: Obtain roller shades through one source from a single manufacturer.

C. Fire-Test-Response Characteristics: Provide roller shade band 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:

1. Flame-Resistance Ratings: Passes NFPA 701.
2. Passes California Flame Test. Title 19, Section 1273.3 medium scale test.
3. Passes Federal Flame Resistant Specification CCC-C 521E (Type II Fiberglass) A-A150.

D. Corded Window Covering Product Standard: Provide roller shades complying with WCMA A 100.1.

E. Mockups: Build mockups to verify selections made under sample Submittals and to demonstrate aesthetic effects and qualities of materials and execution.

1. Build mockups in the location and of the size indicated or, if not indicated, as directed by Architect.
2. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver shades in factory packages, marked with manufacturer and product name, fire-test-response characteristics, and location of installation using same room designations indicated on Drawings and in a window treatment schedule.

1.6 PROJECT CONDITIONS

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A. Environmental Limitations: Do not install roller shades until construction and wet and dirty finish work in spaces, including painting, is complete 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 operable glazed units' operation hardware throughout the entire operating range. Notify Architect of discrepancies. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

1.7 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. Rollers Shades: Before installation begins, for each size, color, texture, and pattern indicated, full-size units equal to 5 percent of amount installed, but not fewer than three units.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

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

1. Draper Shade & Screen Co., Inc.
2. Hunter Douglas Window Fashions.
3. Levolor Contract; a Newell Company; Joanna.
4. MechoShade Systems, Inc.
5. Shade Technologies, Inc.
6. Sol-R-Veil.
7. Springs Window Fashions Division, Inc.; Graber.
8. VIMCO.
9. Approved Equal.

2.2 ROLLER SHADES (RS-1)

A. Products: Subject to compliance with requirements, provide one of the following:

1. Draper – Flexshade; Clutch-operated window shades with fascia

a. Pattern: Sheerweave PW4100
b. Texture: Woven vinyl coated polyester, 2 x 2 basket weave.
c. Color: To be determined.

B. Shade Band Material: Vinyl-coated polyester.

1. Material Width: Varies (Field verify required width).
2. Bottom Hem: Straight.
3. Trim: As indicated by manufacturer's designation for style and color.
4. Material Openness Factor: Three percent.

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C. Rollers: Electrogalvanized or epoxy primed steel or extruded-aluminum tube of diameter and wall thickness required to support and fit internal components of operating system and the weight and width of shade band material without sagging; designed to be easily removable from support brackets; with manufacturer's standard method for attaching shade material. Provide capacity for one roller shade band per roller, unless otherwise indicated in a window treatment schedule.

D. Direction of Roll: Regular, from back of roller.

E. Mounting Brackets: Galvanized or zinc-plated steel; fascia end caps, fabricated from steel finished to match fascia or headbox.

F. Fascia: L-shaped, formed-steel sheet or extruded aluminum; long edges returned or rolled; continuous panel concealing front and bottom of shade roller, brackets, and operating hardware and operators; length as indicated on drawings; removable design for access.

G. Bottom Bar: Steel or extruded aluminum, fabric wrapped with color coordinated bottom rod end caps. Provide concealed, by pocket of shade material, internal-type bottom bar with concealed weight bar as required for smooth, properly balanced shade operation.

H. Shade Operation: Manual, with continuous loop bead chain, clutch, and cord tensioner and bracket lift operator.

1. Pull: Manufacturer's standard handgrip engaged pull.
2. Position of Clutch Operator: As indicated in a window treatment schedule.
3. Clutch: Capacity to lift size and weight of shade; sized to fit roller or provide adaptor.
4. Lift Assist Mechanism: Manufacturer's standard spring assist for balancing roller shade weight and lifting heavy roller shades.
5. Loop Length: Full length of roller shade relative to window type height.
6. Bead Chain: Nickel-plated metal.
7. Cord Tensioner Mounting: Wall.
8. Provide plastic 'P' clip at each bead chain location; mount inside jamb at height determined in field.
9. Clutch position: Left.

I. Mounting: Ceiling bracket mounted inside jamb opening at head of window mounting permitting easy removal and replacement without damaging roller shade or adjacent surfaces and finishes.

J. Window Types and quantities as shown on drawings.

K. Refer to drawings for head, details and window elevations.

2.3 ROLLER SHADE FABRICATION

A. Product Description: Roller shade consisting of a roller, a means of supporting the roller, a flexible sheet or band of material carried by the roller, a means of attaching the material to the roller, a bottom bar, and an operating mechanism that lifts and lowers the shade.

B. Concealed Components: Noncorrodible or corrosion-resistant-coated materials.

1. Lifting Mechanism: With permanently lubricated moving parts.

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C. Unit Sizes: Obtain units fabricated in sizes to fill window and other openings as follows, measured at 74 deg F:

1. Shade Units Installed between (Inside) Jambs: Edge of shade not more than 1/4 inch from face of jamb. Length equal to head to sill dimension of opening in which each shade is installed.

D. Installation Brackets: Designed for easy removal and reinstallation of shade, for supporting roller, and operating hardware and for hardware position and shade mounting method indicated.

E. Installation Fasteners: Not fewer than two fasteners per bracket, fabricated from metal noncorrosive to shade hardware and adjoining construction; type designed for securing to supporting substrate; and supporting shades and accessories under conditions of normal use.

F. Color-Coated Finish: For metal components exposed to view, apply manufacturer's standard baked finish complying with manufacturer's written instructions for surface preparation including pretreatment, application, baking, and minimum dry film thickness.

G. Colors of Metal and Plastic Components Exposed to View: As selected by Architect from manufacturer's full range, unless otherwise indicated.

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. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 ROLLER SHADE INSTALLATION

A. Install roller shades level, plumb, square, and true according to manufacturer's written instructions, and located so shade band is not closer than 2 inches to interior face of glass. Allow clearances for window operation hardware.

B. Connections: Connect motorized operators to building electrical system.

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. Touch up damaged finishes and repair minor damage in order to eliminate evidence of repair. Remove and replace work that cannot be satisfactorily repaired.

B. Clean exposed surfaces, including metal and shadecloth, using non-abrasive materials and methods recommended by the Shadecloth Manufacturer. Remove and replace work, which cannot be satisfactorily cleaned.

3.5 DEMONSTRATION

A. Demonstrate operation method and instruct Owner's personnel in the proper operation and maintenance of the window shade systems.

END OF SECTION

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SECTION 21 01 70

FIRE SUPPRESSION SPRINKLER SYSTEMS

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.

B. Codes and Standards listed below, apply to work indicated on the drawings and in the specifications.

1. National Fire Protection Association (NFPA)
2. Delaware State Fire Prevention Regulations (DSFPR)
3. American National Standards Institute (ANSI)
4. American Society for Testing Materials (ASTM)
5. National Electrical Manufacturer's Association (NEMA)
6. Underwriters' Laboratories (UL)
7. State, Township, and/or Local Fire Codes.

1.2 SUMMARY

A. This Section includes fire-suppression sprinklers, piping, and equipment for the following building systems:

1. Wet-pipe, fire-suppression sprinkler systems, including piping, valves, specialties and automatic sprinklers.
2. Contractor shall provide schedule and location of all fire hose valve cabinets on sprinkler drawings regardless of which trade procures or installs them.

B. Additional work includes, but is not limited to the following:

1. Obtain and pay for all permits, licenses, approvals, reviews, utility shutdowns, water flow testing, pressure tests and acceptance inspections.
2. Pipe sleeves through floors, walls and structural elements of the building, set in coordinated locations. Penetrations created in fire rated walls and floors, shall have their smoke stopping and fire rating integrity restored with the use of fire tested, U.L. listed details, that have prior approval of the local Fire Prevention Bureau.
3. All cutting, coring and patching of general construction as necessary for installation of the work specified.
4. Coordinated working drawings and hydraulic calculations from water flow test data less than one year old; submit and obtain approval by the local Fire Prevention Bureau and Owner's Insurance Underwriter, and State Fire Marshal.
5. Clean-up, on a daily basis, of all debris associated with the installation of this work, as necessary to maintain the premises in a broom swept condition.
6. Testing, adjusting, retesting, re-adjusting as may be required to obtain system acceptance by the local Fire Prevention Bureau, Owner's Insurance Underwriter, State Fire Marshal and

Owner's Representative. Fire Protection Contractor shall remain responsible for the fire protection systems until all approvals are obtained.

7. Provide equipment manuals, record drawings, valve tag schedules and personnel instruction, prior to system turnover to the Owner.
8. Provide fire protection on all floors during construction, utilizing temporary standpipes or fire extinguishers, according to the requirements of the authority having jurisdiction.
9. Performance of all work specified in this Section shall be in compliance with the requirements of the Occupational Safety and Health Act and Construction Safety Standards.

C. The work in this Section includes providing all labor, materials, specialty products testing and services for, and reasonably incidental to, the satisfactory completion of the Fire Protection systems, as indicated on the Contract Drawings, in the Specification Sections, and as required by the applicable Codes and Standards.

D. The following related work is specified in other Divisions and Sections of the specification.

1. Electrical power supply to water flow switches, tamper switches.
2. Fire extinguishers and cabinets.

E. Related Sections include the following:

1. Division 26 Section "Fire Alarm Systems" for alarm devices not in this Section.
2. Division 22 Section "General Provisions – Plumbing/Fire Protection

F. The indicated sprinkler system components including zone valves, alarm and monitoring switches are the minimum requirement based on design and project requirements. If the bidding fire protection contractor elects to furnish and install a difference arrangement to achieve the same end result and fire marshal approved system, this contractor shall be responsible for any and all added costs. This shall include but not be limited to the previous items mentioned as well as the additional support and monitoring requirements of the project fire alarm system. There shall be no additional cost to the owner or project.

1.3 DEFINITIONS AND INTERPERTATIONS

A. Specific terminology used in the Design Drawings and Specifications shall have the following meanings;

1. "Piping" includes pipe, fittings, flanges, valves, controls, hangers, supports, vents, drains and other customarily required items required in connection with the transfer of gases and fluids.
2. "Install" includes unloading at the delivery point for the project and performing all tasks necessary to establish a secure mounting and correct operation, for items and assemblies furnished by other trades or the Owner.
3. "Furnish" includes purchase and delivery to the project site, of items and assemblies, complete with every necessary appurtenance.
4. "Provide" shall mean "Furnish and Install"
5. "Concealed" when used in connection with the installation of piping, shall mean hidden from view behind chases, furred spaces, pipe shafts, or above suspended ceilings.
6. "Concealed Spaces of Combustible Construction shall be as defined in NFPA#13, Section 8.15.1.

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7. "Contractor" shall mean the Fire Protection contractor and his vendors, fabricators or subcontractors.
8. "Design Drawings" shall mean documents, including drawings and written specifications, prepared by the Architects and Engineers, to obtain building permits and competitive bid proposals from contractors, for construction of the specified fire protection systems.
9. "Working Plans" shall mean documents, including calculations, drawings and material specifications prepared by the fire protection contractor, according to NFPA#13, for obtaining approval from the authority having jurisdiction, Owner's insurance underwriter, Architect/Engineer and the State Fire Marshal.
10. "NPS" shall mean nominal pipe size, in inches.
11. "CPVC" shall mean Chlorinated polyvinyl chloride plastic.
12. "Owner" shall mean Red Clay School District.
13. "Architect" shall mean the Architect of Record as denoted in this package.
14. "Engineer" shall mean the Engineer of Record as denoted in this package.
15. "UL" means Underwriter's Laboratories
16. "FM" means Factory Mutual.
17. "Sprinkler System" shall mean piping and sprinklers under the individual control of a supervised control valve, with provisions for alarm annunciation, alarm testing and system drainage.
18. "Standpipe" shall mean piping, valves, hose connections, and allied equipment with the hose connections located such that water can be discharged through attached hose and nozzles, for the purpose of extinguishing a fire, thereby protecting a building, structure, its contents, and the occupants.
19. Reference applicable NFPA Standards for additional definitions that shall apply to work under this Section.

B. The use of the Design Drawings and Specifications by the contractor, for Bid Proposal and Working Drawing preparation, shall include the following understandings:

1. The information included in the drawings and specifications is given as a guide only, to indicate general design feasibility and to show an acceptable arrangement of system zones, system types, sprinkler positions, main piping location and equipment layout.
2. The design drawings utilize symbols and diagrams to indicate required work, representing only the sequence of items to be installed, which have no dimensional significance and do not indicate every required item to be provided. The work shall be installed in accordance with the diagrammatic intent expressed on the drawings, in conformity with the dimensions indicated on the final architectural and structural working drawings, and final equipment shop drawings. Information regarding general construction shall be derived only from the Architectural and Structural Design Drawings and Specifications.
3. The drawings and specifications are complementary and are to be utilized together for a complete interpretation of the work intended. The higher capacity or standard shall be provided, where conflicts between the drawings and specifications, or conflicts within themselves, occur.

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4. The limitations of the language used on the drawings and specifications shall not be interpreted as meaning that accessories and appurtenances, required for completion of work, are to be excluded. The description of any item, on the drawings or in the specifications or both, requires the installation of all it's necessary components for approved, satisfactory operation. These drawings do not indicate sprinkler head locations. The Contractor shall reference the architectural reflected ceiling plans. The intent is to establish an architecturally acceptable arrangement of sprinklers with other ceiling elements including lights, diffusers, speakers etc., to be repeated in similar areas. Provide sprinklers according to the NFPA#13 occupancy hazard classification and spacing rules, for unfinished ceiling area.
5. Submission of a bid proposal requires the contractor to review all project documents and visit the construction site, to be thoroughly familiar with all requirements for the project and identify in his bid, conditions that may affect the efficient and satisfactory performance of the work. Claims for additional compensation shall be denied if the above procedures are not followed and the disputed conditions may have been identified by the completion of these required tasks.
6. The information shown on the design drawings and written in the specifications shall not be interpreted as to instruct the contractor to not follow the applicable codes or local amendments. Where the information provided is believed not to be in conformance with the code requirements, the contractor shall notify the Architect and Engineer for clarification prior to the submission of his bid proposal.
7. References to providing sprinklers per the NFPA#13 Standard mandates that all building areas shall be provided with complete, full sprinkler protection, unless specific notation is made to the contrary on the drawings or in the specification.
8. References in this Specification to NFPA Standards as design and installation guidance of fire protection systems, invoke all of the Sections, Subsections, Exceptions and Advisory Provisions of the Standard that are applicable to the Project's requirements; they are hereby included in this Specification as if repeated in their entirety, and are referenced to convey the minimum acceptable performance and installation requirements acceptable.

1.4 BASE BID

A. The base bid shall be in accordance with the Design Drawings and Specifications.
   1. The contractor shall identify in his bid proposal the number of sprinklers, and fire hose cabinets to be provided under the base bid.

B. The fire protection contractor shall state separately in his bid, any value engineering suggested changes to the Specifications or Design Drawing arrangements of systems, which shall be proposed as add or deduct alternates to the work shown. Bid proposals that are not qualified to the contrary, shall assume the intention to install the required work as shown on the design drawings.

C. The bid proposal shall include a statement of unit prices for adding or deducting each type of sprinkler and each type of pipe proposed for the project.
   1. The costs for each type of sprinkler shall include one sprinkler, one fitting, one hanger and 14' of pipe.
   2. The costs for each type of pipe shall be included for one foot of each nominal pipe diameter, 1" through 8".
   3. The costs for each type of fitting shall be included for each nominal pipe diameter, 1" through 8".

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1.5 SPRINKLER SYSTEM PERFORMANCE REQUIREMENTS

A. Design sprinkler system piping according to the following requirements and obtain approval from authorities having jurisdiction, Owner's insurance underwriter, Architect, Engineer and Fire Marshal. Refer to Section 1.7 QUALITY ASSURANCE, paragraph I., Working Plans and Hydraulic Calculations, and Section 3.1 PREPARATION WORKING OF PLANS, for additional system performance related design requirements.

B. Design sprinkler system piping according to the following:

1. Include 10 psi cushion pressure as a margin of safety in available water flow and pressure calculations.
2. Include losses from point of connection to city water main, through water-service entrance, backflow preventer, sprinkler system piping, including all valves, fittings and devices.
3. Maximum piping velocity shall be limited to 20 fps.
4. Sprinkler Occupancy Hazard Classifications shall be as follows:
   a. Classrooms, Art Rooms, Music Rooms, Multi-Purpose Room: Light Hazard
   b. Offices, Corridors, Toilet rooms, Locker rooms, Public Areas, Cafeteria Seating Areas: Light Hazard
   c. Building Service Areas, Kitchen, Janitor's Closets, Electrical and Telephone Equipment Rooms and Closets, Mechanical Equipment Rooms: Ordinary Hazard, Gp. 1.
   d. General Storage Areas, Stage Loading Docks: Ordinary Hazard, Gp. 1.
   e. Combustible construction and Combustible concealed spaces: Light Hazard.
   f. All other occupancies and hazards not noted, shall be in accordance with NFPA.
5. Minimum Density for Automatic-Sprinkler Piping Design shall be as follows:
   a. Light Hazard Occupancy: 0.10 gpm over 1500-sq. ft. area unless otherwise indicated on drawing data schedule.
   b. Ordinary Hazard, Group 1 Occupancy: 0.15 gpm over 1500-sq. ft. area unless otherwise indicated on drawing data schedule.
   c. Ordinary Hazard, Group 2 Occupancy: 0.20 over 1,500 sq. ft. area unless otherwise indicated on drawing data schedule.
   d. Combustible construction and Combustible concealed spaces: 0.10 gpm over 1500-sq. ft. area unless otherwise indicated on drawing data schedule.
   e. Special Occupancy Hazard: As determined by authorities having jurisdiction.
   f. For light and ordinary hazard occupancies, where the requirements of NFPA 13 are met, design area reduction for quick response sprinklers may be used.

C. Components and Installation shall be capable of producing piping systems with 175-psig minimum working-pressure rating, unless otherwise indicated.

1.6 SUBMITTALS

A. The contractor shall provide Submittals according to Section 220010, with all required drawings, calculations and product data for complete review of the proposed system installation submitted at the same time. Incomplete submittals shall be returned unreviewed. When resubmittals are

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required, all changes from the original submittal shall be clearly identified with revision triangles and clouds.

B. Product Data shall be provided for the following:

1. Pipe and fitting materials and methods of joining for sprinkler piping.
2. Pipe hangers and supports.
3. Valves, including specialty valves, accessories, and devices.
4. Alarm devices. Include electrical data.
5. Air compressors. Include electrical data.
6. Fire department connections. Include type; number, size, and arrangement of inlets; caps and chains; size and direction of outlet; escutcheon and marking; and finish.
7. Sprinklers, escutcheons, and guards. Include sprinkler flow characteristics, mounting, finish, and other pertinent data.
8. Fire stopping product materials and U.L. listed installation details for penetrations of fire-rated walls and floors.
9. Fire hose station equipment including hose valves, hose adapters and hose cabinets.

C. Sprinkler and Standpipe Piping Drawings: Working plans and hydraulic calculations, shall be prepared according to NFPA #13 and NFPA #14, and submitted to the authorities having jurisdiction, Owner's insurance agent, Architect, Engineer, and State Fire Marshal for approval.

D. Field Test Reports and Certificates: Indicate and interpret test results for compliance with performance requirements and as described in NFPA #13 and NFPA #14, including the "Contractor's Material and Test Certificate for Aboveground Piping" for each system.

E. Maintenance Data: shall be submitted for each type of sprinkler component and specialty, and included in the maintenance manuals, specified in Division 1.

F. Record Drawings: Refer to Division 1 for requirements. An up to date set of working drawings shall be kept at the site to record minor change in the intended system installation, as as-built conditions. Provide the required copies of final working drawings, corrected to show all as-built conditions, to the Owner, and the Owner's insurance agent upon completion of the project.

G. System Diagram and Operating Instructions: Provide at the completion of work, a color coded, neatly drawn small scale plan, mounted in a substantial glass enclosed frame, showing the locations of all sprinkler system control valves, auxiliary low point drains and inspector's test connections. Provide a minimum of two (2) copies of the current edition of NFPA#25, "Standard for the Inspection, Testing, and Maintenance of Water Based Fire Protection Systems".

H. Guarantee: The contractor shall submit a written guarantee of all materials and workmanship for a period of one (1) year, beginning at the date of final acceptance or beneficial use to the Owner, which includes emergency repair service for sprinkler systems, within four (4) hours, on a twenty-four (24) hour, seven (7) day a week basis, upon request for repair service by the Owner.

I. The indicated sprinkler system components including zone valves, alarm and monitoring switches, are the minimum requirement based on design and project requirements. If the bidding fire protection contractor elects to furnish and install a different arrangement to achieve the same end result and fire marshal approved system, this contractor shall be responsible for any and all added costs. This shall include but not be limited to the previous items mentioned as well as the

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additional support and monitoring requirements of the project fire alarm system. There shall be no additional cost to the Owner or project.

1.7 QUALITY ASSURANCE

A. All materials, specialty products, equipment, methods of installation, and the application of materials and products in specific situations, shall be in strict accordance with the applicable requirements of NFPA #13 and NFPA #14, and have the prior approval of the authority having jurisdiction. All materials and equipment shall be U.L. labeled and/or F.M. approved, and installed in accordance with their listings.

B. Installer Qualifications: An experienced installer who has designed and installed fire-suppression systems similar to that indicated for this Project and obtained design approval and inspection approval from authorities having jurisdiction.

C. Manufacturer Qualifications: Firms whose equipment, specialties, and accessories are listed by product name and manufacturer in UL's and/or Fire Marshal's "Fire Protection Equipment Directory" and that comply with other requirements indicated.

D. Sprinkler Components: Listing/approval stamp, label, or other marking by a testing agency acceptable to authorities having jurisdiction.

E. Working Plans and Hydraulic Calculations

1. Design the specified sprinkler systems utilizing hydraulic calculations and indicate the intended installation of systems accurately on minimum 1/8"scale plans, with ¼" scale details which include the following:

   a. Building section/elevation details, with all necessary elevation data shown.

   b. Riser diagram of system water supply and backflow prevention.

   c. All pipe lengths, diameters, fittings, hangers locations and details, earthquake bracing and restraints, valves and devices with piping details.

   d. A site plan indicating project location, site elevations, north arrow, street intersections, Fire Department access lane(s), location of Fire Department connection(s), and size, material and location of public, and private fire water service mains and their appurtenances. The site plan shall be scaled or indicate dimensions and distances (of mains) and show location of water flow test(s).

   e. Hydraulically most remote design area(s) with hydraulic nodes on plans corresponding to hydraulic calculations.

2. Provide hydraulic calculations utilizing Hazen-Williams formula for determining piping friction losses, to prove the intended design, according to the requirements NFPA#13, using "C" values therein, which include the following:

   a. Each type of pipe and joining method to be used, including weight, schedule, wall thickness, exact internal diameters, wall thicknesses and corrosion resistance ratio (CRR), for pipes other than Sch. 40.

   b. The K-factor, orifice diameter, and minimum operating pressure required, for each flowing sprinkler in the hydraulically most remote area(s), according to the worst case requirements of either NFPA#13, the local Fire Dept., or the appropriate approval/U.L. listing pressure required, to deliver the required minimum water distribution. Flows shall be calculated to the nearest 1/10 gallon.

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c. Piping friction losses calculated to the nearest foot for all pipe lengths over (1) foot; all vertical lengths shall be included to show loss or gain of elevation pressures. Pressures shall be calculated to the nearest 1/100 psi.

d. Pressure losses for dry valves, deluge valves, backflow preventers etc., shall be clearly indicated as a device, and expressed as additional feet of pipe.

e. Velocity in all piping to be 20 feet per second or less. Velocity pressure may be ignored in hydraulic calculations.

f. Provide hydraulic calculations in an "easily reviewable" format, similar to the traditional NFPA#13 presentation, including the name of the hydraulic calculation program used, if applicable. The order of entry shall follow the flow of water from the most remote design sprinkler back to the riser, with flows added and subtracted at the cross main; order entry based upon only a sequential ordering of the node numbers, which could result in jumps from one pipe segment to a disjunct segment, is not "easily reviewable", and therefore is not an acceptable submittal format.

g. All notes in the hydraulic calculations corresponding to the calculated results shall be clearly identified on the plans, including the site plan.

1.8 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. Sprinkler Cabinets: Finished, wall-mounting steel cabinet and hinged cover, with space spare sprinklers plus sprinkler wrench. Include the minimum number of each type of sprinkler in the project, as required by NFPA #13.

1.9 LEAK DAMAGE

A. The fire protection contractor shall be responsible during the installation and testing of the sprinkler system(s), for damage to building, it's contents, the work of other trades etc., caused by leaks or overflow from equipment, defective valves, disconnected or unplugged pipes, fittings etc., and shall pay for the repair or replacement of work or facilities damaged by such leaks.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the work include, but are not limited to, the following:

B. Manufacturers: Subject to compliance with requirements, provide products by one of the following or approved equal (unless noted otherwise):

1. Specialty Valves and Devices:

Vicatulic Company

Tyco Fire Suppression & Building Products

Reliable Automatic Sprinkler Co., Inc.

Viking Corp.

2. Water-Flow Indicators and Supervisory Switches

Tyco Fire Suppression & Building Products

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Potter Electric Signal Co.
Reliable Automatic Sprinkler Co., Inc.
Viking Corp.

3. Sprinkler, System Sensor, Drain and Alarm Test Fittings:
   Tyco Fire Suppression & Building Products
   Fire-End and Croker Corp.
   Victaulic Company
   AFG Manufacturing
4. Sprinkler, Branch-Line Test Fittings:
   Elkhart Brass Mfg. Co., Inc.
   Fire-End and Croker Corp.
   Smith Industries, Inc.; Potter-Roemer Div.
   AFG Manufacturing
5. Sprinkler, Inspector's Test Fittings:
   Fire-End and Croker Corp.
   G/J Innovations, Inc.
   Triple R Specialty of Ajax, Inc.
   AFG Manufacturing
6. Fire Department Connections:
   Potter-Roemer
   Elkhart Brass Mfg. Co., Inc.
   Fire-End and Croker Corp.
   Tyco Fire Suppression & Building Products
   Guardian Fire Equipment, Inc.
   Reliable Automatic Sprinkler Co., Inc.
7. Sprinklers:
   Tyco Fire Suppression & Building Products
   Reliable Automatic Sprinkler Co., Inc.
   Viking Corp.
   Victaulic Company
8. Fire Dept. Hose Valves:
   Potter-Roemer
   Elkhart
   Fire-End and Croker Corp.

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Guardian Fire Equipment, Inc.

Glacomni

Fire Hose Valve Cabinets:

Potter-Roemer

Larsen

Guardian Fire Equipment, Inc.

Fire-End and Croker Corp.

9. Fire-Protection-Service Valves:

   Tyco Fire Suppression & Building Products

   Central Sprinkler Corp.

   Nibco, Inc.

   Stockham Valves & Fittings, Inc.

   Victaulic Company

10. Keyed Couplings for Steel Piping: (Grooved Fittings)

    Tyco Fire Suppression & Building Products

    Victaulic Company

    Viking Corp.

    Anvil International Grulok

    Gemlock

11. Fire Protection Backflow Prevention Valve Assemblies (including RPZ Type).

    Ames Fire & Waterworks

    Watts Regulator Company

    Apollo Valves (Conbraco)

2.2 PIPING MATERIALS

A. Refer to Part 3 "Piping Applications" Article for applications of pipe, tube, fitting, and joining materials in specific fire protection services. All piping shall be permanently marked continuously along its length by the manufacturer, properly identifying the type of pipe. All fittings shall be stamped or embossed by the manufacturer, indicating the size, pressure rating, and U.L. listing or F.M. approval.

2.3 PIPES AND TUBES

A. Standard-Weight Steel Pipe: ANSI/ASTM A 53, ASTM A 135, or ASTM A 795; Schedule 40 in NPS 6” and smaller, and Schedule 30 in NPS 8” and larger, may be joined with threads or cut-groove couplings and fittings, for pressures up to 300 psi.

B. Schedule 30 Steel Pipe: ASTM A 135 or ASTM A 795, with wall thickness less than Schedule 40 and equal to or greater than Schedule 30, or ASTM A 795 and ASME B36, 10M, Schedule 30 wrought-steel pipe, may be joined by welding or roll-groove couplings and fittings, for pressures up to 300 psi.

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2.4 PIPE AND TUBE FITTINGS

A. Cast-Iron Threaded Flanges: ASME B16.1.

B. Cast-Iron Threaded Fittings: ASME B16.4.

C. Malleable-Iron Threaded Fittings: ASME B16.3.

D. Steel, Threaded Couplings: ASTM A 865.

E. Steel Welding Fittings: ASTM A 234/A 234M, ASME B16.9, or ASME B16.11.

F. Steel, Grooved-End Fittings: UL-listed and approved, ASTM A 47, malleable iron or ASTM A 536, ductile iron; with dimensions matching steel pipe and ends factory grooved according to AWWA C606.

2.5 JOINING MATERIALS

A. Refer to Division 22 Section "Basic Mechanical Materials and Methods" for pipe-flange gasket materials and welding filler metals.

B. Steel, Keyed Couplings: UL 213 and AWWA C606, for steel-pipe dimensions. Include ASTM A 536, ductile-iron housing, rubber gaskets, and steel bolts and nuts. Include listing for dry-pipe service for couplings for dry piping.

2.6 FIRE-PROTECTION-SERVICE VALVES

A. General: UL listed and approved, with minimum 175-psig nonshock working-pressure rating. Valves for grooved-end piping may be furnished with grooved ends instead of type of ends specified.

B. Gate Valves, NPS 6" and Smaller: UL 262, cast-bronze, threaded ends; solid wedge; OS&Y; and rising stem.

C. Indicating Valves, NPS 3" and Smaller: UL 1091; butterfly or ball-type, bronze body with threaded ends; and integral indicating device.

Indicator: Visual.

Indicator: Electrical 115-V ac, prewired, two-circuit, supervisory switch.

D. (Optional Section) Gate Valves, NPS 4" and Larger: UL 262, iron body, bronze mounted, taper wedge, OS&Y, and rising stem. Include replaceable, bronze, wedge facing rings and flanged ends.

E. Swing Check Valves, NPS 2" and Smaller: UL 312 or MSS SP-80, Class 150; bronze body with bronze disc and threaded ends.

F. Swing Check Valves, NPS 2-1/2" and Larger: UL 312, cast-iron body and bolted cap, with bronze disc or cast-iron disc with bronze-disc ring and flanged ends.

G. Split-Clapper Check Valves, NPS 4" and Larger: UL 312, cast-iron body with rubber seal, bronze-alloy discs, and stainless-steel spring and hinge pin.

2.7 SPRINKLERS

A. Utilize quick-response sprinklers throughout Light and Ordinary Hazard occupancies

B. Automatic Sprinklers: shall have heat-responsive element complying with the following:

UL 199, for applications except residential.

UL 1767, for early suppression, fast-response applications.

C. Sprinkler Types and Categories: Nominal 1/2-inch standard orifice, unless otherwise indicated or required by application.

D. Sprinkler types, features, and options include the following:

Dry upright sprinklers

Dry pendent sprinklers

Horizontal Dry/Sidewall sprinklers

Pendent sprinklers (Flush, recessed and/or concealed)

Quick-response sprinklers

Sidewall sprinklers

Upright sprinklers

E. Sprinkler Finishes: Upright bronze, and "white" painted pendents and sidewalls.

F. Sprinkler Escutcheons: Materials, types, and finishes for the following sprinkler mounting applications. Escutcheons for concealed, flush, and recessed-type sprinklers are specified with sprinklers.

Ceiling Mounting: White-plated steel, two piece, flat.

Ceiling Mounting: Metal, white finish, two piece, flat.

Sidewall Mounting: White-plated steel, two piece, flat.

Sidewall Mounting: Metal, white finish, two piece, flat.

G. Sprinkler Guards: Wire-cage type, including fastening device for attaching to sprinkler.

H. Sprinkler Water Shields: Shield for protecting sprinkler, heat-sensing operating element from other sprinkler water discharge (pendent and/or upright sprinkler water shield.

2.8 SPECIALTY SPRINKLER FITTINGS

A. Specialty Fittings: UL listed and approved; made of steel, ductile iron, or other materials compatible with piping.

B. Locking-Lug Fittings: UL 213, ductile-iron body with locking-lug ends.

C. Mechanical-T Fittings: UL 213, ductile-iron housing with pressure-responsive gasket, bolts, and threaded or locking-lug outlet.

D. Mechanical-Cross Fittings: UL 213, ductile-iron housing with pressure-responsive gaskets, bolts, and threaded or locking-lug outlets.

E. Drop-Nipple Fittings: UL 1474, with threaded inlet, threaded outlet, and seals; adjustable.

F. Sprinkler, Drain and Alarm Test Fittings: UL-listed, cast- or ductile-iron body, with threaded inlet and outlet, test valve, and orifice and sight glass.

G. Sprinkler, Branch-Line Test Fittings: UL-listed, brass body; with threaded inlet and capped drain outlet and threaded outlet for sprinkler.

H. Sprinkler, Inspector's Test Fittings: UL-listed, cast- or ductile-iron housing; with threaded inlet and drain outlet and sight glass.

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PART 3 – EXECUTION

3.1 PREPARATION OF WORKING PLANS

A. The contractor shall be responsible for reviewing the Architectural and Structural Design Drawings and verifying with the General Contractor, that substitutions of noncombustible building materials with combustible building materials have not been made that alter the requirements of the sprinkler system shown on the Fire Protection Design Drawings. Report such substitutions to the Architect and Engineer for review, prior to the design of sprinkler systems. Combustible framing or construction is not allowed above ceilings, below floors or in concealed spaces, unless specifically protected by sprinklers.

B. The final arrangement, positions and connections of pipes, drains, valves, sprinklers etc., shall be established by the fire protection contractor's design, and shall be configured to drain fully, avoiding trapped piping sections and excessive auxiliary drains. Sprinkler systems shall be installed concealed above architectural suspended ceilings where ceilings are provided, unless indicated otherwise.

C. Design the specified fire protection systems from the fire service entry riser, in accordance with the mandatory requirements and all advisory provisions of NFPA#13, the requirements of the authority having jurisdiction and the Owner's insurance agent, utilizing hydraulic calculations, with uniform water distribution over each most remote design area and/or specified demand.

D. Establish each sprinkler position, giving full consideration to the vertical and horizontal obstructions to sprinkler spray pattern development that may be presented by building construction, ductwork, mechanical and electrical equipment, piping, soffits and ceilings constructed with different adjacent elevations, suspended and surface mounted lighting fixtures etc.; coordinate the position and location of sprinklers, piping and system components, referencing the detailed working drawings of all other trades, to avoid installation conflicts.

E. Contractor shall be responsible for planning and providing the required penetrations of fire rated walls, floors and smoke partitions, in such a manner that U.L. listed details that restore their fire rating integrity and that have prior approval of the Delaware State Fire Marshal's Office where they are utilized.

F. Where practical, uniformly space sprinklers on branchlines; sprinklers shall be spaced in architectural patterns consistent with symmetrical positions of lights, air diffusers, speakers, and other ceiling elements, where sprinklers are shown on architectural reflected ceiling grid plans.

1. Pendent sprinklers in architectural ceilings shall be centered in square ceiling tiles in both directions, and centered in the short dimension of rectangular tiles, with sprinkler positions acceptable at quarter points of the long dimension, +/- 12".

2. Provide sprinkler spacing and locations per NFPA#13 requirements, in areas without suspended ceilings.

G. Wet sprinkler systems may be "tree", "loop" or "grid" type systems, as may be hydraulically advantageous, unless a specific piping arrangement is indicated on the design drawings. System piping arrangement shall be configured above the top of recessed lighting fixtures, within suspended ceilings.

H. Where sprinkler piping within concealed spaces provides protection for occupancies below, sprinklers for protection of concealed spaces may be attached to the same piping system. Hydraulically calculate each set of sprinklers separately and provide pipe sizes for the hydraulically more demanding group.

I. Sprinklers for the protection of attic spaces may be conventional upright or pendent types, or a combination of these types of sprinklers. The position of sprinklers in attics framed of combustible construction, shall establish sprinkler protection into the eaves overhanging the outside of the building.

J. Provide sprinkler protection in combustible framed, horizontal and vertical soffits and wall cavities, with outside finished dimensions greater than 14." Where combustible concealed construction and spaces are permitted to be unsprinklered, meeting one or more of the exceptions of NFPA#13, Section 8.15.1.1, the design area of application shall be increased to a minimum of 3,000 sq.ft., without revising the hydraulic density, per NFPA#13, Section 11.2.3.1.5 and 11.2.3.2.

K. The indicated sprinkler system components including zone valves, alarm and monitoring switches, are the minimum requirement based on design and project requirements. If the bidding fire protection contractor elects to furnish and install a different arrangement to achieve the same end result and fire marshal approved system, this contractor shall be responsible for any and all added costs. This shall include but not be limited to the previous items mentioned as well as the additional support and monitoring requirements of the project fire alarm system. There shall be no additional cost to the Owner or project.

3.2 PIPING APPLICATIONS

A. Flanges, unions, transitions and special fittings shall have pressure ratings the same as or higher than system's static pressure rating for use in aboveground applications, unless otherwise indicated.

3.3 VALVE APPLICATIONS

A. Drawings indicate valve types to be used. Where specific valve types are not indicated, the following requirements apply:

1. Fire-Protection-Service Valves: UL listed and approved for applications where required by NFPA#13.

   Shutoff Duty: Use gate and/or butterfly valves.

2. General-Duty Valves: For applications where UL-listed and approved valves are not required by NFPA #13.

   Shutoff Duty: Use gate, ball, or butterfly valves.

3.4 JOINT CONSTRUCTION

A. Refer to Division 22 Section "Basic Mechanical Materials and Methods" for basic piping joint construction. Apply joint compound or tape to male threads only.

B. Steel-Piping, Grooved Joints: Use Schedule 40 steel pipe with cut or roll-grooved ends and Schedule 30 with only roll-grooved ends; steel, grooved-end fittings; and steel, keyed couplings. Assemble joints with couplings, gaskets, lubricant, and bolts according to coupling manufacturer's written instructions. Use gaskets listed for dry-pipe service for dry piping.

C. Locking-Lug-Fitting, Twist-Locked Joints: Follow fitting manufacturer's written instructions.

D. Dissimilar-Piping-Material Joints: Construct joints using adapters or couplings compatible with both piping materials. Use dielectric fittings if both piping materials are metal. Refer to Division 22 Section "Basic Mechanical Materials and Methods" for dielectric fittings.

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3.5 WATER-SUPPLY CONNECTION

A. Connect sprinkler piping to the 12" stubbed-up flanged outlet connection provided by the Plumbing Contractor.

B. Install shutoff valve, backflow preventer, riser check valve assembly, pressure gage, drain, and other accessories indicated at connection. The backflow preventer shall be UL listed for fire protection service. Backflow preventer for this project shall be AMES 3000 "Silver Bullet."

3.6 PIPING INSTALLATION

A. Refer to Division 22 Section "Basic Mechanical Materials and Methods" for basic piping installation.

B. Locations and Arrangements: Drawing plans, schematics, and diagrams indicate general location and arrangement of piping. Install piping as indicated, as far as practical.

1. Deviations from approved working plans for piping installation require written approval from authorities having jurisdiction. File copy of written approval with Architect before deviating from approved working plans.

C. Use only approved fittings to make changes in direction, branch takeoffs from mains, and reductions in pipe sizes. Bushings shall not be used.

D. Install flanges or flange adapters on valves, apparatus, and equipment having NPS 2-1/2 and larger connections. Not required on grooved connections.

E. Install "Inspector's Test Connections" for each sprinkler system, sized and located according to NFPA #13 requirements. Install main drain test connection at location that will permit full flow discharge for a time sufficient to allow for proper testing of water supplies, without flooding or water damage.

F. Install sprinkler piping to avoid excessive auxiliary drains. Provide auxiliary drains as required for complete drainage of trapped piping sections.

G. Install sprinkler zone control valves, test assemblies, and drain risers adjacent to sprinkler risers when sprinkler branch piping is connected to sprinkler risers.

H. Install ball drip valves to drain piping between fire department connections and check valves. Drain ball drips to floor drain or outside building.

I. Install alarm devices in piping systems.

J. Hangers and Supports: Comply with NFPA #13 for hanger materials and installation. Hangers, hanger rods and attachments must be capable of supporting five (5) times the weight of the water-filled pipe, plus 250 pounds minimum, at each point of hanging. Piping shall be supported from building structure only, and shall not be hung from ductwork, conduit runs or other piping. Install piping straight and true, parallel with building walls, without dips or sags. Piping shall bear evenly on all pipe hangers. Provide complete details of earthquake bracing and flexible couplings consistent with the requirements of the seismic zone of the project location.

K. All new piping shall be supported in accordance with the recognized and adopted fire and building codes, and their amendments for the township and/or authority having jurisdiction. All new piping hangers and supports furnished and installed shall meet the seismic requirements of the recognized and adopted fire and building codes for the township and/or authority having jurisdiction.

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L. Where earthquake loads are applicable in accordance with the locally adopted building code, pipe hangers and supports shall be designed and installed for the seismic forces in accordance with the locally adopted building code and NFPA 13.

K. All hangers, anchors, support and guides for piping and equipment shall be securely fastened to the building structure and/or floors with concrete decking with the following exception: Hangers, anchors, support and guides shall not be fastened to or through metal roof decking (i.e. bare metal decking or metal deck supporting a roofing system).

L. Install piping with grooved joints according to manufacturer's written instructions. Construct rigid piping joints, unless otherwise indicated.

M. Install pressure gages on system risers and at each sprinkler test connection. Include pressure gages with connection not less than NPS 1/4 and with soft metal seated globe valve, arranged for draining pipe between gage and valve. Install gages to permit removal, and install where they will not be subject to freezing.

N. Horizontal runs of fire sprinkler pipe shall be run as high as possible, unless noted otherwise.

3.7 SPECIALTY SPRINKLER FITTING INSTALLATION

A. Install specialty sprinkler fittings according to manufacturer's written instructions.

3.8 VALVE INSTALLATION

A. Refer to Division 22 Section "Valves" for installing general-duty valves. Install fire-protection specialty valves, trim, fittings, controls, and specialties according to NFPA #13, manufacturer's written instructions, and authorities having jurisdiction.

B. Gate/Butterfly/Valves: Install fire-protection-service valves supervised-open, unless noted otherwise, located to sectionalize system and control sources of water supply, except from fire department connections. All sectional control valves shall be installed in accessible locations.

1. Provide drains at all sectional control valves. Pipe drains to an acceptable location, capable of accepting full flow discharge without flooding or damage. Provide permanent identification signs indicating portion of system controlled by each valve, according to NFPA#13 requirements.

C. Install check valve in each water-supply connection. Install UL listed fire protection backflow preventers instead of check valves in potable-water supply sources.

D. Riser Check Valves: Install valves in vertical position unless noted otherwise, for proper direction of flow.

3.9 SPRINKLER APPLICATIONS

A. General: Only new sprinklers shall be installed, according to their listing requirements. Ornamental finishes shall be factory applied only. Position sprinkler deflectors at the same elevation, parallel with ceiling plane.

B. Use sprinklers according to the following applications:

1. Rooms without Ceilings: Upright sprinklers.
2. Rooms with Suspended Ceilings: Pendent, sprinklers.
3. Wall Mounting: Sidewall sprinklers.
4. Spaces Subject to Freezing: Upright; pendent, dry-type; and sidewall, dry-type sprinklers.
5. Special Applications: Use quick-response sprinklers where indicated.

6. Sprinkler Finishes: Use sprinklers with the following finishes:
   a. Upright, Pendent, and Sidewall Sprinklers: White-plated in finished spaces exposed to view; rough bronze in unfinished spaces not exposed to view; wax coated where exposed to acids, chemicals, or other corrosive fumes.

3.10 SPRINKLER INSTALLATION

A. Install sprinklers in patterns indicated. Install sprinklers in suspended ceilings in center of acoustical panels and tiles.
   1. Install sprinklers in suspended ceilings in center of narrow dimension of acoustical panels, and quarter points of the long dimension.

B. Do not install pendent or sidewall, wet-type sprinklers in areas subject to freezing. Use dry-type sprinklers with water supply from heated space,

C. Install approved sprinkler guards at all sprinklers installed below 7'-6", or where mechanical damage is possible.

D. Install sprinklers in accordance with manufacturer's requirements.

3.11 CONNECTIONS

A. Install ball drip valves at each check valve for fire department connection, Route drain pipe to floor drain or outside building.

B. Connect piping to specialty valves, specialties, fire department connections, and accessories.

C. Connect alarm devices to sprinkler systems.

3.12 LABELING AND IDENTIFICATION

A. Install labeling and pipe markers on equipment and piping according to requirements in NFPA #13, Division 22 Section "Basic Mechanical Materials and Methods", and the Delaware State Fire Prevention Regulations.

3.13 FIELD QUALITY CONTROL

A. Provide a flanged spool section of pipe and a temporary conical type strainer on the incoming fire protection water service, before the building fire protection and sprinkler system equipment (backflow preventer, fire pump, etc.), for the fire protection system during installation. Prior to the final commissioning, remove the strainer and reinstall flanged spool section.

B. Flush, test, and inspect sprinkler piping according to NFPA #13, "System Acceptance" Chapter.

C. Replace piping system components that do not pass test procedures and retest to demonstrate compliance. Repeat procedure until satisfactory results are obtained.

D. Report test results promptly and in writing to Architect and authorities having jurisdiction.

3.14 CLEANING

A. Clean dirt and debris from sprinklers, remove protective covers used during painting.

B. Remove and replace sprinklers having paint other than factory finish.

3.15 PROTECTION

A. Protect sprinklers from damage until Substantial Completion.

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3.16 COMMISSIONING

A. Verify that specialty valves, trim, fittings, controls, and accessories are installed and operate correctly.

B. Verify that specified tests of piping are complete.

C. Verify that damaged sprinklers and sprinklers with paint or coating not specified are replaced with new, correct type.

D. Verify that sprinklers are correct types, have correct finishes and temperature ratings, and have guards as required for each application.

E. Verify that fire department connections have threads compatible with local fire department equipment.

F. Fill wet-pipe sprinkler piping with water.

G. Adjust operating controls and pressure settings.

H. Coordinate with fire alarm tests. Operate alarm devices with water, as required to demonstrate proper function.

I. Provide a flow test for record on the site fire hydrants nearest the building regardless of the previous date. Data to be included below.

J. Provide an 8-1/2" x 11" drawing in "pdf" format for the Owner, Local Fire Department and the Fire Marshal's Office. Data required on drawing shall indicate the following:

1. Name, address and location of the building.
2. The location of all fire suppression system control valves.
3. The location of all fire department connections for all fire suppression systems.
4. The location of the fire alarm control panel and annunciation panel.
5. The location of all site fire hydrants.
6. Main entrance and exits.
7. Name, and telephone numbers of responsible personnel for responding during emergencies.

3.17 SYSTEMS ACCEPTANCE AND TESTING

A. Notify the Authority Having Jurisdiction, the Owner's representative, and Architect and Engineer of time and date of scheduled testing. Provide minimum of 5 day prior notice of testing to allow for witnessing.

B. Perform all required system testing and acceptance requirements on the new (and modified) system installations in accordance with NFPA 13, 14, & 25, the Delaware State Fire Prevention Regulations, the Authorities Having Jurisdiction (AHJ) requirements and all other local codes and ordinances. At a minimum provide the following:

1. Perform all acceptance requirements per the codes; pipe flushing, inspections, etc.
2. Perform all operational and functional tests of systems and equipment required by the codes and equipment manufacturers.
3. Perform hydronstatic pressure test on new (and modified) above ground systems piping in accordance with NFPA 13. New system shall be tested to 50 psi over normal system working pressure (minimum 200 psi) for 2 hours without leaks.

C. Provide all required reports, records and documentation, to the owner, engineer and authority having jurisdiction prior to or at the completion of the project. At a minimum provide the following:

1. Completed and signed "Contractor's Material and Test Certificate for Aboveground Piping' for each system.

D. Prior to placing systems in final service, provide a final inspection of new and/or modified systems to ensure item such as protective caps & strapes have been removed or put in place, escutcheons have been install, penetrations seals have been provided, ceiling tiles have been replaced, etc.

3.18 DEMONSTRATION

A. Demonstrate equipment, specialties, and accessories. Review operating and maintenance information.

B. Schedule demonstration with Owner with at least seven days' advance notice.

END OF SECTION

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SECTION 22 00 00

GENERAL PROVISIONS - PLUMBING/FIRE PROTECTION

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions, if any) and all other applicable Divisions, apply to work of this Section.

B. The contractor shall inform themselves of the specifications and drawings constituting the entirety of the project and shall adhere to all requirements affecting its work. In the event of a conflict between these conditions and other contract documents, the more restrictive standards shall govern.

C. All fire protection suppression systems shall be part of and included in all of the following 220000 thru 220191 Sections.

D. Refer to Section 07841 for Through-Penetration Firestop Systems.

E. Refer to Section 08311 for Access Doors and Frames

1.2 WORK INCLUDED

A. Provide labor, materials, equipment and supervision necessary to install complete operating Plumbing and Fire Protection Systems as indicated the drawings and specified herein, including all work at the site and within the proposed construction areas to accomplish the required work.

1.3 REGULATIONS, CODES AND STANDARDS

A. Work shall be performed in accordance with latest adopted codes, regulations and ordinances by authorities having jurisdiction. Observe all safety regulations.

B. Latest editions of any referenced standards shall govern.

C. Obtain all municipal and/or the Authorities Having Jurisdiction permits and inspection certificates and pay all charges.

D. Make or arrange for any/or all inspection agency reviews or visits and pay all charges. This includes communication with each respective agency and/or utility to verify the project system work, coordination responsibilities, fees, back charges, etc., required.

E. All fees and back charges shall be verified during the bidding phase of the work. Any discrepancy of this item between any utility, inspection agency and the Contractor shall be brought to the attention of the A/E prior to bid opening.

F. Submission of a bid will be deemed evidence of having complied with these requirements.

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1.4 RELATED WORK

A. Refer to equipment shown or specified in all other applicable Divisions that require Plumbing and Fire Protection services.

B. Refer to work related to Plumbing and Fire Protection as shown on the following contract drawings:

Architectural & Structural

Mechanical

Electrical

1.5 COORDINATION

A. The Mechanical, Plumbing and Electrical Contractors are responsible to coordinate all manufacturer's recommended circuit breakers, starters, disconnects and fuse sizes for all equipment. Submission of a shop drawing will certify that this has been completed. Any necessary changes required will be included as part of this contract.

B. Plumbing and Sprinkler Contractors shall coordinate scheduling, submittals and work of the various sections of the Project Manual to ensure efficient and orderly sequence of installation of independent work elements, with provisions to accommodate items that may be installed at a later time.

C. Plumbing and Sprinkler Contractors shall verify utility requirements and all characteristics of operating equipment are compatible with the building utilities. Coordinate the work of all sections related and required for installing, connection and placing in service of all equipment.

D. Plumbing and Sprinkler Contractors shall coordinate all space requirements, supports and installation of all mechanical, electrical, plumbing and fire protection work, which are indicated diagrammatically on the Drawings. Verify routing of all pipes, ducts, conduits and equipment connections. Maximize accessibility for other work, and service requirements for maintenance and repairs.

E. Obtain written confirmation from all related trade Contractors and the Owner or his representative that requirements, conflicts and coordination issues have been discussed and resolved.

1.6 SUBMITTALS

A. Shop Drawings & Product Data:

1. Shop drawings and product data shall be submitted in accordance with Division 1 specifications except where herein modified.

NOTE: Submittals will only be reviewed once and resubmittals will be reviewed once. Any other submittals will be billed to the Contractor at the Engineer's standard rates.

2. Listed are the required shop drawings and reports required for this project. The Engineer/Owner shall reserve the right to require additional submissions not listed below:

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- All fixtures, equipment and associated devices so listed on the Fixture Schedule on the Drawings.
- Sewage Pumps.
- Insulation
- All specified piping systems.
- All specified valves.
- Medical Gas Systems, certifier and report.
- Gauges and thermometers
- Recirculating pump.
- Hanger and supports including Sumner system.
- Piping labels and identification.
- Sprinkler System and all related data, devices, switches and trimmings.
- Sump pumps.
- Testing reports.
- Sterilization report.
- Operating/Maintenance manuals.
- As-Built Drawings.

3. Submittals comprising complete catalog cuts, shop drawings and performance test data for Plumbing and Fire Protection materials and equipment as required by other sections of Divisions 21 and 22, shall be submitted for review checking. The Contractor shall review these for conformance to contract documents prior to submission and affix contractor's signature to each submittal certifying that this review has been done. By approving and submitting shop drawings, product data, samples and similar materials, the Contractor represents that the Contractor has determined and verified materials, field measurements and field construction data that relates to the work, and has checked and coordinated this information with all of the requirements contained in the contract documents for the work of all trades.

   a. The Contractor an equipment manufacturer shall clearly identify in all submittals and shop drawings any and all applications standards which require additional work to accommodate this equipment and provide a complete and operational system as described in the contract documents.

   b. The Contractor shall be completely responsible for any and all additional costs associated with the changes required by this and all other trades.

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c. The indicated sprinkler system components including zone valves, alarm and monitoring switches are the minimum requirement based on design and project requirements. If the bidding fire protection contractor elects to furnish and install a different arrangement to achieve the same end result and fire marshal approved system, this contractor shall be responsible for any and all added costs. This shall include but not be limited to the previous items mentioned as well as the additional support and monitoring requirements of the project fire alarm system. There shall be no additional cost to the owner or project.

4. All submittals shall have the following identification data, as applicable, contained therein or permanently adhered thereto.

   a. Project name.

   b. Project number.

   c. Sub-contractor's, vendor's and/or manufacturer's name and address.

   d. Product identification.

   e. Identification of deviation from contract documents.

   f. Applicable contract drawings and specification section number.

   g. Shop drawing title, drawing number, revision number, and date of drawing and revision.

   h. Resubmit revised or additional submittals as requested.

   i. Wherever shop drawings or vendor's standard data sheets indicate work to be done "by others", it shall be the responsibility of the contractor making the submission to identify by name, the contractor who is to do this work. If the contractor named is other than the contractor making the submission, the shop drawing submission must be reviewed by the named contractor and bear his mark of approval, prior to submission to the Architect/Engineer.

   j. Where equipment proposed differs from that shown on the drawings or specified, he shall submit for approval drawings showing the manner in which the layout is affected by the substitution.

   k. The Contractor shall keep a copy of approved shop drawings at the job site.

   l. No equipment shall be ordered, fabricated, etc., before approval of shop drawings.

B. Contractor is responsible for the shop drawing coordination and interface with the work of other contracts and adjacent work. The relationship of Contractor’s work shall be verified as it relates to adjacent and critical features of the work of this and all contracts and materials.

1.7 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in all other applicable Divisions, include Division 1 General Requirements. In addition, refer to specifications for special guarantees.

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B. Wherever in the specification sections of this division, reference is made to a specific warranty period, this warranty shall be in addition to and not a limitation of other rights the Owner may have against the Contractor under the contract documents.

1.8 SITE INSPECTION

A. The Contractor shall visit the site, inspect, and become aware of all conditions which may affect the work during the estimation phase of his work and prior to bid openings. Investigate utilities, protection requirements for adjacent facilities, storage locations, and access to the construction area.

B. Submission of a bid will be deemed evidence of having complied with this requirement.

1.9 SUBSTITUTIONS

A. Whenever a material, article, piece of equipment or system is identified in the following specification or indicated on the drawings by reference to manufacturers' or vendors' names, trade names, catalog numbers or the like, it is so identified for the purpose of establishing the basis of the Bid.

B. Substitution approval must be obtained and included as an addendum item prior to the submission of the bid. An approved substitution shall not be considered as an approval for the Contractor or an equipment vender to deviate from the written portion of the specifications unless so stated in the addendum.

C. The drawings illustrate the space allocated for equipment and the Contractor shall install the equipment accordingly. If changes are required in the building or arrangement due to substitution of equipment, the Contractor making the substitution must pay for the necessary modifications.

D. The listed equivalent or substituted manufacturers along with the bidding related contractor shall be completely responsible to comply with all requirements as indicated on all contract documents and as described within the specifications. This shall include, but shall not be limited to space requirements, code clearances, the type, horsepower, capacities, number and size of services required from other trades, including all required ancillary items furnished and installed by other trades. If the manufacturer or related bidding contractor does not comply with these requirements, then they shall be responsible for any and all additional costs associated with the changes required by other trades.

1.10 LUBRICATION

A. Furnish, install and maintain all required lubrication of any equipment operated prior to acceptance by the Owner. Lubrication shall be as recommended by the equipment manufacturer.

B. Provide one year's supply of lubricants to Owner at date of acceptance.

C. Verify that required lubrication has taken place prior to any equipment start-up.

1.11 EQUIPMENT START-UP

A. Verify proper installation by manufacturer or his representative.

B. Advise General Contractor 2 days prior to actual start-up.

C. Verify proper operation. Obtain signed statement by manufacturer or his representative that equipment is operating within warranty requirements. Submit statement to General Contractor.

1.12 OPERATION & MAINTENANCE INSTRUCTIONS

A. Properly and fully instruct Owner's personnel in the operation and maintenance of all systems and equipment.

B. Ensure that the Owner's personnel are familiar with all operations to carry on required activities.

C. Such instruction shall be for each item of equipment and each system as a whole.

D. Provide report that instruction has taken place. Include in the report the equipment and/or systems instructed, date, contractor, Owner's personnel, vendor, and that a complete operating and maintenance manual has been reviewed.

E. Manual shall include all instructions on operation, maintenance, repair parts list, lubrication requirements, brochures, catalogue cuts, wiring diagrams, piping diagrams, control sequences, service requirements, names and addresses of vendors, suppliers and emergency contacts. Two manuals shall be provided, one hard bound copy and one electronic copy.

F. Submit manuals for review prior to operating instruction period. Hard copy shall be 8-1/2 x 11" with hard cover, suitably bound. Electronic shall be pdf for mat with drawings, also as autocad format.

G. Provide to the Owner any special tools necessary for operation and routine maintenance of any of the equipment.

1.13 TOOLS

A. All equipment furnished by the Contractor which requires special tools or devices other than those normally available to the maintenance or operating staff shall be furnished in duplicate to the Owner, sufficiently marked, packed or boxed for staff usage. The tools provided shall be listed by the Contractor identified as to their use or the equipment applicable in a written transmittal to the Owner.

1.14 CLEANING AND FINISHING

A. After equipment start-up and all operating tests have been made and the system pronounced satisfactory, each respective Contractor shall go over the entire project, clean all equipment, etc., installed by him and leave in a clean and working condition. Any surfaces found marred after this final cleaning shall be refinished or replaced by each Contractor at no cost to the Owner.

B. Provide for the safety and good condition of all materials and equipment until final acceptance by the Owner. Protect all materials and equipment from damage. Provide adequate and proper storage facilities during the progress of the work. Special care shall be taken to provide protection for bearings, open connections, pipe coils, pumps, compressors and similar equipment.

C. All NEW fixtures, piping, finished surfaces and equipment installed shall have all grease, adhesive labels and foreign materials removed.

D. All new piping installed shall be drained and flushed to remove grease and foreign matter. Pressure regulating assemblies, traps, flush valves and similar items shall be thoroughly cleaned. Remove and

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thoroughly clean and reinstall all liquid strainer screens after the system has been in operation ten (10) days.

E. Gas piping shall be blown out with clean compressed air or inert gas.

F. When connections are made to existing systems, the Contractor shall do all cleaning and purging of the existing systems required to restore them to the condition existing prior to the start of work.

G. Clean-up: Remove from the premises, all unused material and debris resulting from the performance of work under this section.

PART 2 – PRODUCTS

2.1 GENERAL

A. All material and equipment shall be new and of present day manufacture, and shall conform to accepted standards of the trade where such a standard has been established for the particular type of equipment or material.

B. Whenever equipment or material is referred to in the singular, such as "the plumbing fixture", it shall be deemed to apply to as many such items as necessary to complete the work.

2.2 PRODUCT DELIVERY, STORAGE AND HANDLING

A. During loading, transporting and unloading exercise care to prevent damage to material.

B. Store all materials in dry enclosures or under protective coverings out of way of work progress.

C. Material shall not be allowed to be stored directly on ground.

D. Deliver in manufacturer's original cartons or on skids.

E. Handle and protect so as to prevent damage to product or any surrounding material.

2.3 CONCRETE

A. Concrete if used on this project, shall be in accordance with Section 033000.

B. The 28-day minimum compressive strength shall be 3000 psi.

PART 3 – EXECUTION

3.1 PROTECTION

A. Plug or cap open ends of piping systems.

B. Stored materials shall be covered to prevent damage by inclement weather, sun, dust or moisture.

C. Protect all installed work until accepted in place by the Owner.

D. Plates, polished metal escutcheons and other finished devices shall not be installed until masonry, tile, and painting operations are complete unless otherwise protected.

E. Protect all work from operations which may cause damage such as hauling, welding, soldering, painting, insulating and covering.

F. Do not remove protective material until equipment is placed in service.

3.2 WORKMANSHIP

A. Install all work neat, trim and plumb with building lines.

B. Install work in spaces allocated.

C. Cutting and patching shall be performed by skilled tradesmen normally employed for the work involved.

D. Horizontal runs of plumbing and fire sprinkler/standpipe pipe shall be run as high as possible, unless noted otherwise.

E. Trenching, excavation, and backfill for installation of underground plumbing piping shall be in accordance with the current plumbing code, and all local codes and ordinances. Trenching, excavation, and backfill for the installation of underground fire protection piping shall be in accordance with the current plumbing code, all local codes, and ordinances, and the NFPA 24 Standards "Standard for the Installation of Private Fire Service Mains and Their Appurtenances."

3.3 EXCAVATION

A. The excavation shall be of the open-trench method and to the depths and widths as may be necessary. The Contractor shall do all excavation required in connection with his work. Bottoms of trenches shall be excavated to a uniform grade. All materials excavated shall be deposited on the side of the trenches and beyond the reach of the slides. Excavated material shall not be piled where it will interfere with traffic. If rock is encountered, it shall be removed by the General Contractor. See provisions in Division 2.

B. No piping shall be bedded directly on rock. They shall be cushioned by a 6-inch layer of crushed stone or gravel of selected grade, of size to pass through 3/4" mesh sieve. Not less than 30% shall be fine which will pass through a 3/8" mesh sieve.

3.4 SHORING AND PUMPING

A. The Contractor shall provide all shoring, bracing or sheet piling necessary to maintain the banks of his excavation and shall take out same as the work progresses and filling in has been accomplished. Shoring shall be in accordance with OSHA Standards.

B. The arrangement of shoring must be such as to prevent any movement of the trench banks and consequent strains on the conduits. Shoring shall be provided to prevent damage to work installed by other trades.

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C. The Contractor shall do all pumping required to keep his excavations free of water. The water shall be conveyed in piping or watertight troughs a sufficient distance that it will flow from the site and not affect other work being performed.

3.5 BACKFILLING

A. After work in trenches has been completed, they shall be filled with select fill in 8" layers and shall be pneumatically tamped before the next layer of material has been filled in. The backfill shall be free of excavated rock, cinders, stones, brickbats or other debris.

B. Wherever rock is removed, the Contractor shall secure and fill select clean earth to a minimum depth of 3'-0" above the top of the pipe. Unless otherwise indicated, no rock shall be deposited in the trench fill. This clean earth fill shall be procured other than from the site unless permission for earth borrow from the site is granted by the Architect. If site borrow is permitted, the topsoil removal, relocation and finished grading will be accomplished as directed by the Architect.

C. Under no circumstances shall excavated material be left where it will interfere with the Owner's or other Contractor's operations.

D. All earth and other materials taken from the trenches and not required for backfilling shall be deposited where directed, or removed from the premises as directed by the Architect.

E. Any rock removed from the excavation shall be removed from the project site by the Contractor.

F. Trenches which pass under wall footings or within 18" of column footings shall be backfilled with lean concrete. To secure adequate foundation support, the method and depositing of the concrete fill shall be as directed by the Architect. To prevent the concrete from adhering to the pipes, necessary pipe protection shall be applied.

3.6 EQUIPMENT SETTING

A. Furnish and install as a minimum, a 4-inch concrete pad beneath all floor-mounted equipment. Install anchor bolts in pour.

B. Furnish and install as a minimum, spring vibration isolation under any equipment 10 HP and over and rubber in shear vibration isolation on any equipment up to 10 HP.

C. Concrete shall be 3,000 psi, 28-day compressive strength in accordance with ACI-613. Reinforce with No. 4 rod 12" on centers both ways or as otherwise detailed.

3.7 FASTENERS, HANGERS AND SUPPORTS

A. Furnish and install all hangers and supports required to suspend, mount, or hang the work.

B. Furnish and install all miscellaneous steel angles, channels, beams, clips, brackets and anchors necessary to hang or support the work. Provide submissions for review.

C. Install concrete inserts before concrete is poured.

D. Drilled inserts shall not be loaded more than 1/4 rated capacity or 200 pounds.

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E. Power-driven fasteners shall not be allowed for piping larger than 2 inch, or equipment. When used they shall not be loaded more than 1/8 rated capacity or 200 pounds.

F. All hangers, miscellaneous steel, braces and supports shall be galvanized, cadmium plated, or primed steel. Copper tubing shall be supported with copper hangers. No direct contact of dissimilar metals between the piping system and its hanger support shall be permitted.

G. Piping shall be supported from adjustable clevis type hangers with insulation pipe saddles. Where hangers are 18" or longer, provide lateral bracing at every fourth hanger. See IPC Pipe Support Table below:

PIPE SUPPORT SPACING

Material	Horizontal Max. Feet	Vertical Max. Feet
ABS Pipe	4	10
Aluminum	10	15
Brass	10	10
Brass Tube up to 1-1/4"	6	10
Brass Tube over 1-1/2"	10	10
Cast Iron	5	15
Copper up to 1-1/4"	6	10
Copper over 1-1/4"	10	10
CPVC Up to 1"	3	10
CPVC Over 1"	4	10
Lead Pipe	Continuous	4
PB Pipe/Tubing	2.6 ft. (32")	10
PVC Pipe	4	10
PEX	2.6 ft. (32")	10
Steel Tubing	8	10
Steel Pipe	12	15

H. Support vertical piping at floor levels using approved riser clamps. Clamp material shall be compatible with pipe material. Maximum vertical spacing shall be10'-0".

I. All new piping shall be supported in accordance with the recognized and adopted plumbing, fire and building codes, and their amendments for the township and/or authority having jurisdiction. All new piping hangers and supports furnished and installed shall meet the seismic requirements of the recognized and adopted plumbing, fire, and building codes for the township and/or authority having jurisdiction.

J. Where earthquake loads are applicable in accordance with the locally adopted building code, plumbing, and sprinkler & standpipe hangers and supports shall be designed and installed for the seismic forces in accordance with the locally adopted building code and NFPA 13 for sprinkler and standpipe piping.

3.8 SLEEVES

A. Provide each pipe passing through a masonry or concrete wall, floor or partition with a sleeve made from standard weight steel pipe for pipe with smooth edges, securely and neatly cemented in place. Provide each pipe passing through a frame or metal partition with a sleeve made from No. 22 gauge

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galvanized sheet metal, securely fastened in place.

B. Pipe passing through foundation wall or under foundation shall be provided with relieving arch or steel pipe per IPC Section 305.3.

C. Be responsible for the proper location and alignment of all sleeves.

D. Provide hydrostatic seals for sleeves passing through outside walls, below grade, or through hydrostatically sealed slabs or floors on grade. Provide fire-rated seals for all other sleeves.

E. Install both piping and sleeve seals so as to maintain integrity of seals with expansion and contraction of piping.

F. Set floor sleeves flush with floor surface in finished areas, 1" above the finished floor in kitchens, cafeterias, and similar service areas unless such areas are slab-on-grade; 1" above the floor in mechanical rooms, pipe chases, pipe spaces and other unfinished areas, unless otherwise indicated, and flush with the underside of slabs. Extend wall and partition sleeves through and cut flush with each surface unless otherwise indicated or specified.

G. Select sleeves two pipe sizes larger than any pipe that is to remain uncovered, unless otherwise required by the sealing method specified. Where pipes are to be covered, provide sleeves large enough to allow the covering to pass through the sleeves with sufficient clearance for sealing as specified hereinafter. Size sleeves for branch piping from vertical risers large enough to permit vertical expansion at the riser.

H. Place sleeves imbedded in concrete floors or walls in the forms before concrete is poured; sleeves shall have integral waterstop flanges, where they are to receive either watertight or hydrostatic seals.

I. Install sleeves passing through above-grade floors of mechanical rooms, toilet rooms, kitchens or similar service areas where liquid leaks or spillover may occur in a watertight manner. Sleeves shall be such that waterproofing membrane can be flashed around and into the sleeve where necessary.

J. Seal sleeves for pipes passing through ceiling air plenum walls or the floor above air tight in a manner similar to that specified for fire-rated sleeves.

K. Hydrostatic Sealing Method: Provide compressible synthetic rubber seals, equivalent to LINK SEAL, manufactured by the Thunderline Corporation, or THRUWALL, manufactured by O.Z. Gedney. Install seals in accordance with the manufacturer's recommendations to provide air tightness aboveground and hydrostatic sealing belowgrade. Caulking or other type mastic is not acceptable.

L. Fire-Rated Sealing Method:

1. Fire stopping of all thru-penetrations of fire and/or smoke rated assemblies (partitions, floors, ceilings, etc.) shall be the responsibility of each installer or building trade (Mechanical, Plumbing, Electrical, Communications, Data, etc.) making the thru-penetrations, unless otherwise indicated on the Architectural series drawings (A-series). It is the responsibility of the Contractor making the thru-penetrations to verify and coordinate fire stopping with fire rating, assembly type and field conditions.

2. Sleeves, openings and sealants shall comply with applicable codes, recommended practices and standards, and manufacturer's instructions. Fire sealants shall have ability to prevent spread of flame, smoke or water throughout the penetration and shall pass 3 hour test, UL test ASTM E814 and UL 1479.

3. Products: Refer to Division 7 of the specifications for Fire Stopping Requirements.

3.9 PLATES

A. Furnish and install chrome plated plates wherever piping passes into finished area.

B. Plates shall be securely fastened to piping or building construction.

C. Floor plates shall cover 1-inch sleeve extension.

3.10 OFFSETS, TRANSITIONS, MODIFICATIONS

A. Furnish and install all offsets necessary to install the work and to provide clearance for other trades.

B. Maintain adequate headroom and clearance.

C. Incidental modifications necessary to the installation of the systems shall be made as necessary and as approved by the Architect.

3.11 RECESSES

A. Furnish information to the General Contractor as to sizes and locations of recesses required to install panels, boxes, and other equipment or devices which are to be recessed in walls.

B. Make offsets or modifications as required to suit final locations.

3.12 LABELING

A. All Plumbing equipment such as pumps, and devices requiring identification for operating procedures shall be provided with permanent black laminated micarta white core labels with 3/8 inch letters.

B. This shall also apply to all controllers, remote start/stop pushbuttons and equipment cabinets.

3.13 FLASHING AND COUNTERFLASHING

A. Roof drains, vents, roof curbs, etc., shall have counterflashing fittings. General Contractor shall provide flashing.

B. Piping and conduit thru the roof shall be flashed by the General Contractor. Furnish and install counterflashing.

3.14 ACCESS

A. Locate all equipment, valves, devices and controllers which may need service in accessible places.

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B. Where access is not available, access panels shall be provided. Furnish access doors to the General Contractor for installation.

C. Access doors shall be Elmdor, Karp Co., MIFAB or Controlled Air Manufacturing Limited, with 16 gauge frames and 14 gauge steel door, prime painted.

D. Maintain required access clearances.

3.15 WIRING

A. Packaged plumbing and fire protection system equipment shall be furnished with disconnect switches, and magnetic starters, factory furnished and wired by the unit manufacturer.

B. All control wiring shall be furnished and installed under this Division of the work.

C. All wiring shall be in accordance with the National Electrical Code and as recommended by the equipment manufacturer.

3.16 UTILITIES

A. Do not interrupt any utility or service to the Owner without adequate previous notice and schedule.

B. Arrange and pay for the relocation, disconnection or removal of, or relocate, disconnect or remove existing utilities and services where such work is shown or where such utilities or services interfere with new construction, whether or not shown. Provide all excavation, backfilling and paving required by such work.

C. Perform alteration of utilities and services in accordance with the rules, regulations and requirements of the involved utility companies, regulatory agencies having jurisdiction.

3.17 CUTTING AND PATCHING EXTERIOR SURFACES

A. This Contractor shall be responsible for returning disturbed paved and/or grass areas to original condition where excavation for utilities has been required.

B. Cut and patch paved areas to match original surface.

C. Properly tamp backfill before finishing or repairing disturbed area surfaces.

3.18 OPENINGS - CUTTING, REPAIRING

A. This contractor shall cooperate with the work to be done under other sections in providing information as to openings required in walls, slabs and footings for all piping and equipment, including sleeves where required.

B. Any drilling or cutting required for the performance of work under this Section, shall be the responsibility of this Contractor and the cost thereof shall be borne by him.

C. Holes in Concrete: Sleeves shall be furnished, accurately located and installed in forms before pouring of concrete. This contractor shall pay all additional costs for cutting of holes as the result of

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the incorrect location of sleeves. All holes through existing concrete shall be either core drill or saw cut. All holes required shall have the approval of the Structural Engineer prior to cutting or drilling.

D. It shall be the responsibility of this Contractor to ascertain that all chases and openings are properly located.

3.19 GUARANTEE

A. All materials and equipment provided and/or installed under this section of the specifications shall be guaranteed for a period of one year(s) from the date of acceptance of the work by the Owner unless otherwise specified in other applicable Divisions. Should any trouble develop during this period due to defective materials or faulty workmanship, the Contractor shall furnish all necessary labor and materials to correct the trouble without any cost to the Owner. Any defective materials or inferior workmanship noticed at time of installation and/or during the guarantee period shall be corrected immediately to the entire satisfaction of the Owner.

In the event of occupancy by the Owner prior to final acceptance of the project, the guarantee date for equipment placed in operation shall be mutually agreed to by the Contractor and the Owner's representative.

3.20 DRAWINGS

A. The Plumbing and Fire Protection Systems are indicated on the Contract Drawings. Certain pertinent information and details required by the Plumbing and Fire Protection Work appear on the Architectural, Structural and Electrical Drawings; become familiar with all Drawings; and incorporate all pertinent requirements.

B. Drawings are diagrammatic and indicate the general arrangement of systems and requirements of the Work. Do not scale Drawings. Exact locations of fixtures and equipment, not specifically shown shall be obtained before starting work.

C. When indicated on the drawings, plumbing riser diagrams are completely diagrammatic and indicate the intent of the work for both the Contractor, L&I review agencies and/or Authorities Having Jurisdiction. Where valves, shock absorbers, incidental equipment, devices, etc., including execution notes are indicated on the riser diagrams, they shall be so required and installed as part of the system work.

3.21 RECORD DRAWINGS

A. As-Built record drawings, showing dimensions, locations and depth of all buried and concealed piping, plugged outlets and equipment shall be kept up to date. Master copy shall be kept on the job. No backfilling of trenches shall be permitted until as-built drawings are approved as up-to-date by the Owner/Representative. No plumbing or fire protection progress payments shall be approved unless as-built drawings are up- to-date. Depth of sewers shall be from a permanent bench mark as shown on the contract drawings. Refer to project record drawings under General Conditions.

END OF SECTION

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SECTION 22 00 10

BASIC MATERIALS AND METHODS – PLUMBING

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the work specified in this Section.

1.2 REFERENCE

A. Install all piping, fixtures, equipment, etc., to meet the requirements of the following:

New Castle County Department of License and Inspection

New Castle County Department of Sewers

Delaware State Plumbing Code

Delaware State Fire Marshal's Office

International Plumbing Code (All applicable sections)

International Mechanical Code (All applicable sections)

International Fuel Gas Code (All applicable sections)

Gas Utility Company

Water Company

NFPA

OSHA

All requirements of the above governing agencies shall be in compliance with the latest issues, rules or regulations in effect.

B. Appliances and materials governed by UL requirements shall meet such requirements and bear the label.

1.3 QUALITY ASSURANCE

A. Provide adequate supervision of labor force to assure all aspects of specifications are being fulfilled.

B. Insure that all work and equipment is installed in accordance with manufacturer's warranty requirements.

C. Replace all pipes and fittings shown to be defective as a result of testing.

1.4 SUBMITTALS

A. Submit shop drawings and product data in accordance with Section 220000.

B. Submit the following:

1. Manufacturer's Product Data on all pipe and fittings to be used in project.

2. Manufacturer's Product Data on all valves to be used in project.

C. All products and equipment designed for the dispensing of potable water shall be ANSI/NSF 61 and ANSI/NSF 372 certified as "lead free." Lead free refers to the wetted surface of pipe, fittings and fixtures in potable water systems that have a weighted average lead content <=0.25% per the federal law of the safe drinking water act (sec. 1417) amended 1-4-2011 and other equivalent state regulations. The federal law does not apply to pipes, pipe fittings, plumbing fittings or fixtures that are used exclusively for non-potable services such as manufacturing, industrial processing, irrigation, outdoor watering, or any other uses where water is not anticipated to be used for human consumption. The law specifically excludes toilets, bidets, urinals, fill valves, flushometer valves, tub fillers, shower valves, service saddles, or water distribution main gate valves that are 2 inches in diameter or larger.

1.5 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, GENERAL REQUIREMENTS.

PART 2 – PRODUCTS

2.1 STEEL PIPE & FITTINGS

A. Pipe: ASTM A-53, Schedule 40.

B. Fittings:

1. Cast iron, threaded, 175 psi, ANSI B-16.4.

2. Malleable iron, threaded, ASA B 16.3.

3. Steel, socket weld, ASTM A-53.

4. Wrought iron, socket weld, ASTM A-72.

C. Thread tape shall be teflon tape, 3 mils minimum thickness. Teflon tape shall not be permitted for use on gas piping systems.

D. See Section 220130 for Gas Piping Systems.

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2.2 CAST IRON PIPE AND FITTINGS

(Note: Any cast iron piping made or marked “CHINA” will NOT be acceptable on this project)

A. Aboveground:

1. Pipe & Fittings: Hubless cast iron, CISPI 301, ASTM A-74 and ASTM A-888 (epoxy-coated) shall be marked with the collective trademark of the Cast Iron Institute (soil pipe).

2. Joints: Neoprene sleeve and stainless steel shield and clamp assembly, CISPI 310, ASTM C-1277.

B. Below grade and/or slab: (Contractor's Option)

1. Bell and Spigot: Service weight bell and spigot pattern ASTM-74 with compression type neoprene gaskets ASTM C-564.

2. Hubless: Hubless cast iron pipe CISPI 301, with heavy duty 3.04.016 stainless steel bands for below-grade installation. Elastomeric seal component ASTM C-564 and CSA B-602.

3. Hubless Joints: Cast iron CISPI 310 and as TM C-1277.

4. PVC DWV pipe and fittings, Schedule 40, ASTM D-2665, D2949, F891 and CSA B181.2.

5. Corrosion protection shall be in accordance with IPC 305.1. Provide appropriate wrapping or sheathing when pipe is exposed to lime and acid of concrete, cinder or other corrosive materials.

6. Protection of all below-grade storm and sanitary shall be in accordance with IPC Section 305.

7. All Kitchen and Boiler Room below slab piping shall be service weight cast iron only. PVC not allowed.

C. Corrosion protection shall be in accordance with IPC 305.1. Provide appropriate wrapping or sheathing when piping is exposed to lime and acid of concrete, cinder or other corrosive materials.

2.3 COPPER TUBING

A. Domestic hot, cold and recirculated water:

1. Aboveground:

a. Tubing: Hard-drawn, seamless ASTM B-88, Type "L".

b. Fittings: Solder joint wrought copper ANSI B-16.22.

c. Joints: Lead-free solder 410°, ASTM B-32 alloy designation “TC”, ASTM B-828.

d. Flux: Non-toxic and non-corrosive, ASTM B-813.

2. Underground:

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a. Tubing: Soft-drawn, seamless ASTM B-88, Type "K".

b. Fittings: Solder joint wrought copper ANSI B-16.22.

c. Joints: Lead-free solder 410°, ASTM B-32, ASTM B-828.

d. Flux: Non-toxic and non-corrosive, ASTM B-813.

B. Drainage and vent piping:

1. Aboveground:

a. Tubing: Hard-drawn seamless ASTM B-88, ASTM B-75, Type "M" and DWV as pipe size permits.

b. Fittings: Solder joint cast copper drainage type ANSI B-16.29.

c. Joints: Soldered, 95/5 tin-antimony ASTM B-828, ASTM B-32.

d. Flux: Non-toxic and non-corrosive, ASTM B-813.

C. Solder/Flux: See Paragraph 3.4 of this section for Soldering/Brazing.

2.4 DUCTILE IRON PIPE

A. Pipe: Ductile iron, ANSI A-21.51, ANSI/AWWA C151.

B. Joints: Rubber gasket, ANSI A-21.11, ANSI/AWWA C111.

C. Fittings: Mechanical joint, ANSI/AWWA C110, C153 bolt tolerances – AWWA C-111, ASTM A-563.

D. Lining: Cement mortar, ANSI A-21.4, ANSI/AWWA C104.

2.5 PVC GRAVITY SEWER PIPE

A. Pipe: Unplasticized polyvinyl chloride (PVC) with integral wall bell and spigot joints.

B. Material: ASTM D-3034 for SDR 35, colored green for inground identification as sewer pipe.

C. Joints: Two sections of pipe shall be assembled in accordance with manufacturer's recommendations and tested as per ASTM D 3212 for use with flexible elastomeric seals.

D. Sizes: For site drainage systems 4" to 15".

E. Additional compliances:

1. Drop Impact Test - ASTM D-2444

2. Pipe Stiffness - ASTM D-2412

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3. Temperature for Testing - Designed to pass all tests at 73 degrees F (+/- 3 degrees F).

2.6 POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS

A. Aboveground – Drainage & Vent (Sanitary) IPC Table 202.1

1. ASTM D 2665
2. ASTM D 2949
3. CSA CAN/CSA B 181.2
4. ASTM F 1488
5. ASTM F 81

B. Underground – Drainage & Vent (Sanitary) IPC Table 702.2

1. ASTM D 2665
2. ASTM D 2949
3. ASTM F 891
4. CSA CAN/CSA-B 181.2

C. Building Sewer Pipe (Near Water Service) IPC Table 702.3 (DWV)

1. ASTM D 2665
2. ASTM D 2949
3. ASTM D 3034
4. ASTM F 891
5. CSA B182.2
6. CSA B 182.4 (Ribbed Sewer Pipe & Fittings)

D. Fittings:

1. ASTM D 3311
2. ASTM D-2665
3. ASTM F-1866

E. Solvent Cement: (All Purpose on ABS, PVC and CPVC)

Potable Water, Sewer, Drain Waste and Vent

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1. ASTM D-2564, D-2235 and F-493
2. CSA B137.3
3. CSA B181.2 or B182.1 (Sanitary Pipe only)
4. ASTM D2855
5. CSA B181.1

F. Primers: (PVC and CPVC)

1. ASTM F 656, purple color, SCAQMD Rule 1168 and OTC Regulations for VOC emission levels. NSF Standard 61 PW, DWV, Sewer.

G. Uniformity: To insure installation uniformity, all piping components shall be of one manufacturer.

2.7 POROUS CONCRETE PIPE

A. Pipe & Fittings: Porous concrete drain pipe, A.A.H.O. designation M176.

B. Joints: Interlocking tongue and groove.

2.8 REINFORCED CONCRETE PIPE AND FITTINGS

A. Pipe & Fittings: Reinforced concrete, ANSI/ASTM C-75, Class 2.

B. Joints: Modified tongue and groove, with compression gasket, ANSI/ASTM C-443.

2.9 POLYPROPYLENE PIPE & FITTINGS

A. Pipe & Fittings: Polypropylene flame retardant ASTM D-2146 Schedule (40) (80).

B. Joints: (Aboveground)

1. Mechanical
2. Fusion welded socket ends.

C. Joints: (Below ground) Fusion welded - socket ends

2.10 VALVES (Copper Systems) – Solder ends of Threaded

A. Valves listed below shall be for domestic water systems and comply with the latest requirements of NSF 61-8. Refer to individual sections for gas valves.

B. Ball Valves: NIBCO two-piece, full port, 600 psi WOG rated, cold non-shock valve with reinforced TFE seals, 316 stainless steel ball, Eco-brass body, ASTM 584, Alloy C87850, solder ends or threaded non-blowout stem design. Acceptable NIBCO figure numbers: T/S 685-80-66-LF; T/S 595-Y-66-LF (3 piece).

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C. Check Valves: NIBCO Class 125, Eco-brass body, ASTM 584, Alloy C87850, swing type, Y Pattern, threaded cap access. Acceptable NIBCO figure number: T/S 413-LF.

D. Gate Valves: NIBCO Class 125, Eco-Brass body, ASTM 584, Alloy C87850, Rising Stem. Acceptable NIBCO figure number: T/S 113-LF.

E. Balance Valves: All balance valves shall be provided with a memory stop feature with calibrated name plate to assure specific valve setting. Bronze body/brass ball, carbon filled TFE seat rings. NIBCO, Bell & Gosset, Accu-Flow, Taco or Flow Design "Accusetter". Acceptable NIBCO figure numbers: T/S 1710, F/G 737.

F. Strainers:

1. Class 125 Bronze Y-Strainer, body to be ASTM B584 or B62 bronze with threaded, solder or female press end connections and .033 inch perforated type 304 stainless steel screen or 20 mesh type 304 stainless steel screen accessible without removing the strainer from the line. Acceptable Figure numbers: NIBCO Fig. S/T-221, S/T-222, PF-221/222-A,B.

2. Class 125 Flanged Cast Iron Y-Strainer, body to be ASTM A-126 Class B cast iron. End connections to be Class 125 flanged, tapped bolted bonnet with plug. Screen shall be .033 inch perforated type 304 stainless steel screen or 20 mesh type 304 stainless steel screen accessible without removing the strainer from the line. Acceptable Figure numbers: NIBCO Fig. F 721-A.

3. Class 250 Threaded Cast Iron Y-Strainer: Strainer body to be ASTM A-126 Class B cast iron. End connections to be Class 250 threaded, tapped screw-in bonnet with plug. Screen shall be .033 inch perforated type 304 stainless steel screen or 20 mesh type 304 stainless steel screen accessible without removing the strainer from the line. Acceptable Figure numbers: NIBCO Fig. T-751-A

G. VALVES (Copper Systems) – Press Fit

1. Valves listed below shall be for domestic water systems and comply with the latest requirements of NSF-61-8.

a. 2 Inch and Smaller Ball Valves (On/Off):

Ball Valves with male or female press to connect shall be rated at 200 PSI CWP to +225°F maximum. Valves shall be manufactured in accordance with MSS SP-110 and constructed of dezincification resistant cast bronze bodies. Brass with more than 15% zinc shall not be approved. Valve shall have reinforced PTFE Seats, Blow-out Proof Stem, Full Port Ball, Chrome/Nickel Plated or Stainless Steel Ball for aggressive water.

b. 2 Inch and Smaller Check Valves (Swing Type):

Check valves shall be swing type Y pattern with male or female press to connect ends and shall be rated 200 PSI CWP to + 250°F maximum. Valves shall be manufactured in accordance with MSS SP-80. Body & cap shall be manufactured of dezincification resistant cast bronze ASTM B62 or ASTM B584 Alloy C8440. Valves shall have PTFE seat disc.

c. 2 Inch and Smaller Check Valves (Lift or Spring Type):

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Incline resilient disc, spring actuated, 250psi rating, non-shock cold working pressure, 2500F maximum working temperature, bronze ASTM B584 alloy C84400. Stainless steel stem and disc holder and spring, EDPM O-ring.

H. Insofar as possible, all valves of the same type shall be of the same manufacturer.

I. Valve Manufacturers: Subject to compliance with requirements, provide valves of one of the following:

Apollo/Conbraco

Stockham

Nibco

Milwaukee

Watts

Hammond

Webstone

J. System Application:

1. Domestic Water:

a. Check Valves - 2" & Smaller - threaded or soldered.

b. Ball Valves - 3" & Smaller - threaded or soldered.

c. Balance Valves - All sizes - threaded.

d. Butterfly Valves - 4" and larger - flanged.

e. Butterfly Valves – 3” and smaller – wafer type.

2.11 THERMOMETERS

A. Separable socket, inserted into fluid flow, adjustable, hermetically sealed, red mercury, die-cast, baked enamel finish, double strength glass lens, white scale and black graduations.

B. Scale: Select range of thermometer to indicate normal operating temperature at mid-point of scale for domestic water systems.

C. Manufacturer: U.S. Gauge, H.O. Trerice, Moeller, Duro.

2.12 GAUGES

A. Phosphor bronze bourdon tube, polypropylene case, gasketed glass crystal, aluminum dial, black graduations 4-1/2 inch diameter.

B. Range: 0 to 150 psi, 5 pound intervals, 1/2 pound graduations.

C. Manufacturers: Danton, U.S. Gauge, H.O. Trerice, Moeller.

D. Install with bronze gauge cock.

2.13 ISOLATING FITTINGS

A. Furnish isolating fittings between all sections of dissimilar piping materials or piping, general supports, equipment and supports, including piping hanger and rack supports where one material is ferrous and the other is non-ferrous.

B. Install copper or brass piping or tubing in such a way as not to touch or come in contact with ferrous metals.

C. Where ferrous piping or equipment is connected to copper or brass piping, make connection with insulating or dielectric unions to prevent electrolytic action between the ferrous and non-ferrous metals.

D. Where copper or brass piping, tubing or fittings are anchored to, supported by or may come in contact with ferrous metal construction, provide an insulating nonconductor spacer of rubber, fiber or equivalent material to assure prevention of electrolysis.

E. Manufacturer: Epco Sales, Inc., or insulated unions by Central Plastic Co.

2.14 ANCHORS AND GUIDES

A. Anchors and guides shall be provided to support and maintain pipes in position and properly distribute expansion. The anchors and guides must be securely fastened to the building structure, and must be completely installed before the system is tested.

B. Guides shall be as manufactured by J.J. McNally, Inc., Flexonics, Inc., Tube-Turns, American District Steam Co.

2.15 UNIONS

A. Up to and including 2 inch pipe size: Screwed pattern, bronze-to-bronze seat.

B. Above 2 inch pipe size: 125 Class Flanged pattern, A.S.A. sweat copper fitting, with gaskets, bolts and nuts.

C. Copper tubing unions shall have sweated type ends. Flanged unions on copper tubing may be soldered connections.

D. Materials and pressure ratings shall be the same as specified for the respective pipe and fitting system unless otherwise specified.

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PART 3 – EXECUTION

3.1 PIPING SYSTEM INSTALLATION REQUIREMENTS

A. Drawings are generally diagrammatic and due to small scale, it is impossible to indicate all fittings, valves, gauges and specialties required. Provide complete operating systems and all necessary fittings, valves gauges and specialties whether or not indicated.

B. Install all piping in accordance with the best practices of the trade and latest code requirements. Use uniform system materials throughout the building. All branch take-offs shall be off the top of the pipe.

C. Pipe and fittings shall be clean from cutting burrs, foreign materials and defects in structure and threading. Make all cuts square. Ream after cutting. Clean off scale and dirt inside and outside, before assembly. Remove welding slag or other foreign material.

D. **Keep all piping as high as possible**, consistent with proper pitch, to maintain maximum headroom. Cut piping accurately to measurements established at the building, work into place without springing, forcing or cutting of the building structure, and install as directly as possible between connecting points parallel with or at right angles to building construction, except as required to obtain pitch.

E. Unless otherwise shown, run piping within the building, concealed in the walls, furred spaces, pipe spaces or above suspended ceilings. Unless otherwise noted, do not build in or bury horizontal piping in partitions. Install all exposed piping as closely as possible to walls, ceilings and columns, consistent with access and applicable insulation requirements.

F. This project (may) includes a return air plenum ceiling. Regardless of materials specified, all system piping and/or materials within plenum spaces shall be non-combustible and shall be in full compliance with the requirements set forth in the IPC.

G. All piping to drain to low points. Low points will be provided with drain valves with hose thread. All piping shall have high points vented with ball valve, nipple and threaded cap.

H. Do not install trapped lines where water cannot be drained or air can accumulate without being vented.

I. Piping shall run square with building lines.

J. Piping shall not be insulated or covered until tested and until building is closed in.

K. Necessary drains, off-sets, vents and drips shall be provided for coordination of the work as part of the contract.

L. Piping shall not be installed over electrical transformers, panels, switchgear, substations, and control panels as per the National Electric Code. No piping shall be installed in elevator machine rooms unless it is directly related to the room's system equipment.

M. Allow clearance for expansion and contraction.

N. Install isolating fittings between sections of ferrous and non- ferrous pipe or connected equipment.

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O. Valves shall be installed with stems above horizontal.

P. Valves shall be installed on all sides of equipment and control valves to allow isolation for repair.

Q. Do not support piping from other piping, conduits, or equipment. Provide additional bracing to prevent movement of trapeze piping, or any singular run of pipe to fixtures. Provide additional bracing on all piping through walls to flush valves to prevent movement during normal operation or performing maintenance on valves.

R. Thermometers and gauges shall be installed where indicated on the drawings, required by equipment specifications and where indicated elsewhere in the specifications. Gauges shall be located at an elevation that can be readable.

S. Unions shall be provided adjacent to all valves, at equipment connections, and where necessary to facilitate dismantling of the piping system.

T. Ball valves to be installed with the proper clearance for operating the valve handle. A minimum clearance of 10" from center of valve to wall must be maintained for ease of operation.

U. Thermometers are to be located so they can easily be seen from the floor in front of unit. Make final adjustment by tilting thermometer. Locate bulb in waterway with an oversized tee or elbow fitting.

V. Install pressure gauges on incoming services both domestic water and fire services. Locate pressure gauge after main shut-off valve and ahead of water meter if one is provided within building.

W. All pipe unions installed shall be accessible. Unions shall not be concealed or located in places where they cannot be maintained.

X. Support and bracing of 4” and above pipe shall be in accordance with the CISPI Standards and IPC Chapter 3.

Y. All hangers, anchors, support and guides for piping and equipment shall be securely fastened to the building structure and/or floors with concrete decking with the following exception: Hangers, anchors, support and guides shall not be fastened to or through metal roof decking (i.e. bare metal decking or metal deck supporting a roofing system).

Z. All new piping shall be supported in accordance with the recognized and adopted plumbing and building codes, and their amendments for the township and/or authority having jurisdiction. All new piping hangers and supports furnished and installed shall meet the seismic requirements of the recognized and adopted plumbing and building codes for the township and/or authority having jurisdiction. Where earthquake loads are applicable in accordance with the locally adopted building code, plumbing hangers and supports shall be designed and installed for the seismic forces in accordance with the locally adopted building code.

AA. No piping shall be installed in exit stair towers unless directly related to stair tower system equipment.

BB. Horizontal runs of plumbing piping shall be run as high as possible, unless noted otherwise.

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3.2 TAGS, CHARTS, AND IDENTIFICATION

A. All piping shall be labeled in accordance with IPC 303.1 and 303.4.

B. Identify each valve in all systems with black, numbered and stamped 1-1/2" brass or aluminum tags fastened to valve by brass chain and S-hook.

C. Piping Identification: Provide identification and safety products, semi-rigid plastic, wraparound pipe markers with flow arrows and conforming to ANSI A13.1. Locate marker at each valve, changes in direction, where pipes pass thru barriers and every 25' of horizontal runs. Lettering on background shall be in accordance with the following colors:

Legend	Background	Lettering
1. Gas	- Yellow	- Black
2. Fire Protection	- Red	- White
3. Domestic Cold Water	- Green	- White
4. Domestic Hot Water (110° ^ 140°)	- Yellow	- Black
5. Domestic Hot Water Return (110° ^ 140°)	- Yellow	- Black
6. Sanitary Drainage	- Green	- White
7. Condensate Drainage	- Yellow	- Black
8. Vent	- Yellow	- Black
9. Storm Drainage	- Green	- White
10. Medical Gas	Conform to NFPA-99 Regulations	
11. Plant Compressed Air	- Yellow	- Black

D. Provide 1/8" scale diagrams showing location, number and service or function of each tagged item.

1. Provide Owner with one (1) electronic copy of diagram.

a. Include one (1) additional copy in the Operation and Maintenance Manuals.

E. Available Manufacturers: Subject to compliance with requirements, manufacturer's offering identification markers which may be incorporated in the work are limited to the following:

Seton

Brimar

B-Line

Marking Services, Inc.

3.3 WELDING

A. All concealed and inaccessible black steel piping shall be welded.

B. All black steel piping larger than 2 inch shall be fusion welded.

C. All elevated pressure (above 14" WC) natural /propane gas piping within buildings shall be welded joints.

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D. All elbows, tees and branch connections shall be made with welding fittings ANSI B16.9.

E. Welding shall be in accordance with the ASME Boiler and Pressure Vessel Code Section IX.

F. Furnish welder test certificate for review. Certificates of successful qualification by the following organizations shall be acceptable.

1. ASME Boiler and Pressure Vessel Code
2. ANSI Code for Pressure Piping
3. National Certified Pipe Welding Bureau
4. Military Specification MIL-STD-248

3.4 SOLDERING/BRAZING

A. Connections between copper tubing and copper sweat fittings shall be made by soldering using Taramet Sterling or approved substitute. Flux shall be non-corrosive type "Nokorode" or approved substitute or as recommended by the manufacturer of the solder.

B. All solder shall be "lead nickel and antimony free" in accordance with the Federal Safe Drinking Water Act Amendments of 1986 and 1996 as is ASTM B-32 Grade TC.

Composition:

Tin	95%
Copper	4.0 – 5.0%
Selenium	.04 - .2%
Tensile Strength	7,130 psi
Shear Strength	5,970 psi
Melting temperature	410°F

C. Tubing shall be cut square and then reamed and deburred. End of tubing and inside of fitting cup shall be cleaned with steel wool and the flux shall be applied to the clean surface before soldering. After soldering, the excess solder shall be wiped off while still plastic.

D. Silver brazing alloy shall be equal to and shall be used for joints in:

1. Medical Gas Piping (All Systems)
2. Medical Vacuum Piping
3. All pressurized gas piping systems (min pressure compressed air, lab gases, etc) using copper piping.

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E. Brazed Joints:

1. All brazed joints shall be cleaned. An approved flux shall be applied; joint filler metal shall conform to AWS A5.8.

2. Flux shall meet AWS Standard A5.31, Type F83-A or F83-C.

F. 410 solder shall be used for all joints in:

1. Domestic cold water

2. Domestic hot water

3. Domestic hot water return

4. Copper drainage piping

5. Plant compressed air

G. Lead-Tin (50-50) solder or any solder containing lead shall NOT be used or permitted for joint connections on this project.

H. Where the silver brazing is performed in a confined non-ventilated space, a non-toxic, cadmium-free brazing alloy such as Stay-Brite shall be used instead of Easy-Flo. Bring joint to solder temperature or brazing temperature in as short a time as possible.

I. Form continuous solder bead or brazing filler bead around entire circumference of joint.

J. Wipe excess solder from joint area while solder is still plastic.

K. Solder joints shall be in accordance with IPC Section 605.2, 605.14.3 and ASTM B838. Flux shall conform to ASTM B-813.

3.5 PRESS-FIT SYSTEM

A. All new domestic water piping installed on this project shall be a solderless press-fit, domestic water system. The system shall be Viega/Rigid copper press fitting system. Fittings shall be rated 0˚F to 250˚F at 200 psi and tested to 600 psi.

B. Fittings shall meet ANSI/NSF 61, – ASME B-16.22 and ASTM B88. Elastomeric seals shall meet ASTM D-2000.

C. Mechanical joining shall be recognized by:

IPC International Plumbing Code

SBCCI Standard Plumbing Code

IAPMO Uniform Plumbing Code

PHCC National Standard Plumbing Code

D. Copper and copper alloy press fittings shall conform to material requirements of ASME B16.18 or ASME B16.22 and performance criteria of IAPMO PS 117. Sealing elements for press fittings shall be EPDM. Sealing elements shall be factory installed or an alternative supplied by fitting manufacturer. Press end shall have SC (Smart Connect) feature design (leakage path). Smart Connect™ (SC Feature). In press-fit ½" to 4" dimensions, the Smart Connect Feature assures leakage of liquids and/or gases from inside the system past the sealing element of an unpressed connection. This feature shall provide the installer quick and easy identification of connections which have not been pressed prior to putting the system into operation.

E. Press Connections: Copper press fitting joints shall be made in accordance with the manufacturer's installation instructions. The tubing shall be fully inserted into the fitting and the tubing marked at the shoulder of the fitting. The fitting alignment shall be checked against the mark on the tubing to assure the tubing is fully engaged (inserted) in the fitting. The joints shall be pressed using the tool approved by the manufacturer.

F. Installer shall be a qualified installer, licensed within the jurisdiction, and familiar with the installation of press-fit copper press joint systems. Press-fit copper press fittings shall be installed using the proper tool, actuator, jaws and rings as instructed by the press fitting manufacturer. The installation of copper tubing for hot and cold water distribution systems shall conform to the requirements of the ICC International Plumbing Code or IAPMO Uniform Plumbing Code.

G. Note: Viega "ProPress", Nibco "Press-fit", and Apollo "Xpress" installation shall only be permitted on this project. Push-on shark-teeth, or any type connection fittings that are not press-fit, shall NOT be approved.

H. T-drill mechanically formed tee fittings shall be used in conjunction with the press-fit copper system in accordance with the IPC Chapter 6 Section 605.5.1, 605.5.1.2 and 605.14.1. Use caution around combustible material and follow all safety guidelines for open flame during silver brazing.

END OF SECTION

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SECTION 22 00 30

INSULATION & COVERING – PLUMBING

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the Work specified in this Section.

1.2 DESCRIPTION OF WORK

A. This section includes insulation and covering furnished and installed on the following piping systems and equipment:

1. Domestic cold water.
2. Domestic hot water supply and return
3. Condensate waste piping from air conditioning units.
4. Branch waste lines from all chilled water fountains.

1.3 REFERENCE STANDARDS

A. Refer to Section 220000 for a general description of requirements applying to this section.

B. Materials shall conform to the requirements of the NFPA Code.

1.4 QUALITY ASSURANCE

A. Refer to Section 220010 for a general description of requirements applying to this section.

1.5 SUBMITTALS

A. Submit shop drawings and product data in accordance with Section 220000.

B. Submit the following:

1. Product data on all insulation and covering.

1.6 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, GENERAL REQUIREMENTS.

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PART 2 – PRODUCTS

2.1 PIPE INSULATION MATERIAL

A. Fiberglass:

1. Material: Preformed fiberglass bonded with resins to form circular pipe sleeves with factory applied, white all-service jacket bonded to reinforced foil vapor barrier jacketing. The jacket shall have factory-applied double pressure-sensitive adhesive closure and vapor sealing of longitudinal joints. Thermal Conductivity: .25 per inch at 100 degrees F. Flame spread of 25 and developed smoke of 50 or less.

2. All Valves and Fittings:

   a. Class fiber insert and premolded PVC cover, Manville "Zeston" and "Hi-Lo Temp Inserts" for valves and fittings.

   b. Factory molded fibrous glass fitting covering for fittings.

   c. Mitered sections of pipe covering for valves.

3. Manufacturers: Johns-Manville, Certain-Teed, Owens-Corning.

B. Closed Cell:

1. Material: Flexible elastomeric foamed plastic closed cell structure insulation 25/50 rated with a flame spread rating of 25 or less and a smoke developed rating of 50 or less.

2. Flexible pipe insulation shall be a foamed plastic closed cell structure material, with a thermal conductivity of not more than 0.27 Btu/Hr./Sq. Ft./Inch at a mean temperature of 75 degrees F. The insulation shall have an average density of at least 2 pounds per cubic foot, shall be self-extinguishing, and shall have a water vapor transmission rating of not more than 0.1 perms. Between temperature limits of -40 degrees F and plus 220 degrees F, the insulation shall not indicate any deviation from its original state.

3. Manufacturers: Armacel, Insul-Tube, Nomaco Insulation.

4. Specification Compliance: (Latest accepted Standards and Codes)

   IECC 804.5: Insulation thickness for domestic hot and recirculation mains.

   ASTM-E-84 Flame spread and smoke developed.

   NFPA 255: Standard method of test of surface burning of building materials.

   ASTM C177: Thermal conductivity.

   NFPA 90A, 90B: Flame & smoke rating

   ASTM-C-534 Type 1 Tubular Grade, Self-Sealing

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UL 181 Factory made air ducts and air connectors. (Armacell UL181 has to do with mold growth)

UL723 Test for surface burning characteristics of building materials.

ASTM G21/C1338: Fungi resistance

ASTM G2: Bacterial Resistance

ASTM D1056, 2B1: Standard spec for flexible cellular materials.

MIL-P-15280J, FORMT

MIL-C-3133B (MIL STD 670B) Grade SBE-3

MEA 96-85M

C. Covering of Pipe Insulation Outdoors:

1. Wrapping: Wrap insulation with embossed .016" aluminum jacket.
2. Fastenings: Cover shall be held in place with soft aluminum bands on 12" centers.
3. Valves and Fittings: Weatherproof all valves and fittings.
4. Manufacturers: Johns-Manville, Certain-Teed, Owens-Corning, Knauf.

D. Protective cover for insulation in wet areas indoors:

1. PVC heavy duty fitting covers and jacketing for kitchen wet areas.
2. Fitting covers shall be glossy white, high impact, UV resistant PVC.
3. Operating Temperature Limit: Up to 150ºF.
4. Flame Spread: 25 or less.
5. Smoke Developed: 50 or less.
6. Grade: Weatherable.
7. Color: White
8. Finish: Gloss
9. Fitting covers and jacketing shall be “Zeston” 300 Series PVC, heavy duty covers and “Zeston” PVC jacketing.

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PART 3 – EXECUTION

3.1 INSTALLATION

A. Do not install until systems have been tested and meet requirements.

B. Heavy work which may damage insulation shall have been completed in the vicinity of the insulation work.

C. All installations shall be made by skilled craftsmen regularly engaged in this type of work.

D. Insulation shall be continuous thru-wall, ceiling and floors.

E. Pipe and equipment to be clean and dry prior to insulating.

F. Install all insulation in strict conformance with manufacturer's instructions.

G. Where "Barrier-free" lavatory supplies and waste are covered with a protective covering or insulation, the insulation must be installed back to wall, flush with wall escutcheon. Escutcheon to be finished flush with wall and wall opening to be smaller than escutcheon plate through entire building.

H. Install pipe insulation by slitting tubular sections and applying onto piping or tubing. Alternately, whenever possible, slide unslit sections over the open ends of piping or tubing. All seams and butt joints shall be adhered and sealed using Armaflex 520 or 520 BLV Adhesive. If when using AP Armaflex SS, only the butt joints shall be adhered using Armaflex 520 or 520 BLV Adhesive, Armaflex HT 625 Adhesive shall be used with HT Armaflex.

I. Insulation shall be pushed onto the pipe, never pulled. Stretching of insulation may result in open seams and joints.

J. Tape the ends of the copper tubing before slipping the Armaflex insulation over the new pipes to prevent dust from entering the pipe.

K. All edges shall be clean cut. Rough or jagged edges of the insulation shall not be permitted. Proper tools such as sharp, non-serrated knives must be used.

L. On cold piping, insulation shall be adhered directly to the piping at the high end of the run using a two-inch strip of Armaflex 520 or 520 BLV Adhesive on the ID of the insulation and on the pipe. All exposed end cuts of the insulation shall be coated with Armaflex 520 or 520 BLV Adhesive. All penetrations through the insulation and termination points must be adhered to the substrate to prevent condensation migration.

M. Sheet insulation shall be used on all pipes larger than 6” IPS. Insulation shall not be stretched around the pipe. On pipes larger than 12” IPS, adhere insulation directly to the pipe on the lower 1/3 of the pipe.

N. Seams shall be staggered when applying multiple layers of insulation.

3.2 VALVES, FLANGES AND FITTINGS:

A. All fittings shall be insulated with the same insulation thickness as the adjacent piping. All seams and

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mitered joints shall be adhered with Armaflex 520 or 520 BLV Adhesive. Screwed fittings shall be sleeved and adhered with a minimum 1" overlap onto the adjacent insulation. Armaflex HT 625 Adhesive shall be used with HT Armaflex.

B. Valves, flanges, strainers and Victaulic couplings shall be insulated using Armaflex donuts that shall then be covered with sheet or oversized tubular insulation.

3.3 HANGERS

A. Support piping system using high density inserts with sufficient compressive strength. The pipe support insulation shall be elastomeric foam with the same or greater thickness than the pipe insulation. All joints shall be sealed with Armaflex 520 or 520 BLV adhesive.

B. Standard and split hangers: Piping supported by ring hangers shall have hangers insulated with the same insulation thickness as the adjacent pipe. All seams and butt joints shall be sealed with Armaflex 520 or 520 BLV Adhesive. Armaflex HT 625 Adhesive shall be used with HT Armaflex. Ring hangers may be sleeved using oversized tubular insulation. On cold piping, insulation shall extend up the hanger rod a distance equal to four times the insulation thickness. Insulation tape may be used to a thickness equal to the adjacent insulation thickness.

C. Clevis Hangers or other pipe support systems: Saddles shall be installed under all insulated lines at unistrut clamps, clevis hangers or locations where the insulation may be compressed due to the weight of the pipe. All piping shall have wooden dowels or blocks of a thickness equal to the insulation inserted and adhered to the insulation between the pipe and the saddle.

It is highly recommended for continuous insulation protection to use hanger sizes equal to the outer diameter of the pipe plus insulation thickness.

D. Armafix IPH o Armafix NPH can be used to prevent compression of insulation at standard split, clevis hangers or other pipe support systems. To minimize the movement of Armafix, it is recommended that a pair of non-skid pads be adhered to the clamps. In addition, to prevent loosening of the clamps, use of an antivibratory fastener, such as a nylon locking nut, is also recommended.

3.4 OUTDOORS EXPOSED PIPING

A. All outdoor exposed piping shall be painted with two coats of WB Armaflex Finish. Prior to applying the Finish, the insulation shall be wiped clean with denatured alcohol. The Finish shall not be tinted.

B. All outdoor exposed piping shall have the seams located on the lower half of the pipe.

3.5 EXTERIOR PIPE COVERING

A. Wrapping: Wrap insulation with embossed .016" aluminum jacket.

B. Fastenings: Cover shall be held in place with soft aluminum bands on 12" centers.

C. Valves and Fittings: Weatherproof all valves and fittings.

D. Finish: Apply two coats of vapor resistant mastic reinforced with glass fabric over wrapping.

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3.6 PIPE COVERING (FOAMED PLASTIC TYPE)

A. All joints and seams shall be sealed with a compatible adhesive. Approved adhesives are as follows:

Armacel No. 520 (Low VOC use 520 BLV

Benjamin Foster Company No. 85-75 up to 200 degrees F.

Contractor may use self-sealing insulation in lieu of above.

B. Fitting covers shall be fabricated from the foamed plastic pipe insulation or from sheet insulation of the identical material. The fabrication shall be in accordance with manufacturer's instructions, and all seams mitered joints shall be joined using the adhesives described.

3.7 PIPE INSULATION - TYPES & THICKNESSES

A. Flexible Closed Cell:

Piping System	Up to 3"	Over 3" to 6"	Over 6"
Cold Water	½"	½"	¾"
Hot Water (105ºF - 140ºF)	1"	1"	1-1/2"
Hot Water Return (105ºF - 140ºF)	1"	1"	1-1/2"
Hot Water (>140º)	1"	1"	1-1/2"
Hot Water Return (>140º)	1"	1"	1-1/2"
Condensate Waste	½"	½"	-
Horizontal Storm (Primary)	½"	½"	¾"
Horizontal Storm (Secondary)	-----Not Required-----		
Underside of Roof Drains	½"	½"	¾"
Branch Waste From EWC's	½"	---	---
Handicap Lav Waste & Water	½"	---	---

B. Fiberglass:

Piping System	Up to 3"	Over 3" to 6"	Over 6"
Cold Water	½"	½"	¾"
Hot Water (105ºF - 140ºF)	1"	1"	1-1/2"
Hot Water Return (105ºF - 140ºF)	1"	1"	1-1/2"
Hot Water (>140ºF)	1"	1"	1-1/2"
Hot Water Return (>140ºF)	1"	1"	1-1/2"
Condensate Waste	½"	½"	---
Horizontal Storm (Primary)	½"	½"	¾"
Horizontal Storm (Secondary)	½"	½"	¾"
Underside of Roof Drains	½"	½"	---

END OF SECTION

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SECTION 22 01 10

DRAINAGE SYSTEMS – PLUMBING

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the work specified in this Section.

1.2 DESCRIPTION OF WORK

A. This section includes:

1. Soil and waste piping system work as indicated on drawings and schedules, and by requirements of this section.

2. Applications for soil and waste piping systems include the following:

   a. Above ground soil, waste and vent piping within buildings including soil stacks, vent stacks, horizontal branches, traps and connections to fixtures and drains.

   b. Underground building drain piping including mains, branches, traps, connections to fixtures and drains, and connections to stacks, extension from the building, terminating at connection to site sewer.

3. Storm water drainage piping as indicated on drawings and by requirements of this section.

4. Applications for storm water drainage piping include the following:

   a. Roof drains and connections to gutters, with rain water conductors and connections to underground building storm drains.

   b. Underground building storm drains, extending and connecting to site drainage system.

5. Insulation for soil and waste and storm water drainage as specified in Section 220030 is included as work of this section.

6. Trenching and backfilling required in conjunction with underground building drainage and site drainage piping as specified in Section 220000 is included as work of this section. Refer to Division I.

7. Installation of detectable metallic underground tape for all exterior buried PVC drainage piping.

1.3 REFERENCE STANDARDS

A. Refer to Section 220000 for a general description of requirements applying to this section.

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1.4 QUALITY ASSURANCE

A. Refer to Section 220010 for a general description of requirements applying to this section, and a listing of all applicable codes.

1.5 SUBMITTALS

A. Submit shop drawings and product data in accordance with Section 220000.

B. Submit the following:

1. Product data on all systems equipment.

C. See requirements for submission of cross-referencing information.

1.6 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, GENERAL REQUIREMENTS.

PART 2 – PRODUCTS

2.1 PIPING UNDERGROUND

A. Interior:

1. Sanitary, storm water and condensate waste drainage piping within the building and extending beyond the building wall, unless otherwise noted on the plans shall be an option selection of a, b, or c below:

a. Service weight hub and spigot pattern cast iron soil pipe and fittings with neoprene gaskets.

b. Hubless cast iron soil pipe and fittings with cast iron coupling clamps and gaskets or heavy duty 3.04-.016" thick stainless steel bands.

c. PVC Schedule 40 pipe and fittings with solvent cement joints.

2. Kitchen Sanitary Drainage and/or Mechanical Room Sanitary Drainage: All Kitchen and/or Mechanical Room sanitary below slab piping and fittings shall be service weight cast iron hub and spigot fitting with butyl rubber gaskets or hubless fittings with heavy duty couplings (no PVC shall be acceptable).

B. Exterior:

1. Stormwater drainage piping 10 inches and smaller, and all sanitary drainage piping unless otherwise noted on the plans, shall be:

a. Service weight hub and spigot pattern cast iron soil pipe and fittings, with neoprene gaskets.

b. Hubless cast iron soil pipe and fittings with cast iron coupling clamps and gaskets.

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c. Unplasticized PVC sewer pipe and fittings SDR-35.

2. Stormwater drainage piping 12 inches and larger, shall be:

a. Reinforced concrete pipe and fittings.

b. Corrugated metal pipe.

c. As identified on the drawings.

3. Foundation drainage piping shall be:

a. Porous concrete pipe and fittings.

b. Perforated PVC pipe and fittings Schedule 40.

2.2 PIPING ABOVE GROUND

A. All above ground storm water, condensate, sanitary/soil, waste and vent piping shall be:

1. Hubless cast iron soil pipe with cast iron drainage fittings, couplings and stainless steel clamp bands for piping 2" and larger.

2. Copper tubing, type DWV with wrought copper solder type drainage fitting for piping smaller than 2" in size.

2.3 CONDENSATE WASTE PIPING SYSTEM

A. All aboveground condensate waste piping including connection to equipment shall be:

1. Copper tubing, type DWV with wrought copper solder type drainage fittings.

2.5 FLASHING

A. All vents extending through the roof shall be flashed by the General Contractor. However, the Plumbing Contractor shall furnish and install the necessary counterflashing consisting of a Jay R. Smith Figure 1748 counterflashing fitting, or approved substitute as manufactured by Josam or Zurn. Vents shall terminate 18" above the roof.

2.6 SPECIAL EXPANSION COMPENSATION

A. Special expansion compensation products required for storm, condensate, soil and waste piping systems include the following types:

B. Cast Iron Drainage System Expansion Joints: Cast-iron body, adjustable bronze sleeve, bronze bolts with wing nuts; for vertical installation only.

C. PVC Drainage System Expansion Joints: Factory prelubricated "O" ring expansion joint fitting. Installation must be in strict conformance with manufacturer's recommendations.

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D. Available Manufacturers: Subject to compliance with requirements. Manufacturers offering expansion joints which may be incorporated in the work include:

1. Cast Iron Piping Systems - J.R. Smith or approved substitute.

2. PVC Piping Systems – George Fisher or approved substitute.

2.7 SYSTEMS EQUIPMENT

A. Refer to Plumbing Fixture and Equipment Schedule for type, number, size and manufacturer of all drainage equipment and accessories.

B. Available Manufacturers: Subject to compliance with requirements, manufacturers offering drainage equipment which may be incorporated in the work are limited to the following:

Floor Drains (all types)

Zurn

Josam

Wade

Watts

Smith

MIFAB

Roof Drains

Zurn

Josam

Wade

Watts

Smith

MIFAB

Cleanouts

Zurn

Josam

Wade

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Watts

Smith

MIFAB

C. Cross Reference Identification:

1. If the Contractor selects a manufacturer of drainage equipment products other than as identified on the Schedule but is selected from the available manufacturers listed above, a cover sheet shall be included with the submission of shop drawings indicating the cross referenced manufacturer and model number.

2. Shop drawings shall not be reviewed or accepted if not in compliance with this requirement.

PART 3 – EXECUTION

3.1 INSTALLATION OF SOIL AND WASTE PIPING

A. The Plumbing Contractor shall install a complete system of sanitary drainage piping as shown on the drawings. All drainage lines shall be properly run, trapped and vented in accordance with the local Plumbing Code and all dry vents, back vents, loop vents, revents or special vents required by the Code shall be furnished and installed by the Plumbing Contractor.

B. Drainage lines of the sizes shown on the drawings shall be extended within the building with branches connecting to the base of all soil, waste and vent stack, etc., leaving outlets for connection to all fixtures, floor drains, as required.

C. All changes in direction of drainage piping shall be installed with "Y" branches and 1/8 bends. All stacks shall be supported with concealed pipe clamps or hangers as required and the openings in the roof for the vent pipes will be provided by this Contractor.

D. All drainage piping which will be located above suspended ceilings shall be checked for slope to assure positive drainage, prior to installation of the ceilings. Pressure tests for leaks, as hereinafter specified, shall also be performed prior to ceiling installation.

E. Install soil and vent piping pitched to drain at minimum slope of 1/4" per foot (2%) for piping 2-1/2" and smaller, 1/8" per foot (1%) for piping 3" to 6", and 1/16" per foot (0.58) for piping 8" and larger.

F. Vertical to horizontal change in direction to be made with long radius fittings.

G. Support all soil and waste piping per IPC Section 308.5, 308.6 and 308.7. (NSPC Chapter 8)

H. All hangers, anchors, support and guides for piping and equipment shall be securely fastened to the building structure and/or floors with concrete decking with the following exception: Hangers, anchors, support and guides shall not be fastened to or through metal roof decking (i.e. bare metal decking or metal deck supporting a roofing system).

3.2 INSTALLATION OF CONDENSATE DRAINAGE PIPING

A. Connect piping to HVAC equipment and/or appliance requiring condensate drainage and extend to

condensate risers and/or underground storm building drainage as indicated. (Extend condensate drainage discharge to the back of exterior downspouts or to exterior grade where indicated.)

B. Underground condensate building drains shall be extended to underground storm building drainage or from the building, terminating _____ beyond the building wall where indicated.

C. Provide clean-outs on condensate drainage where indicated. Condensate drainage piping shall be configured to permit the cleaning of blockages and performance maintenance without requiring piping to be cut.

D. All changes in direction of condensate drainage piping sizes 1-1/4" and above shall be installed with "Y" branches and 1/8 bends.

E. All condensate drainage piping shall be hung and/or supported in accordance with the plumbing code. All stacks/risers shall be supported with concealed pipe clamps or hangers as required.

F. All condensate drainage piping which will be located above suspended ceilings shall be checked for slope to assure positive drainage, prior to installation of the ceilings. Pressure tests for leaks, as hereinafter specified, shall also be performed prior to ceiling installation.

G. Install condensate drainage piping pitched to drain at minimum slope of 1/8" per foot (1 percent slope.)

H. Condensate piping shall be trapped where, and as required, by HVAC equipment and/or appliance manufacturer. Provide trap in accordance with HVAC equipment and/or appliance manufacturer.

I. Condensate piping shall be provided with an upright back water valves as indicated and/or where condensate piping connects to storm drainage (via direct connection to above ground storm piping or underground storm drainage piping.) or as required by, and in accordance with, HVAC equipment or appliance manufacture (i.e. ductless mini-split systems.) Where condensate backwater valves are installed, they shall be installed on above ground vertical piping in the vertical position in the direction of drain flow and in areas with access for inspection and maintenance.

J. After the completed installation (including inspection and testing) and before placing connected HVAC and/or appliances into service, condensate piping shall be flushed with water for a period of approximately 10 to 15 minutes to remove construction debris, left-over solder flux, etc. and to verify proper operation. (Where non-water-based flux is use, flush with hot water.)

3.3 INSTALLATION OF SPECIAL EXPANSION COMPENSATION PRODUCTS

A. Expansion Joints: Install expansion joints on vertical risers as indicated, and/or as required by International Plumbing Code.

B. PVC piping systems in multi-story (four stories or more) shall require "O" ring expansion joints to compensate for length changes in soil, waste and vent stacks. Expansion joints shall be required at every floor level for soil and waste stack and at alternate floors for vent stacks and rainwater conductors.

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3.4 INSTALLATION OF CLEANOUTS

A. Cleanouts: Install in sanitary piping and storm conductor and building drain piping as indicated, and/or as required by International Plumbing Code; at each change in direction of piping greater than 45 degrees; at minimum intervals of 100' for all size straight run piping; and at base of each conductor. Install floor and wall cleanout covers for concealed piping, select type to match adjacent building finish.

B. Exterior cleanouts shall be installed with access covers flush to grade. The cleanout shall be installed within a concrete pad, 18”x18”x6” thick.

3.5 INSTALLATION OF FLOOR DRAINS (ALL TYPES)

A. Install floor drains in accordance with manufacturer's written instructions and in locations indicated.

B. Install floor drains at low points of surface areas to be drained, or as indicated. Set tops of drains flush with finished floor.

C. Install drain flashing collar or flange so that no leakage occurs between drain and adjoining flooring. Maintain integrity of waterproof membranes, where penetrated.

D. Position drains so that they are accessible and easy to maintain.

E. All floor drains shall be provided with trap primer connections. All floor drains shall have a trap primer discharge line connected to the outlet.

F. All exposed drainage piping shall be DWV copper pipe and fittings. All piping shall be rigidly supported off the wall with split ring clamps or uni-strut.

3.6 INSTALLATION OF ROOF DRAINS

A. Install drains in accordance with manufacturer's written instruction and in location indicated.

B. Coordinate with roofing as necessary to interface roof drains with roofing work.

C. Install drains at low points of surface areas to be drained, or as indicated.

D. Install drain flashing collar or flange so that no leakage occurs between drain and adjoining roofing. Maintain integrity of waterproof membranes, where penetrated.

E. Position drains so that they are accessible and easy to maintain.

F. The roof drain specified is a combination “Primary and Secondary” arrangement. Verify the correct outlet connections to their respective systems.

3.7 UNDERGROUND METALLIC TAPE

A. All exterior underground PVC drainage piping (sanitary, storm, condensate waste) shall be provided with detectable metallic underground tape.

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B. Tape shall be similar to Lineguard Maintenance Systems as provided by Utility Supply of America 800-548-1234 or approved substitute as manufactured by Seton.

C. Installation shall comply with manufacturer's recommendations and shall be installed in the backfill after refilling the trench opening completely, and allowed to settle to the desired 4" to 6" depth. The Contractor shall install the tape after final lifts in compaction backfilling or unroll it before final restoration or installation of sod, black dirt, seeding, etc.

D. The tape system shall be installed under the supervision of the Owner's Representative. When the tape system is complete, the Contractor shall provide a test using the tape manufacturer's recommended detection device, to prove the integrity of the installation with the Owner's Representative.

3.8 INVERTS AND ELEVATIONS

A. Indicated inverts and elevations of existing utilities are approximate and based on the best information available. Upon award of Contract, Contractor shall verify in the field all such information and report any discrepancies to the Engineer before proceeding with work.

3.9 PIPING INSTALLED IN FILLED GROUND

A. Piping located below floor slab in filled areas shall be supported either from the floor slab, or with masonry piers to undisturbed earth. Drainage piping shall be supported at each joint. Exterior piping located in filled areas shall be supported with piers.

B. Details of supports and method of installation shall meet with the approval of the Engineer.

3.10 INSPECTION

A. The Plumbing Contractor shall, upon completion of the drainage systems, secure from the Inspector and/or the Municipality under which the installation was made and inspected, certificates or letters of approval indicating the system has been installed satisfactorily. The Plumbing Contractor shall certify that all inspection fees, permits and charges have been duly paid.

3.12 BUILDING DRAINAGE SYSTEM CLEANING AND CAMERA VIDEO TAPE/TRANSMITTER

A. The Plumbing Contractor shall hire the services of a qualified and approved utilities camera and locating service.

B. The Camera-Video tape/transmitter work shall be executed for the benefit of the Plumbing Contractor to locate all existing below-floor slab sanitary and storm water drainage systems. This work shall be done to verify exact locations where new piping systems shall connect to existing piping systems.

C. When all plumbing work is complete and before final test of the drainage systems, the entire building active below-slab storm and sanitary waste systems, including all short run and small pipe laterals, shall be power flushed and cleaned to clear all or any obstructions in the line. The work shall include all stack systems through each (VTR) vent thru roof and roof drain to the exterior laterals that exit the building.

END OF SECTION

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SECTION 22 01 20

DOMESTIC WATER SYSTEMS - PLUMBING

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the work specified in this Section.

1.2 DESCRIPTION OF WORK

A. This Section includes:

1. Domestic water piping systems work is indicated on drawings and schedules and by requirements of this section.

B. Applications for water piping systems include the following:

1. Exterior water service piping from main at curb to building domestic water piping.

2. Exterior water service piping from connection 5'-0" beyond building foundation to building domestic water piping.

3. Exterior fire/sprinkler service from connection 5'-0" beyond building foundation to flanged connection 12" above finished floor slab in Mechanical/Boiler Room.

4. Exterior fire/sprinkler service from street main connection to flanged connection 12" above finished floor slab in Mechanical/Boiler Room.

5. Exterior domestic water meter and pit installation.

6. Domestic cold-water piping.

7. Domestic hot-water piping.

8. Domestic recirculating-water piping.

C. Complete flow balancing of the entire domestic hot water return system.

D. Insulation for domestic water piping as specified in Section 220030 is included as work of this section.

E. Trenching and backfill required in conjunction with exterior water piping as specified in Section 220000 is included as work of this section. Refer to Division 1.

1.3 REFERENCE STANDARDS

A. Refer to Section 220000 for a general description of requirements applying to this section.

NOT FOR BIDDING PURPOSES

1.4 QUALITY ASSURANCE

A. Refer to Section 220010 for a general description of requirements applying to this section.

1.5 SUBMITTALS

A. Submit shop drawings and product data in accordance with Section 220000.

B. Submit the following:

1. Product data on all specialties and systems equipment.

1.6 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, GENERAL REQUIREMENTS.

PART 2 – PRODUCTS

2.1 DOMESTIC WATER PIPING MATERIALS AND PRODUCTS

A. Provide piping materials and factory fabricated piping products of sizes, types, pressure ratings, temperature ratings, and capacities as indicated. Where not indicated, provide proper selection as determined by Installer to comply with installation requirements. Provide sizes and types matching piping and equipment connections; provide fittings of materials which match pipe materials used in domestic water piping systems. Where more than 1 type of materials or products are indicated, selection is Installer's option.

B. All products and equipment designed for the dispensing of potable water shall be ANSI/NSF 61 and ANSI/NSF 372 certified as “lead free.” Lead free refers to the wetted surface of pipe, fittings and fixtures in potable water systems that have a weighted average lead content <=0.25% per the federal law of the safe drinking water act (sec. 1417) amended 1-4-2011 and other equivalent state regulations. The federal law does not apply to pipes, pipe fittings, plumbing fittings or fixtures that are used exclusively for non-potable services such as manufacturing, industrial processing, irrigation, outdoor watering, or any other uses where water is not anticipated to be used for human consumption. The law specifically excludes toilets, bidets, urinals, fill valves, flushometer valves, tub fillers, shower valves, service saddles, or water distribution main gate valves that are 2 inches in diameter or larger.

2.2 BASIC PIPE, TUBE AND FITTINGS

A. Provide pipe, tube, and fittings complying with Division 22 Basic Materials and Methods section "Pipe, Tube, and Fittings", in accordance with the following listing:

B. Interior Domestic Water Piping (See Appendix):

Tube Size 4" and Smaller:	Copper tube.
Wall Thickness:	Type "L" hard-drawn temper.
Fittings:	Wrought-copper, solder-joints.

NOT FOR BIDDING PURPOSES

C. Exterior Water Service Piping:

Pipe Size 3" and Smaller:	Copper tube.
Wall Thickness:	Type "K" Soft Temper
Fittings:	Wrought copper solder joint.
Pipe Size 4" and Over:	Ductile-iron pipe with cement-mortar lining, and gasketed joints.
Pipe Weight:	Schedule 150.
Fittings:	Ductile-iron, with cement-mortar lining, mechanical joint.
Pipe Size 3" and Smaller:	Polyvinyl Chloride (PVC) ASTM 1785
Wall Thickness:	Schedule 80.
Fittings:	PVC with Schedule 80, socket-type solvent joints or elastomeric gasketed joints.
Pipe Size 4" to 12":	Polyvinyl Chloride (PVC) AWWA C900
Pipe Class:	Class 150
Fittings:	Molded pressure Class 150 with AWWA C907, gaskets conforming to ASTM F-477.

2.3 BASIC PIPING SPECIALTIES

A. Provide piping specialties complying with Section 220010 Basic Materials and Methods in accordance with the following listing:

Pipe escutcheons

Dielectric unions

Drip pans

Pipe sleeves

Sleeve seals

2.4 SPECIAL PIPING SPECIALTIES

A. Water Hammer Arresters: Provide bellows or piston type water hammer arresters, pressure rated for 250 psi, tested and certified in accordance with PDI Standard WH-201.

NOT FOR BIDDING PURPOSES

2.5 BASIC VALVES

A. Provide valves complying with applicable Division 22 sections "Valves", in accordance with the following listing:

B. Sectional Valves:

2-1/2" and Smaller:	Ball Valves.
	Gate Valves.
3" and Larger:	Ball Valves.
	Butterfly Valves.

C. Shutoff Valves:

2-1/2" and Smaller:	Ball Valves.
	Gate Valves
3" and Larger:	Ball Valves.
	Butterfly Valves.

D. Drain Valves:

All	Hose End Threaded Gate or Ball Valves.

E. Balancing Valves:

2" and Smaller:	Ball Valves (Circuit Setter Type).
	(w/ Memory Stop)

F. Check Valves:

All Sizes:	Swing Check Valves. Horizontal Installations
	Spring Check Valves. Vertical Installations

2.6 SPECIAL VALVES

A. Special valves required for domestic water piping systems include the following types:

B. Hose Bibbs: Threaded end, renewable composition disc, tee handle, 3/4" NPT inlet, 3/4" hose outlet with vacuum breaker.

1. Finished Areas: Chrome plated.

2. Unfinished Areas: Bronze finish.

NOT FOR BIDDING PURPOSES

C. Wall Hydrants: Non-freeze, cast-bronze body, tee handle key, bronze casing, length to suit wall thickness, vacuum breaker, hinged locking cover, 3/4" inlet, hose outlet.

2.7 BASIC THERMOMETERS AND GAUGES

A. Provide thermometers and gauges complying with Division 22 Basic Materials and Methods Section "Meters and Gauges", in accordance with the following listing:

Pressure gauges

Glass thermometers

Pressure and temperature connections

2.8 BACKFLOW PREVENTERS

A. Provide, of the type indicated on the drawing schedule, reduced pressure principal type, blackflow preventers shall consist of an assembly including shutoff valves on inlet and outlet, and strainer on inlet. Backflow preventers shall include test cocks, and pressure-differential relief valve located between two positive seating check valves. Construct in accordance with ASSE Standard.

B. On dead-end services (HVAC make-up) provide a spring-loaded check valve ahead of the backflow preventer assembly.

2.9 SYSTEMS EQUIPMENT MANUFACTURERS

A. Refer to Plumbing Fixture and Equipment Schedule for type, number, size and manufacturer of all equipment and accessories.

B. Available Manufacturers: Subject to compliance with requirements, manufacturers offering equipment which may be incorporated in the work are limited to the following:

<u>Shock Absorbers:</u>

Zurn

Josam

Watts

Smith

PPP Inc.

MIFAB

Sioux Chief

Oatey

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Hose Bibbs

Woodford

Zurn

Josam

Watts

J.R. Smith

MIFAB

Wall Hydrants

Woodford

Zurn

Josam

Watts

J.R. Smith

MIFAB

Backflow Preventers

Conbraco

Febco

Cla-Val

Wilkins

ITT Grinnell

Neptune

Watts

PART 3 – EXECUTION

3.1 INSTALLATION OF BASIC IDENTIFICATION

A. Install mechanical identification in accordance with Section 220010 Basic Materials and Methods.

B. Support vertical piping at floor levels using approved riser clamps. Clamp material shall be

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compatible with pipe material. Maximum vertical spacing shall be 10'-0". Domestic water piping shall be supported in accordance with the International Mechanical Code, Section 305 and Table 305.4 Spacing Intervals, or in accordance with MSS-SP-69. International Plumbing Code's latest edition, Section 308.5, accept as follows:

1. Copper tubing ½" to 1-1/4" nominal size, not to exceed 6 ft. horizontal intervals.
2. Copper tubing 1-1/2" and larger nominal size, not to exceed 10 ft. horizontal intervals.
3. Copper tubing ½" to 1-1/4" nominal size, not to exceed 10 ft. vertical intervals.
4. Copper tubing 1-1/2" and larger nominal size not to exceed 10 ft. vertical intervals.

3.2 INSTALLATION OF VALVES

A. Install valves in accordance with Division 22 Basic Materials and Methods section, "Valves".

B. Sectional Valves: Install on each branch and riser, close to main, where branch or riser serves 2 or more fixtures, equipment connections, and elsewhere as indicated.

C. Shutoff Valves: Install on inlet of each plumbing equipment item, and on inlet of each plumbing fixture, and elsewhere as indicated.

D. Drain Valves: Install on each plumbing equipment item located to completely drain equipment for service or repair. Install at base of each riser, at base of each rise or drop in piping system, and elsewhere where indicated or required to completely drain domestic water piping system.

E. Check Valves: Install on discharge side of each pump, and elsewhere as indicated.

F. Balance Cocks: Install in main recirculating loop and in each branch hot water recirculating loop. Install a ball valve and check valve at each balance valve installation.

G. Hose Bibbs: Install on exposed piping where indicated, with vacuum breaker.

3.3 INSTALLATION OF BACKFLOW PREVENTERS

A. Install backflow preventers where indicated, and where required by International Plumbing Code. Locate in same room or area as equipment being protected.

B. RPZ type backflow preventers to be piped from the relief outlet to nearest floor drain.

C. A check valve is required on the upstream side of all RPZ installations.

3.4 INSTALLATION OF EXPANSION COMPENSATION PRODUCTS

A. This project shall require the installation of expansion compensators.

B. Furnish and install expansion compensation products in accordance with Section 220210 Basic Materials and Methods – HVAC

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3.5 INSTALLATION OF THERMOMETERS AND GAUGES

A. Install thermometers and gauges in accordance with Section 220010 Basic Materials and Methods.

3.6 EQUIPMENT CONNECTIONS

A. Piping Runouts to Fixtures: Provide hot and cold water piping runouts to fixtures of sizes indicated, but in no case smaller than required by International Plumbing Code.

B. Equipment furnished by the Owner or Contractors other than this Contractor: After equipment has been set in place, this Contractor shall furnish all labor and material required to make final connections, between roughing-in and the equipment. Install valves, fittings, trim and appurtenances furnished with the equipment. All exposed piping in the kitchen areas shall be chrome plated. Piping in other areas shall be of the same material as the system to which it connects.

3.7 SPARE PARTS

A. Furnish to Owner, with receipt, one valve key for each key operated hydrant, bibb, or faucet installed.

PART 4 – APPENDIX

Design and calculations of interior domestic water piping systems are all based on using Type "L" copper pipe. If PEX plastic pipe and/or tube is used as a substitute material for interior domestic water pipe, the contractor will be responsible for confirming pipe sizes and domestic water piping equipment are adequate for flow and hydraulic friction loss for all cold water, hot water, and hot water circulation systems. It should be noted that the respective nominal pipe sizes internal diameters of PEX piping compared to Type "L" copper pie are significantly small. As a result, at equal flows (gpm) friction loss and flow velocities will be higher for PEX pipe. The following table, *Type "L" Copper Pipe vs PEX Tube*, has been approved as an acceptable substitution for the specified domestic water piping material. As noted in the Section 220000 General Provisions – Plumbing/Fire Protection, all substitutions must be submitted and approved by the Owner, Architect, and/or Design Engineer.

END OF SECTION

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Type "L" Copper Pipe vs PEX Tube

			Hot Water (HW) maximum velocity and friction loss				Cold Water (CW) maximum velocity and friction loss				Hot Water Recirculation (HWR) maximum velocity and friction loss			Internal Pipe Diameters	
Nominal Pipe Size	PEX approximate equivalent length of 100 ft of "L" Coper Pipe	PEX ft/100 ft "L" Copper Ratio	**"L" Copper** flow (GPM) of max velocity of **5 fps**	**"L" Copper** friction loss at max velocity of **5 fps**	**PEX** flow (GPM) of max velocity of **5 fps**	**PEX** flow friction loss at max velocity of **5 fps**	**"L" Copper** flow (GPM) of max velocity of **8 fps**	**"L" Copper** friction loss at max velocity of **8 fps**	**PEX** flow (GPM) of max velocity of **8 fps**	**PEX** flow friction loss at max velocity of **8 fps**	Flow (GPM) **"L" Copper** at **3 fps** max. **PEX** at approx. **4 fps** max.	**"L" Copper** friction loss at velocity of **3 fps**	**PEX** flow friction loss at max velocity approx. of **4 fps**	**Type "L" Copper**	**PEX**
Inches	Feet		GPM	ft/ft	GPM	ft/ft	GPM	ft/ft	GPM	ft/ft	GPM	ft/ft	ft/ft	Inches	Inches
1/4	24	0.24	1.2	0.435	0.67	0.616	1.94	1.057	1.08	1.490				0.315	0.235
3/8	42	0.42	2.25	0.305	1.9	0.531	3.6	0.729	2.53	0.902				0.430	0.360
1/2	72	0.72	3.63	0.233	3.15	0.248	5.8	0.555	5.05	0.594				0.545	0.510
5/8	53	0.53	5.42	0.184	4.17	0.215	8.67	0.440	6.67	0.514				0.666	0.584
3/4	49	0.49	7.5	0.151	5.6	0.176	12	0.360	9	0.423	4.5	0.059	0.117	0.785	0.681
1	45	0.45	12.8	0.111	9.3	0.133	25.7	0.402	14.9	0.317	7.7	0.043	0.094	1.025	0.875
1-1/4	44	0.44	19.5	0.087	13.9	0.105	31.2	0.209	22.3	0.252	11.7	0.034	0.076	1.265	1.069
1-1/2	43	0.43	27.7	0.071	19.5	0.087	44.2	0.169	31.2	0.208	16.5	0.027	0.064	1.505	1.263
2	42	0.42	48.2	0.052	33.4	0.064	77.1	0.123	53.5	0.152	28.9	0.020	0.049	1.985	1.653
2-1/2	41	0.41	72.5	0.038	50.9	0.05	116.1	0.091	81.5	0.119	44.6	0.016	0.039	2.465	2.041
3	39	0.39	106.1	0.032	72.3	0.041	169.8	0.078	115.7	0.097	63.7	0.013	0.032	2.945	2.431

Friction Head Loss = [4.52 x (Q)^1.85] / ([C)^1.85 x (D)^4.87] x2.31 = Pf (ft/ft)

Velocity = (0.4085 x Q) / D^2 = ft per second (fps)

Q = flow (GPM); C = Hazen-Williams coefficient (140 for copper and PEX); D = internal diameter of pipe (inches)

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SECTION 22 01 30

GAS PIPING SYSTEMS – PLUMBING

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the work specified in this Section.

1.2 DESCRIPTION OF WORK

A. This Section includes:

1. Natural gas piping system as indicated on drawings and schedules, and by requirements of this section.

2. Trenching and backfill required in conjunction with exterior gas distribution as specified in Section 220000 is included as work of this section. Refer to Division 1.

1.3 REFERENCE STANDARDS

A. Refer to Section 220000 for a general description of requirements applying to this Section.

1.4 QUALITY ASSURANCE

A. Refer to Section 220010 for a general description of requirements applying to this section.

1.5 SUBMITTALS

A. Submit shop drawings and product data in accordance with Section 220000.

B. Submit the following:

1. Product data on gas valves.

1.6 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, GENERAL REQUIREMENTS.

PART 2 – PRODUCTS

2.1 NATURAL GAS PIPING MATERIALS AND PRODUCTS

A. Provide piping materials and factory-fabricated piping products of sizes, types, pressure ratings, and capacities as indicated. Where not indicated, provide proper selection as determined by Installer to comply with installation requirements. Provide materials and products complying with ANSI B31.2 where applicable, base pressure rating on natural gas piping system maximum design pressures.

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Provide sizes and types matching piping and equipment connections; provide fittings of materials which match piping materials used in natural gas piping systems. Where more than 1 type of material or product is indicated, selection is Installer's option.

2.2 BASIC IDENTIFICATION

A. Provide identification complying with Division 22 Sections and in accordance with the following listing:

Building Distribution Piping: Plastic pipe markers.

Gas Service: Underground type plastic line markers with detectable wire..

Gas Valves: Plastic valve tags.

2.3 BASIC PIPE, TUBE AND FITTINGS

A. Provide pipe, tube and fittings complying with Section 220010 Basic Materials and Methods - Plumbing and in accordance with the following listing:

1. Interior Piping: Schedule 40 black steel ASTM A-53, A-106

   Fittings: Malleable black iron, threaded (NCC)

2. Exterior Below Grade Piping: Medium-density polyethylene pipe.

3. Exterior Exposed or Roof Top Piping: Schedule 40 black steel with weather coating.

   Fittings: Wrought steel, butt welded or malleable blade inch threaded.

2.4 BASIC PIPING SPECIALTIES

A. Provide piping specialties complying with applicable Division 22 Sections and in accordance with the following listing:

Pipe escutcheons

Pipe sleeves

Sleeve seals

2.5 SPECIAL VALVES

A. Valves required for gas piping systems on this project shall be the following types:

Gas Valves: (Up to 3")

1. Apollo 80-100 Series bronze gas ball valve. Threaded, 600 PSIG WOG, cold non-shock. 250 PSIG LP-Gas. 150 PSIG saturated steam. Vacuum service to 29 inches Hg. Federal Specification: WW-V-35C, Type: II, Composition: BZ, Style: 3.

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2. Features:

   - UL Listed for LP-Gas and natural gas.

   - Large ports to reduce pressure drop

   - Reinforced TFE seats and seals

   - Blow-out-proof stem design

   - Optional tee handle available

   - Quarter turn on-off

   - Adjustable packing gland

   - One piece bronze body

   - Chromium plated ball

3. UL Listings:

   - Guide YSDT: LP-Gas shut-off valve.

   - Guide YRPV: Gas shut-off valve for use with natural and manufactured gases.

4. This valve shall be used for all pipe sizes up to 3" in the system.

Gas Valves (4" and Larger)

1. Apollo 88A-100 Series carbon steel, ANSI Class 150 flanged standard port ball valves.

   Standards of Compliance:

   IFGC: Section 409 (Valves)

   ASME B16.5 – Pipe Fittings and Flanges

   ASME B16.33 – Manual Operated Metal Gas Valves up to 125 psig

   ASME B16.38 – Large Metal Valve Gas Distribution

   ASME B31.8 – Gas Transmission and Distribution Piping Systems

   UL 125

B. Manufacturers: Subject to compliance with requirements, provide gas valves of one of the following:

   Apollo/Conbraco

   Stockham

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Milwaukee

NIBCO, Inc.

Watts

2.6 GAS PRESSURE REGULATORS

A. ANSI Z21.18, single-stage, steel-jacketed, corrosion-resistant pressure regulators. Include atmospheric vent, elevation compensator, with threaded ends conforming to ASME B1.20.1 for 2 inch NPS and smaller and flanged ends for 2-1/2" NPS and larger. Regulator pressure ratings, inlet and outlet pressures, and flow volume in cubic feet per hour of natural gas at specific gravity are as indicated.

1. Service Pressure Regulators: Inlet pressure rating not less than natural gas distribution system service pressure.

2. Line Gas Pressure Regulators: Inlet pressure rating not less than system pressure.

3. Appliance Gas Pressure Regulators: Inlet pressure rating not less than system pressure.

4. Gas Pressure Regulator Vents: Factory or field installed corrosion-resistant screen in opening when not connected to vent piping.

5. Regulators shall be as manufactured by Sensus, or approved equal..

B. AVAILABLE MANUFACTURES

1. Subject to compliance with the requirements, manufacturer of gas equipment products other than as identified on the Schedule but is selected from the available manufacturers listed above, a cover sheet shall be included with the submission of shop drawings indicating the cross-referenced manufacturer and model number.

2. Shop drawings shall not be reviewed or accepted if not in compliance with this requirement.

Fisher

Sensus

Emerson

PART 3 – EXECUTION

3.1 INSTALLATION OF BASIC IDENTIFICATION

A. Install mechanical identification in accordance with applicable Division 22 Sections.

NOT FOR BIDDING PURPOSES

3.2 INSTALLATION OF NATURAL GAS PIPING (INTERIOR)

A. Install natural gas distribution piping in accordance with Section 220010 Basic Materials and Methods - Plumbing and in accordance with applicable codes IFGC latest edition, and local Utility Company requirements.

B. Use sealants on metal gas piping threads which are chemically resistant to natural gas. Use sealants sparingly, and apply to only male threads of metal joints.

C. Remove cutting and threading burrs before assembling piping.

D. Do not install defective piping or fittings. Do not use pipe with threads which are chipped, stripped or damaged.

E. Plug each gas outlet, including valves, with threaded plug or cap immediately after installation and retain until continuing piping or equipment connections are completed.

F. Install drip-legs in gas piping where indicated, and where required by code or regulation.

G. Install "Tee" fitting with bottom outlet plugged or capped at bottom of pipe risers.

H. Use dielectric unions where dissimilar metals are joined together.

I. Install piping with 1" drop in 60' pipe run (0.14%) in direction of flow.

J. Install piping parallel to other piping, but maintain minimum of 12" clearance between gas piping and steam or hot water piping above 200 degrees F (93 degrees C).

K. For piping buried in building substrate, or below floor slabs, install in welded conduit, ventilated to outdoors on both ends, and tested to same requirements as gas piping.

L. Gas valves shall not be installed above ceilings without access and signage.

M. Supports:

1. All pipe, fittings, valves, installation and testing shall be in accordance with the IFGC, Chapter 4.

2. Gas piping shall be supported in accordance with the International Fuel Gas Code's latest accepted 2003 Edition, Section 407, as follows:

3. Support intervals shall be in accordance with the IFGC listed above and in Section 415, Table 415.1 as follows:

   a. Steel pipe ½" nominal size – not to exceed 6 ft.

   b. Steel pipe ¾" to 1" nominal size – not to exceed 8 ft.

   c. Steel pipe 1-1/4" and larger nominal size horizontal – not to exceed 10 ft.

   d. Steel pipe 1-1/4" and larger nominal size, vertical not to exceed every floor.

4. Support and spacing of CSST Systems shall be in accordance with CSST manufacturer's instructions.

5. All hangers, anchors, support and guides for piping and equipment shall be securely fastened to the building structure and/or floors with concrete decking with the following exception: Hangers, anchors, support and guides shall not be fastened to or through metal roof decking (i.e. bare metal decking or metal deck supporting a roofing system).

3.3 INSTALLATION OF VALVES

A. Gas valves: Provide at connection to gas train for each gas-fired equipment item; and on risers and branches where indicated.

B. Locate gas valves where easily accessible, and where protected from possible damage.

3.4 EQUIPMENT CONNECTIONS

A. Connect gas piping to each gas-fired equipment item, with drip leg, union and shutoff gas valve. Comply with equipment manufacturer's instructions. Drip legs shall not be installed on any exterior gas piping.

B. Equipment furnished by the Owner, or Contractors other than this Contractor: After equipment has been set in place, this Contractor shall furnish all labor and material required to make final connections between roughing-in and the equipment. Install valves, fittings, trim and appurtenances furnished with the equipment. Piping shall be of the same material as the system to which it connects.

C. All rooftop, gas-fired equipment shall be provided with gas pressure regulating valve to reduce gas pressure from medium pressure (psi) to low pressure (WC). All regulators shall be provided with relief vent discharge piping of lengths as required for minimum distance of equipment air intake grilles.

3.5 INSTALLATION OF GAS PRESSURE REGULATORS

A. This Contractor shall furnish and install gas pressure regulating valves for all shown on the drawings. Installation shall be in strict accordance with the requirements of the Utility Company and the Canadian Gas Association.

B. All regulators installed shall be tagged with data noting the inlet and outlet pressure for each individual regulator installed.

C. Medium or High Pressure (MP) (HP) Regulators shall comply with the following:

1. The MP regulator shall be approved and shall be suitable for the inlet and outlet gas pressures for the application.

2. The MP regulator shall maintain a reduced outlet pressure under lockup (no flow) conditions.

3. The capacity of the MP regulator, determined by published ratings of its manufacturer, shall be adequate to supply the appliances served.

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4. The MP pressure regulator shall be provided with access. Where located indoors, the regulator shall be vented to the outdoors or shall be equipped with a leak-limiting device, in either case complying with Section 410 of the IFGC.

5. A tee fitting with one opening capped or plugged shall be installed between the MP regulator and its upstream shutoff valve. Such tee fitting shall be positioned to allow connection of a pressure-measuring instrument and to serve as a sediment trap.

6. A tee fitting with one opening capped or plugged shall be installed not less than 10 pipe diameters downstream of the MP regulator outlet. Such tee fitting shall be positioned to allow connection of a pressure-measuring instrument.

3.6 EXTERIOR GAS PIPING

A. All rooftop or exterior gas piping shall be weatherproof with and epoxy resin approved by the Gas Company.

B. Uncoated, threaded or socket welded joints shall not be used in piping in contact with soil or where internal or external service corrosion is known to occur.

C. Protective Coatings and Wrapping: Pipe protective coatings and wrappings shall be approved for the application and shall be factory applied.

D. Detectable underground warning tape shall read ("CAUTION – BURIED GAS LINE BELOW"). Printed on APWA approved colors, minimum 2" wide, 5 mil tape with aluminum backing for using non-ferrous locator.

END OF SECTION

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SECTION 22 01 40

FIXTURES – PLUMBING

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the Work specified in this Section.

1.2 DESCRIPTION OF WORK

A. This Section includes:

1. Plumbing fixtures and trim work as indicated by drawings and schedules, and by requirements of this section.

2. Types of plumbing fixtures required for the project include the following:

   Water Closets

   Urinals

   Lavatories

   Countertop Sinks

   Service Sinks

   Mop Receptors

   Electric Water Coolers

   Sensor-Operated Flush Valves and Faucets

   Manually Operated Flush Valves

   Lavatory Shield Enclosure

3. Refer to Section 220120 for domestic water piping systems used in conjunction with plumbing fixtures; not work of this section.

4. Refer to Section 220110 for soil and waste piping systems used in conjunction with plumbing fixtures; not work of this section.

5. Refer to Division 26 sections for electrical connections to water coolers and other plumbing fixtures; not work of this section.

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1.3 REFERENCE STANDARDS

A. Refer to Section 220000 for a general description of requirements applying to this section.

1.4 QUALITY ASSURANCE

A. Refer to Section 220010 for a general description of requirements applying to this section.

B. Manufacturers: Firms regularly engaged in manufacture of plumbing fixtures of the type, style and configuration required, whose products have been in satisfactory use in similar service for not less than 3 years.

C. Plumbing Fixture Standards: Comply with applicable portions of International Plumbing Code pertaining to materials and installation of plumbing fixtures.

D. ANSI Standards: Comply with applicable ANSI standards pertaining to plumbing fixtures and systems.

E. ANSI & ADA Standards: Comply with ANSI A171.1 Standard and the ADA Standard pertaining to plumbing fixtures and provisions for handicapped.

1. Water closets shall measure 17" to 19" from the floor to the top of the seat. Bowls shall be elongated type.

2. Flush valve mechanisms shall be on the wide side of the stall, no higher than 44" above the floor.

3. Urinals shall be elongated (14" rim from the wall) mounted no higher than 17" from the floor.

4. Lavatories shall be mounted no higher than 34" from the floor and provide knee clearance using an offset drain assembly with "P" trap set parallel to the fixture supporting wall. Trap and wall supplies shall be installed for clearance required for the installation of lavatory shield enclosures.

5. Faucets shall be lever operated, push type, touch type, electronically operated. See Fixture Schedule. All faucets shall operate on less than 5 pounds force and shall not require tight grasping, pinching or twisting of the wrist.

F. PDI Compliance: Comply with standards established by Plumbing and Drainage Institute pertaining to plumbing fixture supports.

G. Federal Standards: Comply with applicable FS WW-P-541/- Series sections pertaining to plumbing fixtures.

H. UL Labels: Provide water coolers which have been listed and labeled by Underwriters' Laboratories.

I. ARI Labels: Provide water coolers which are rated and certified in accordance with applicable Air-Conditioning and Refrigeration Institute Standards.

1.5 SUBMITTALS

A. Submit shop drawings and product data in accordance with Section 220000.

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B. Submit the following:

1. Product Data: Submit manufacturer's specifications for plumbing fixtures and trim, including catalog cut of each fixture type and trim item furnished, roughing-in dimensioned drawings, templates for cutting substrates, fixture carriers, and installation instructions.

2. Color Selection Data: Submit charts or samples for color selection where applicable.

3. Maintenance Data: Submit maintenance data and parts lists for each fixture type and trim item, including instructions for care of finishes. Include this data in maintenance manual.

1.6 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, GENERAL REQUIREMENTS.

1.7 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Deliver plumbing fixtures individually wrapped in factory-fabricated containers.

B. Handle plumbing fixtures carefully to prevent breakage, chipping and scoring the fixture finish. Do not install damaged plumbing fixtures; replace and return damaged units to equipment manufacturer.

PART 2 – PRODUCTS

2.1 PLUMBING FIXTURES

A. Provide factory-fabricated fixtures of type, style and material indicated. For each type fixture, provide fixture manufacturer's standard trim, carrier, seats, and valves as indicated by their published product information; either as designed and constructed, or as recommended by the manufacturer and as required for a complete installation. Where more than one type is indicated, selection is Installer's option; but, all fixtures of same type must be furnished by single manufacturer. Where type is not otherwise indicated, provide fixtures complying with governing regulations.

2.2 MATERIALS

A. Unless otherwise specified, comply with applicable Federal Specification WW-P-541/-Series sections pertaining to plumbing fixtures, fittings, trim, metals and finishes. Comply with the requirements of WW-P-541/-specification relative to quality of ware, glazing, enamel, composition and finish of metals, air gaps, and vacuum breakers, even though some plumbing fixtures specified in this section are not described in WW-P-541/-.

B. Provide materials which have been selected for their surface flatness and smoothness. Exposed surfaces which exhibit pitting, seam marks, roller marks, foundry sand holes, stains, discoloration, or other surface imperfections on finished units are not acceptable.

C. Where fittings, trim and accessories are exposed or semi-exposed, provide bright chrome-plated or polished stainless-steel units. Provide copper or brass where not exposed.

D. Stainless Steel Sheets: ANSI/ASTM A-167, Type 302/304, hardest workable temper. Finish: No. 4, bright, directional polish on exposed surfaces.

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E. Steel Sheets for Baked Enamel Finish: ANSI/ASTM A-591, coating Class C, galvanized-bonderized.

F. Steel Sheets for Porcelain Enamel Finish: ANSI/ASTM A-424, commercial quality, Type 1.

G. Vitreous China: High quality, free from fire cracks, spots, blisters, pinholes, and specks; glaze exposed surfaces, and test for crazing resistance in accordance with ANSI/ASTM C-554.

H. Fiberglass: ANSI Z124 smooth surfaced, with color selected by Architect/Engineer.

I. Aluminum: ANSI/ASTM B-209/B-221 sheet, plate and extrusions, as indicated; alloy, temper and finish as determined by manufacturer, except 0.40 mil natural anodized finish on exposed work unless another finish is indicated.

J. Synthetic Stone: High quality free from defects, glaze on exposed surfaces, stain resistant.

2.3 PLUMBING FITTINGS, TRIM AND ACCESSORIES

A. Lavatory Protective Shield Covers:

1. Fully molded enclosure "Lav Shields" as manufactured by Zurn or Truebro, Inc., complete with tamper-resistant stainless steel fasteners.

2. Shield enclosure to meet A.D.A. #4.19.4, ANSI A117.1 and BOCA P- 1203.4.

B. Water Outlets: At locations where water is supplied (by manual, automatic or remote control), provide commercial quality faucets, valves, or dispensing devices, of type and size indicated, and as required to operate as indicated. Include manual shutoff valves and connecting system pipes to permit outlet servicing without shut- down of water supply piping systems.

1. Vacuum Breakers: Provide with flush valves where required by governing regulations, including locations where water outlets are equipped for hose attachment.

C. P-traps: Include removable P-traps where drains are indicated for direct connection to drainage system. All traps shall be minimum 17 gauge.

D. Carriers: Provide cast-iron and/or steel supports for fixtures. Carriers shall be provided for all wall-hung fixtures, and/or the carrier shall be selected to support the fixture independently of the wall. Carriers shall be adjustable type, complete with all fittings and foot supports. Carrier shall be single or double, back-to-back, horizontal offset and vertical stack type. Carrier shall be selected and used as best suited within the pipe chases. Where noted or indicated, stud mount type carriers shall be used and installed within stud wall s 8" and less.

E. Fixture Bolt Caps: Provide manufacturer's standard exposed fixture bolt caps finished to match fixture finish.

F. Escutcheons: Where fixture supplies and drains penetrate walls in exposed locations, provide chrome plated sheet steel escutcheons with friction clips.

G. Aerators: Provide aerators of types approved by Health Departments having jurisdiction.

H. Comply with additional fixture requirements contained in fixture schedule attached to this section.

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2.4 FIXTURE LIST

A. Refer to the "Plumbing Fixture & Equipment Schedule" as indicated on the drawings.

2.5 SENSOR-OPERATED FLUSH VALVES & FAUCETS

A. This Contractor shall furnish and install complete and operating sensor operational faucets and flush valves where so indicated and noted. This shall include, but not be limited to, transformers and low voltage wiring.

B. Electrical power wiring shall be provided at the pipe chases and lavatory wash stations as required by the Electrical Contractor. See Electrical Plans. All wiring beyond that point shall be considered control wiring and shall be the complete responsibility of the Plumbing Contractor.

C. The Contractor shall have a complete understanding of the sensor operated equipment and system they are installing during the bid phase of the work. This includes all control wiring for the operation and function of the flush valves and faucets.

D. The Contractor shall install the system in strict conformance with the manufacturer's written instructions. The installation shall be executed with good workmanship and to be clear of any interference with the user including the installation of lavatory protective shield enclosures.

E. All faucet installations shall require a mixing valve for single water supply to faucet.

F. All sensor wall-mounted boxes and/or panels, including setting heights, shall be strictly coordinated with the masonry contractor for both drywall and block wall installations.

G. Flush valve electrical box positioning and support kits shall be provided wherever drywall partitions are installed. The kit shall be specifically designed to accurately position and ease the installation of the electrical box and the plumbing rough-in piping and valve. The kit shall be supplied by the flush valve manufacturer and installed by the Plumbing Contractor.

H. The manufacturer's representative shall have at least two (2) site visits to verify that equipment and wiring are properly installed.

I. The Contractor shall coordinate the location of the electrical power junction box with Electrical Contractor including the installation of the transformer unit. The Plumbing Contractor shall provide an adequate sized access panel for maintenance and servicing of the transformer and junction box. The Contractor shall locate the junction box and transformer where best suited either above the ceiling or pipe chase wall.

2.6 AVAILABLE MANUFACTURERS

A. Subject to compliance with requirements, manufacturers offering fixtures, trim and carriers which may be incorporated in the work include, and are limited to the following, or approved equal, unless noted otherwise:

Water Closets (Wall-Mounted Back Outlet – China)

All water closets on this project shall be maximum 1.6 gallons per flush, and shall be of the direct-fed siphon jet action with water control international "WCI" System, ASME A112.19.2M (and 19.6M)

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for vitreous china fixtures.

Zurn

American Standard

Kohler

Toto

China/Enameled Fixtures

Kohler

American Standard

ToTo

Zurn

Faucets/Trim (Non-Sensor Operated)

Kohler

American Standard

Delta

Moen

Elkay

Speakman

Chicago

Zurn

Faucets/Trim (Sensor-Operated)

Owner Provided

Flush Valves (Sensor Operated)

Owner Provided

Fixture Carriers

Zurn

Josam

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Wade

Watts

Smith

MIFAB

Fixture Seats

Olsonite

Sperzel

Benke

Bemis

Church

Kohler

American Standard

Centoco

Comfort Seat

Mop Receptors

Fiat

Stern-Williams

Mustee

Florestone

Water Coolers

Elkay

Haws

Halsey-Taylor

Oasis

Acorn

Stainless Steel Sinks

Note: All mop receptor installations must include the combination eyewash and service sink faucet arrangement. (unless client specifically indicates not to provide one)

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Elkay

Just

Dayton

Acorn

Advanced Tabco

Emergency/Safety Equipment

Bradley

Haws

Western

Speakman

Guardian

Washer & Appliance Utility Boxes

Symmons

Guy-Gray

Oatey

Precision Plumbing Products, Inc.

B. Cross Reference Identification:

1. If the Contractor selects a manufacturer of drainage equipment products other than as identified on the Schedule but is selected from the available manufacturers listed above, a cover sheet shall be included with the submission of shop drawings indicating the cross referenced manufacturer and model number.

2. Shop drawings shall not be reviewed or accepted if not in compliance with this requirement.

2.7 HANDICAP LAVATORY INSULATION

A. Fully molded "P" trap and angle valve insulation kit Handi-Lav Guard Truebro Model #101, 102 and 105 to suit, or approved equal.

PART 3 – EXECUTION

3.1 FIXTURE CONNECTIONS

A. Connections to plumbing fixtures shall be of the sizes indicated on the "Plumbing Fixture &

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Equipment Schedule".

B. The sizes indicated on the Schedule are for drainage and water piping serving an individual fixture; the sizes of the mains and branches shall be as indicated on the drawings.

3.2 FIXTURE SETTING HEIGHTS

A. The plumbing fixtures shall be set in accordance with the heights established by the latest edition of codes and ADA requirements.

Note: Height indicated is established as follows:

Water Closets: From finished floor to top of seat.

Urinals: From finished floor to rim of fixture.

Lavatories & EWC: From finished floor to rim of fixture.

Receptor Fitting: From finished floor to center of fitting.

Shower: From finished floor to center of shower head.

B. Refer to Architectural drawings and sections for fixture elevations. Fixtures in various areas may be set at lower elevations. Confirm all rough-in elevations prior to any installation.

3.3 LAVATORY PROTECTIVE SHIELD ENCLOSURES

A. Installation shall conform to manufacturer's written instructions.

B. All items involved with wall-hung lavatory installations shall be roughed-in and installed within the enclosure. This includes the offset "P" trap assembly, thermostatic mixing valve, sensor faucet trim and accessories, electrical outlet. Coordinate all work required for complete concealment of all devices.

3.4 INSPECTION AND PREPARATION

A. Examine roughing-in work of domestic water and waste piping systems to verify actual locations of piping connections prior to installing fixtures. Also examine floors and substrates, and conditions under which fixture work is to be accomplished. Correct any incorrect locations of piping, and other unsatisfactory conditions for installation of plumbing fixtures. Do not proceed with work until satisfactory conditions have been corrected.

B. Install plumbing fixtures of types indicated where shown and at indicated heights, in accordance with fixture manufacturer's written instructions, roughing-in drawings, and with recognized industry practices. Ensure that plumbing fixtures comply with requirements and service intended purposes. Comply with applicable requirements of the International Plumbing Code pertaining to installation of plumbing fixtures.

C. Fasten plumbing fixtures securely to indicated supports or building structure; and ensure that fixtures are level and plumb. Secure plumbing supplies behind or within wall construction so as to be rigid, and not subject to pull or push movement.

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3.5 CLEAN AND PROTECT

A. Fixture shall be thoroughly cleaned after completion of installation.

B. Protect installed fixtures from damage during the remainder of the construction period.

3.6 FIELD QUALITY CONTROL

A. Upon completion of installation of plumbing fixtures and after units are water pressurized, test fixtures to demonstrate capability and compliance with requirements. When possible, correct malfunctioning units at site, then retest to demonstrate compliance; otherwise, remove and replace with new units and proceed with retesting.

B. Inspect each installed unit for damage to finish. If feasible, restore and match finish to original at site; otherwise, remove fixture and replace with new unit. Feasibility and match to be judged by Architect/Engineer. Remove cracked or dented units and replace with new units.

END OF SECTION

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SECTION 22 01 50

EQUIPMENT - PLUMBING

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the Work specified in this Section.

1.2 DESCRIPTION OF WORK

A. This section includes:

1. Plumbing equipment as indicated on drawings and provisions of this section, including schedules and equipment lists associated with either drawings or this section.

2. Types of plumbing equipment required for project include the following:

Packaged Domestic Water Heater

Thermostatic Mixing Valve

Duplex Sewage Pump System

1.3 REFERENCE STANDARDS

A. Refer to Section 220000 for a general description of requirements applying to this section.

B. UL and NEMA Compliance: Provide electric motors and electrical components required as part of plumbing equipment, which have been listed and labeled by Underwriters' Laboratories and comply with NEMA Standards.

C. NEC Compliance: Comply with National Electrical Code (ANSI/NFPA 70) as applicable to installation and electrical connections of ancillary electrical components of plumbing equipment.

D. ASME Relief Valve Stamps: Provide water heaters with safety relief valves bearing ASME valve markings.

E. AWWA Compliance: Comply with applicable American Water Works Association Standards pertaining to steel water tanks.

F. CSA and NSF Labels: Provide water tanks which have been listed and labeled by CSA International and National Sanitation Foundation.

G. ASME Code Symbol Stamps: For the following equipment, comply with ASME Boiler & Pressure Vessel Code for construction and stamp with ASME Code Symbol:

Packaged Domestic Water Heater

H. All packaged equipment shall be independently third party, labeled as a system for its intended use by a nationally recognized testing laboratory (NRTL) in accordance with OSHA Federal Regulations 29CFR 1910.303 and .349 as well as NFPA Pamphlet #70 and NEC Article 90.7.

1.4 QUALITY ASSURANCE

A. Refer to Section 220010 for a general description of requirements applying to this section.

1.5 SUBMITTALS

A. Submit shop drawings and product data in accordance with Section 220000.

B. Submit the following:

1. Product data on all equipment including roughing-in data.

2. Connection diagrams for related piping and specialties.

1.6 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, GENERAL REQUIREMENTS

PART 2 – PRODUCTS

2.1 EQUIPMENT

A. Refer to "Plumbing Fixture & Equipment Schedule" for type, numbers, size and manufacturer of all equipment accessories.

2.2 MASTER MIXING VALVE

A. Mixing valve shall be constructed entirely of lead free bronze and copper and hydrostatically tested to a pressure of 300 lb. Unit shall be provided with the following features.

1. A long mixing chamber with vanes at an angle to the longitudinal axis of the valve which shall cause a thorough mixing of the hot and cold water.

2. The length of the hydraulic thermostatic element shall assure effective contact with the water.

3. The thermostatic element shall be placed in the body of the valve where the hot and cold water mix. Unit shall be sensitive to any change in water temperature and make the proper correction by opening or closing the hot and cold water inlets in the valve.

4. The sensitive parts of the thermostatic element shall be inside a heavy non-ferrous tube which shall protect them from any corrosive or scaling action caused by the continuous flow of water past them.

B. Unit shall be as sized on the drawings.

C. Temperature adjusting range shall be between 80 and 160 degrees F.

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2.3 DUPLEX SEWAGE PUMP SYSTEM

A. The Contractor shall provide one (1) Sewage Pump System Model DSP-75-22-8775-3660 by Penn Pump and Equipment Co., Inc., 215-997-6100, www.pennpump.com or prior approval equal.

B. The sewage pumps shall be Goulds WS-BF Series Model 3887 BF submersible type, non-clog type cast iron construction each with a capacity of 75 gpm at 22 ft., ¾ HP, 1750 rpm, 230/60/1 7.3 amp each with 3" discharge and 2" solids handing capacity. Each pump shall include quick removal system with stainless steel lifting cable.

C. The fiberglass wet well shall be 36" diameter by 60" deep. The pumping system manufacturer shall provide the fiberglass basin and anti-flotation ring (3" below the top of basin rim), vapor-tight coated steel coverplate access hatch with openings as required.

D. Pump Controls: Furnish a NEMA 1 duplex alternating control panel for remote mounting to contain:

- ATL Magnetic starters
- Circuit breakers
- Control transformer
- HOA selector switches
- Pump pilot lights
- Electronic alternator
- High level alarm light and horn
- Alarm silence and test button
- Remote alarm contacts
- Float switches with stainless steel mounting clamp.
- Remote Weatherproof alarm

E. Complete system equipment shall be furnished by Penn Pump Equipment Co., Inc., 215-997-6100 or dave@pennpump.com.

2.4 GAS-FIRED WATER HEATER

A. As noted in drawing schedule.

2.5 MANUFACTURERS

A. Subject to compliance with requirements, manufacturers offering plumbing equipment shall be limited to the following, or approved equal unless noted otherwise:

1. Domestic Water Heaters – As noted in drawing schedule

2. Instantaneous Water Heater (Electric)

   Chronomite

3. Instantaneous Water Heater (Gas-Fired)

   Rannai

   Bradford-White

   Navrin

8. Mixing Valve

   Acorn

   Lenerd

   Symmens

PART 3 – EXECUTION

3.1 INSTALLATION OF GAS-FIRED WATER HEATER

A. Furnish and install a complete and operating system. Install water heaters where indicated in accordance with manufacturer's installation instructions and in compliance with applicable codes. Provide all control wiring for proper operation of the unit.

B. Set unit where indicated, orient so controls and devices needing service and maintenance have adequate access. Level and plumb unit.

C. The unit shall be set on a concrete pad or wall hung for instantaneous type.

D. Start-up, test and adjust hot water heaters in accordance with manufacturer's start-up instructions. Check and calibrate controls. Start-up shall include the services of the manufacturer's representative.

E. Combination exhaust vent and air intake shall be included as part of the heater package and extended through the exterior wall and terminate with a grille furnished by the unit manufacturer.

F. Install piping and valving as indicated on piping diagram.

3.2 INSTALLATION OF MIXING VALVE

A. Install mixing valve in accordance with manufacturer's installation instructions and in compliance with applicable codes.

3.3 INSTALLATION OF DUPLEX SEWAGE PUMP SYSTEM

A. The duplex pump system supplier shall provide all of the system equipment and components to ensure proper sewage pump performance.

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B. The contractor shall furnish and install all system equipment for a complete and operating installation. The equipment shall be installed in accordance with manufacturer's/supplier's written instructions.

C. The duplex shall be installed where noted on drawings.

D. The pump supplier shall include one (1) day of field start-up service, and one (1) day of Owner instruction with copies of all start-up and tests.

E. Provide a shut-off valve and check valve in each pump discharge line.

F. Install weatherproof remote alarm where indicate on the drawings.

G. Install the sewage pump system as detailed on the drawings.

H. Electrical Contractor shall provide all power wiring to the control panel and to each pump. All wiring beyond that point shall be condensed power wiring and shall be the complete responsibility of the pump installation contractor. All wiring shall be in conduit and comply with the NEC.

END OF SECTION

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SECTION 22 01 90

TESTING – PLUMBING

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other conditions, if any) and Division 1 as appropriate, apply to the work specified in this Section.

1.2 DESCRIPTION OF WORK

A. Extent of plumbing systems to be tested is indicated on the drawings and by requirements of this section.

B. Applications of tests include the following:

1. Interior Piping

a. Domestic cold, hot & hot water return piping

b. Gas piping

c. Sanitary and condensate waste drainage piping

2. Exterior Piping

a. Gas service

D. See Fire Protection Specifications for testing of Fire Protection Systems.

E. See Medical Gas Systems for testing of Medical Gas Systems.

1.3 REFERENCE STANDARDS

A. Refer to Section 220000 for a general description of requirements applying to this section.

1.4 QUALITY ASSURANCE

A. Refer to Section 220010 for a general description of requirements applying to this section.

1.5 SUBMITTALS

A. Submit test reports in accordance with Section 220000.

1.6 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, GENERAL REQUIREMENTS.

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PART 2 – PRODUCTS

2.1 PIPE & FITTING REPLACEMENTS

A. Refer to Section 220010 for replacement of any defective pipe or fittings. Replacement shall include all required uncovering, excavating, recovering and backfilling.

PART 3 – EXECUTION

3.1 GENERAL

A. All exterior or interior piping shall be tested and approved before backfilling or concealing. Failure to secure the approval of the Municipal Inspector, Utility Company's Inspector or the Inspector of the Architect/Engineer makes it mandatory for the Contractor to completely expose the piping for testing. All expense involved in the uncovering of the piping for the test and recovering shall be borne by the respective Contractor with no change in Contract.

B. All equipment, material and labor required for testing a plumbing system or part thereof shall be furnished by the Plumbing Contractor responsible for installing the work.

3.2 INTERIOR PIPING

A. Drainage Piping:

Rough Plumbing: The piping of all plumbing storm, condensate waste, sanitary drainage and venting systems shall be tested upon completion of the rough piping installation by water or air and proved watertight. Where required by the code official, the cleanout plugs shall be removed to ascertain if the pressure has reached all parts of the system. Either of the following methods shall be used:

1. Water Test: The water test shall be applied to the drainage system either in its entirety or in sections after rough piping has been installed. If applied to the entire system, all openings in the piping shall be closed, except the highest opening, and the system filled with water to the point of overflow. If the system is tested in sections, each opening shall be plugged except the highest opening of the section under test, and each section shall be filled with water, but a section shall not be tested with less than a 10-foot head of water.

   In testing successive sections, at least the upper 10 feet of the next preceding section shall be tested, so that a joint or pipe in the building (except the uppermost 10 feet of the system) shall not have been subjected to a test of less than a 10-foot head of water. The water shall be kept in the system or in the portion under test for a minimum of 15 minutes before inspection starts. The system shall then be tight at all points.

2. Air Test: The air test shall be made by attaching an air compressor testing apparatus to an opening, and, after closing all other inlets and outlets to the system, forcing air into the system until there is a gauge pressure of 5 pounds per square inch (5 psi) or a minimum of 10-inch column of mercury. This pressure shall be held without introduction of additional air for a minimum period of 15 minutes.

   Precautionary Note: The compressibility of air and/or other gases result in tremendous amounts of stored energy, even at lower pressures. Over-pressurizing creates a substantial hazard to personnel and property near the area should a failure occur. Consult with the Plastic Pipe Institute

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(PPI) for statements and alerts, along with State and local safety offices.

Finished Plumbing: Where required by the code official, after the plumbing fixtures have been set and their traps filled with water, their connections shall be tested and proved gas and water-tight by one of the following test methods.

1. The final test for gas and water-tightness of the completed drainage and vent systems shall be made by a smoke test or other approved method. The test shall be made by filling all traps with water, and then introducing into the system smoke produced by one or more smoke machines. When the smoke appears at stack openings on the roof, the stack openings shall be closed and a pressure equivalent to a 1" water column shall be built and maintained for the period of the inspection.

2. After the plumbing fixtures have been set and their traps filled with water, their connections shall be tested and proven gas and water-tight by plugging the stack openings on the roof and building drain where the drain leaves the building and with air introduced into the system equal to the pressure of a 1-inch water column. This shall be accomplished by the use of a "U" tube or manometer inserted in the trap of a water closet. Such pressure shall remain constant for the period of inspection without the introduction of additional air.

Building sewer test: The building sewer shall be tested by insertion of a test plug at the point of connection with the public sewer or individual sewage disposal system. The building sewer shall then be filled with water under a head of not less than 10 feet. The water level at the top of the test head of water shall not drop for at least 15 minutes.

B. Domestic Water Piping: All new, altered, extended or replaced interior water piping installed shall be tested at 100 psig maintaining the pressure for four hours with not more than 1% drop in pressure. The system shall be filled with water which shall remain in the system until the water and the piping are the same temperature. If water pipe testing is under the jurisdiction of the local inspector, his requirements shall be used; however, they shall be not less than specified herein. The tests shall be performed in the presence of the representative of the Architect/Engineer and to his satisfaction.

C. Natural Gas Piping:

1. All new, altered, extended or replaced interior natural gas piping installed shall be tested in accordance with the requirements of the National Fire Protection Association, latest edition of the IFGC, Section 107, and the requirements of the local Utility Company as applicable. In the absence of a specific test required by the Authorities, or if such requirements are less stringent than the test hereinafter specified, then the interior gas piping shall be tested as follows in the presence of the representative of the Architect.

2. Before appliances are connected, piping shall be filled with air or nitrogen, to a pressure of 10 psi and proved tight with no drop in pressure for the length of time required to inspect the joints, but in no case less than 30 minutes. The source of pressure shall be isolated before the pressure tests are performed. Pressure shall be measured with a mercury manometer, or slope gauge or equivalent device so calibrated as to be read in increments of not greater than one-tenth pound. All piping which will be concealed shall be tested, prior to being closed in by construction.

D. Compressed Air Piping: Compressed air piping shall be tested at 125 psi. The pressure shall be maintained on the system a minimum of 30 minutes without any loss in pressure. If a loss in pressure

occurs, leakage shall be corrected and piping retested.

3.3 EXTERIOR PIPING

A. Gas Service:

1. All new exterior distribution piping, installed by this Contractor, for natural gas systems shall be tested in accordance with the requirements of the National Fire Protection Association, latest edition of the IFGC, Section 107, and the requirements of the local Utility Company. In the absence of a specific test required by the Authorities, or if such requirements are less stringent than the test hereinafter specified, then the exterior piping shall be tested as follows, before pressure regulating valves are installed, or connection made to interior piping.

2. Piping shall be filled with air or nitrogen, to a pressure of 100 psi, and proved tight with no drop in pressure for the length of time required to inspect the joints, but in no case less than one hour. The source of pressure shall be isolated before the pressure tests are performed. Pressure shall be measured with a gauge so calibrated as to be read in increments of not greater than one pound.

3.4 STERILIZATION

A. After final testing for leaks, all new potable water piping installed including water service piping, shall be flushed to remove foreign material.

B. Before placing domestic water systems in service, a qualified service organization shall be engaged, to sterilize the entire building including the exterior water service piping in accordance with the following procedure:

1. Contractor shall provide a 3/4" hose connection somewhere in the main entering the building, or in the Mechanical Room and/or in the meter pit, pump in sufficient sodium hypochlorite to produce a free available chlorine residual of not less than 100 PPM.

2. Proceed upstream from the point of chlorine application opening all faucets and taps until chlorine is detected. Close faucets and taps when chlorine is evident. Consult with the local code department for additional concentrations and durations.

3. When chlorinated water has been brought to every faucet and tap with a minimum concentration of 200 PPM chlorine, retain this water in the system for at least three hours.

4. At the end of the retention period, no less than 100 PPM of chlorine shall be present at the extreme end of the system.

5. Proceed to open all faucets and taps and thoroughly flush all new lines until the chlorine residual in the water is less than 1.0 PPM.

6. Obtain representative water samples from the system for analysis by a recognized Bacteriological Laboratory.

7. If all samples tested for impurities and organisms are negative, a letter and laboratory reports shall be submitted by the service organization to the contractor, certifying successful completion of the sterilization.

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8. If any samples tested indicate the presence of harmful impurities and organisms, the entire sterilization procedure shall be repeated.

9. Plumbing Contractor shall provide plumbing connections and power for pumping chlorine solution into the system.

Warning: PVC and CPVC Pipe: Do not use a dry granular calcium hypochlorite as a disinfecting material for water purification in potable water piping systems. The introduction of granules or pellets of calcium hypochlorite with solvent cements and primers (including their vapors), may result in violent chemical reactions.

C. Available Service Organizations: Subject to compliance with requirements, provide the sterilization service of one of the following:

Water Chem

Arc Company, Inc.

Nova Consultants

Artesian Water Co.

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SECTION 22 08 00

COMMISSIONING OF PLUMBING

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Description

B. Responsibilities

C. Related Work

D. Test Equipment

1.2 DESCRIPTION

A. The purpose of this section is to specify Division 22 responsibilities in the commissioning process.

B. The systems to be commissioned are listed in Section 01 91 00.

C. Commissioning requires the participation of the Division 22 Contractor to ensure that all systems are operating in a manner consistent with the Contract Documents. The general commissioning requirements and coordination are detailed in Section 01 91 00. Division 22 Contractor shall be familiar with all parts of Section 01 91 00 and shall execute all commissioning responsibilities assigned to them in the Contract Documents.

1.3 RESPONSIBILITIES

A. Refer to Section 01 91 00.

1.4 RELATED WORK

A. Specific commissioning requirements are given in the following sections of these specifications. All the following sections apply to the Work of this section.

1. Division 01 Section 01 91 00 – General Commissioning Requirements
2. Division 23 Section 23 08 00 - Commissioning of HVAC
3. Division 26 Section 26 08 00 - Commissioning of Electrical

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PART 2 - PRODUCTS

2.1 TEST EQUIPMENT

A. The Contractor shall provide all test equipment necessary to fulfill the testing requirements of this Division. This equipment includes, but is not limited to, the following:

1. Handheld temperature and relative humidity meter.
2. Infrared thermometer gun.
3. Analog differential pressure gauge and associated tubing.
4. Portable computer with access to the building automation system.

B. All testing equipment shall be of sufficient quality and accuracy to test and/or measure system performance with the tolerances specified in the related specifications. If not otherwise noted, the following minimum requirements apply:

1. Temperature sensors and digital thermometers shall have a certified calibration within the past year to an accuracy of 0.5°F and a resolution of +/- 0.1°F.
2. Pressure sensors shall have an accuracy of +/- 2.0% of the value range being measured (not full range of meter) and have been calibrated within the last year.
3. All equipment shall be calibrated according to the manufacturer's recommended intervals and when dropped or damaged. Calibration tags shall be affixed or certificates readily available.

C. Refer to Section 01 91 00 for additional Division 22 requirements.

PART 3 - EXECUTION

A. Refer to Section 01 91 00.

END OF SECTION

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SECTION 23 02 00

GENERAL PROVISIONS – HVAC

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to work of this Section.

B. All Mechanical Systems shall be part of and included in all of the following: 230200 thru 230950

1.2 WORK INCLUDED

A. Provide labor, materials, equipment and supervision necessary to install complete operating HVAC Systems, including all work at the site and within the proposed construction areas to accomplish the required work.

B. Wherever the term "provide" is used, it shall be understood to mean both "furnish" and "install".

1.3 REGULATIONS, CODES AND STANDARDS

A. Work shall be performed in accordance with latest adopted codes, regulations and ordinances by authorities having jurisdiction. Observe all safety regulations.

B. Obtain all permits and inspection certificates and pay all charges.

C. Latest editions of any referenced standards shall govern.

1.4 RELATED WORK

A. Refer to equipment shown or specified in sections of Division 1 thru 14 and 26 that will require Mechanical services and provide such service.

B. Refer to work related to HVAC as shown on the following contract drawings:

Architectural & Structural

Plumbing

Electrical

C. This Contractor shall coordinate with the work of Division 26 and the Fire Alarm System vendor for locations and mounting of all duct smoke detectors. These devices are shown on the Mechanical Drawings for reference only to show the intent of the work. All locations shall be determined based on approved shop drawings from the Fire Alarm System vendor and the Contractor for the work of Division 26, Electrical.

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1.5 COORDINATION

A. The Mechanical, Plumbing and Electrical Contractors are responsible to coordinate all manufacturer's recommended circuit breakers, starters, disconnects and fuse sizes for all equipment. Submission of a shop drawing will certify that this has been completed. Any necessary changes required will be included as part of this contract.

B. Mechanical Contractor shall coordinate scheduling, submittals and work of the various sections of the Project Manual to ensure efficient and orderly sequence of installation of independent work elements, with provisions to accommodate items that may be installed at a later time.

C. Mechanical Contractor shall verify utility requirements and all characteristics of operating equipment are compatible with the building utilities. Coordinate the work of all sections related and required for installing, connection and placing in service of all equipment.

D. Mechanical Contractor shall coordinate all space requirements, supports and installation of all mechanical, electrical, plumbing and fire protection work, which are indicated diagrammatically on the Drawings. Verify routing of all pipes, ducts, conduits and equipment connections. Maximize accessibility for other work, and service requirements for maintenance and repairs.

E. Obtain written confirmation from all related trade Contractors and the Owner or his representative that requirements, conflicts and coordination issues have been discussed and resolved.

F. Submit coordination drawings to verify access and clearances.

1.6 DEFINITIONS

A. Finished Spaces: Spaces other than mechanical and electrical equipment rooms, furred spaces, pipe and duct shafts, unheated spaces immediately below roof, spaces above ceilings, unexcavated spaces, crawl spaces, and tunnels.

B. Exposed, Interior Installations: Exposed to view indoors. Examples include finished occupied spaces and mechanical equipment rooms.

C. Exposed, Exterior Installations: Exposed to view outdoors, or subject to outdoor ambient temperatures and weather conditions. Examples include rooftop locations.

D. Concealed, Interior Installations: Concealed from view and protected from physical contact by building occupants. Examples include above ceilings and in duct shafts.

E. Concealed, Exterior Installations: Concealed from view and protected from weather conditions and physical contact by building occupants, but subject to outdoor ambient temperatures. Examples include installation within unheated shelters.

1.7 SUBMITTALS

A. Shop Drawings:

1. Shop drawings shall be submitted in accordance with Division 1 of these specifications except where herein modified.

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NOTE: Submittals will only be reviewed once and resubmittals will be reviewed once. Any other submittals will be billed to the Contractor at the Engineer's standard rates.

2. Shop drawings comprising complete catalog cuts, performance test data for HVAC equipment as required by other sections of Division 23, shall be submitted for review checking. The Contractor shall review these shop drawings for conformance to contract documents prior to submission and affix contractor's signature to each submittal certifying that this review has been done. By approving and submitting shop drawings, product data, samples and similar materials, the Contractor represents that the Contractor has determined and verified materials, field measurements and field construction data that relates to the work, and has checked and coordinated this information with all of the requirements contained in the contract documents for the work of all trades.

    a. The Contractor and equipment manufacturer shall clearly indentify in all submittals and shop drawings any and all applications standards which require additional work to accommodate this equipment and provide a complete and operational system as described in the contract documents.

    b. The Contractor shall be completely responsible for any and all additional costs associated with the changes required by this and all other trades.

3. All shop drawing submittals shall have the following identification data, as applicable, contained therein or permanently adhered thereto.

    a. Project name.

    b. Project number.

    c. Sub-contractor's, vendor's and/or manufacturer's name and address.

    d. Product identification.

    e. Identification of deviation from contract documents.

    f. Applicable contract drawings and specification section number.

    g. Shop drawing title, drawing number, revision number, and date of drawing and revision.

4. Resubmit revised or additional shop drawings as requested.

5. Wherever shop drawings or vendor's standard data sheets indicate work to be done "by others", it shall be the responsibility of the contractor making the submission to identify by name, the contractor who is to do this work. If the contractor named is other than the contractor making the submission, the shop drawing submission must be reviewed by the named contractor and bear his mark of approval, prior to submission to the Architect/Engineer.

6. Where equipment proposed differs from that shown on the drawings or specified, he shall submit for approval drawings showing the manner in which the layout is affected by the substitution.

7. The Contractor shall keep a copy of approved shop drawings at the job site.

8. No equipment, ductwork or piping, shall be ordered, fabricated, etc., before approval of shop drawings.

B. Contractor is responsible for the shop drawing coordination and interface with the work of other contracts and adjacent work. The relationship of Contractor's work shall be verified as it relates to adjacent and critical features of the work of this and all contracts and materials.

C. The Contractor shall submit a complete schedule of all shop drawings required for the scope of work covering all materials and equipment listed in all sections of Division 23, Mechanical, including all documents required for contract closeout, Owner instructions and training, and all turnover items at the completion of the work. This schedule shall be submitted for review and approval within thirty days of contract award and before any subsequent materials are provided for review.

1.8 SITE INSPECTION

A. The Contractor shall visit site, inspect, and become aware of all conditions which may effect the work during the estimation phase of his work prior to bid openings. Investigate utilities, protection requirements for adjacent facilities, storage locations, and access to the construction area.

B. Submission of a bid will be deemed evidence of having complied with this requirement.

1.9 SUBSTITUTIONS

A. Whenever a material, article, piece of equipment or system is identified in the following specification or indicated on the drawings by reference to manufacturers' or vendors' names, trade names, catalog numbers or the like, it is so identified for the purpose of establishing the basis of the Bid.

B. Substitution approval must be obtained and included as an addendum item prior to the submission of the bid. An approved substitution shall not be considered as an approval for the Contractor or an equipment vendor to deviate from the written portion of the specifications unless so stated in the addendum.

C. The drawings illustrate the space allocated for equipment and the Contractor shall install the equipment accordingly. If changes are required in the building or arrangement due to substitution of equipment, the Contractor making the substitution must pay for the necessary modifications.

D. The listed equivalent or substituted manufacturers along with the bidding related contractor shall be completely responsible to comply with all requirements on all contract documents. This shall include, but not be limited to all: space requirements, code clearances, type-horsepower-capacities-number and size of services required from other trades including all auxiliary items provided by this Contractor and all other trades, and all manufacturer's specific equipment applications standards and requirements, for approved equipment including that which is basis of design or a substitution. The bidding related contractor and equipment manufacturers shall clearly identify in all submittals and shop drawings any and all applications standards which require additional work to accommodate this equipment and provide a complete and operational system as described in the contract documents. If the bidding contractor or manufacturer does not comply with these requirements then they shall be completely responsible for any and all additional costs associated with the changes required by this and all other trades.

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1.10 LUBRICATION

A. Provide and maintain all required lubrication of any equipment operated prior to acceptance by the Owner. Lubrication shall be as recommended by the equipment manufacturer.

B. Provide one year's supply of lubricants to Owner at date of acceptance.

C. Verify that required lubrication has taken place prior to any equipment start-up.

1.11 EQUIPMENT START-UP

A. Verify proper installation by manufacturer or his representative.

B. Advise Construction Manager 2 days prior to actual start-up.

C. Verify proper operation. Obtain signed statement by manufacturer or his representative that equipment is operating within warranty requirements. Submit statement to Construction Manager.

D. Perform field mechanical balancing in accordance with Section 230950: TESTING AND BALANCING OF MECHANICAL SYSTEMS.

E. The Mechanical Contractor shall own as part of his work, the following:

Provide one (1) additional drive set, if necessary, to obtain final design balancing requirements. The Mechanical Contractor shall coordinate with Balancing Firm and equipment manufacturer for drive selection, including belts and pulleys.

1.12 OPERATION & MAINTENANCE INSTRUCTIONS

A. Properly and fully instruct Owner's personnel in the operation and maintenance of all systems and equipment.

1. Provide two (2) 4-hour sessions of training to School District/Owner’s Maintenance Staff.

B. Insure that the Owner's personnel are familiar with all operations to carry on required activities.

C. Such instruction shall be for each item of equipment and each system as a whole.

D. Provide written confirmation that instruction has taken place. Include in the report the equipment and/or systems instructed, date, contractor, Owner's personnel, vendor, and that a complete operating and maintenance manual has been reviewed.

E. Manual shall include all instructions on operation, maintenance, repair parts list, lubrication requirements, brochures, catalogue cuts, complete schedule of air filters for each unit type in Excel spreadsheet format, wiring diagrams, piping diagrams, control sequences, service requirements, names and addresses of vendors, suppliers and emergency contacts.

F. Submit electronically for review a complete set of operating and maintenance manuals prior to operating instruction period. If required by Owner, provide three (3) hard copies of manuals, suitably bound.

G. Provide to the Owner any special tools necessary for operation and routine maintenance of any of the equipment.

H. Upon completion of the project, the Mechanical Contractor shall provide a complete set of legible as-built drawings for the Owner.

1.13 TOOLS

A. All equipment furnished by the Mechanical Contractor which requires special tools or devices other than those normally available to the maintenance or operating staff shall be furnished in duplicate to the Owner, sufficiently marked, packed or boxed for staff usage. The tools provided shall be listed by the Mechanical Contractor identified as to their use or the equipment applicable in a written transmittal to the Owner.

1.14 CLEANING AND FINISHING

A. After equipment start-up and all operating tests have been made and the system pronounced satisfactory, each respective Contractor shall go over the entire project, clean all equipment, etc., installed by him and leave in a clean and working condition. Any surfaces found marred after this final cleaning shall be refinished or replaced by each Contractor at no cost to the Owner.

B. Provide for the safety and good condition of all materials and equipment until final acceptance by the Owner. Protect all materials and equipment from damage. Provide adequate and proper storage facilities during the progress of the work. Special care shall be taken to provide protection for bearings, open connections, pipe coils, pumps, compressors and similar equipment.

C. All fixtures, piping, finished surfaces and equipment shall have all grease, adhesive labels and foreign materials removed.

D. All piping shall be drained and flushed to remove grease and foreign matter. Pressure regulating assemblies, traps, and similar items shall be thoroughly cleaned. Remove and thoroughly clean and reinstall all liquid strainer screens after the system has been in operation ten (10) days.

E. When connections are made to existing systems, the Mechanical Contractor shall do all cleaning and purging of the existing systems required to restore them to the condition existing prior to the start of work.

F. Clean-up: Remove from the premises, all unused material and debris resulting from the performance of work under this section.

PART 2 – PRODUCTS

2.1 GENERAL

A. All material and equipment shall be new and of present day manufacture, and shall conform to accepted standards of the trade where such a standard has been established for the particular type of equipment or material.

B. Whenever equipment or material is referred to in the singular, such as "the fan", it shall be deemed to apply to as many such items as necessary to complete the work.

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2.2 PRODUCT DELIVERY, STORAGE AND HANDLING

A. During loading, transporting and unloading exercise care to prevent damage to material.

B. Store all materials in dry enclosures or under protective coverings out of way of work progress.

C. Material shall not be allowed to be stored directly on ground.

D. Deliver in manufacturer's original cartons or on skids.

E. Handle and protect so as to prevent damage to product or any surrounding material.

2.3 CONCRETE

A. Concrete shall be in accordance with Section 03300.

2.4 WARRANTY

A. Wherever in the specification sections of this division, reference is made to a specific warranty period, this warranty shall be in addition to and not a limitation of other rights the Owner may have against the Mechanical Contractor under the contract documents.

PART 3 – EXECUTION

3.1 PROTECTION

A. Plug or cap open ends of piping systems, conduit and ductwork.

B. Stored materials shall be covered to prevent damage by inclement weather, sun, dust or moisture.

C. Protect all installed work until accepted in place by the Owner.

D. Plates, polished metal escutcheons, thermostats and other finished devices shall not be installed until masonry, tile, and painting operations are complete unless otherwise protected.

E. Protect all work from operations which may cause damage such as hauling, welding, soldering, painting, insulating and covering.

3.2 WORKMANSHIP

A. Install all work neat, trim and plumb with building lines.

B. Install work in spaces allocated.

C. Cutting and patching shall be performed by skilled tradesmen normally employed for the work involved.

D. This Contractor shall provide a complete weathertight seal to all new systems in the building including the necessary caulking, weather-stripping and insulation.

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3.3 EQUIPMENT SETTING

A. Provide as a minimum, a 4-inch concrete pad beneath all floor-mounted equipment. Install anchor bolts in pour.

B. Provide as a minimum, spring vibration isolation under any equipment 10 HP and over and rubber in shear vibration isolation on any equipment up to 10 HP. For further specifications and additional requirements, refer to other sections.

C. Concrete shall be 3,000 psi, 28-day compressive strength in accordance with ACI-613. Reinforce with No. 4 rod 12" on centers both ways or as otherwise detailed.

3.4 FASTENERS, HANGERS AND SUPPORTS

A. Provide all hangers and supports required to suspend, mount, or hang the work. Drilling into the roof deck is not permitted.

B. Provide all miscellaneous steel angles, channels, beams, clips, brackets and anchors necessary to hang or support the work. Provide submissions for review.

C. Install concrete inserts before concrete is poured.

D. Drilled inserts shall not be loaded more than 1/4 rated capacity.

E. Power-driven fasteners shall not be allowed for piping larger than 2 inch, or equipment. When used they shall not be loaded more than 1/8 rated capacity or 200 pounds.

F. All hangers, miscellaneous steel, braces and supports shall be galvanized, cadmium plated, or primed steel. Copper tubing shall be supported with copper hangers.

G. Piping shall be supported from adjustable clevis type hangers with insulation pipe saddles or pipe shields in accordance with piping support spacing table on the drawings. Where hangers are 18" or longer provide lateral bracing at every fourth hanger.

H. Support vertical piping at floor levels. Piping shall have split rings.

I. Any lintels required for openings for this work if not indicated on Architectural or Structural drawings shall be provided under this Section.

3.5 SLEEVES

A. Provide each pipe, duct or conduit passing through a masonry or concrete wall, floor or partition with a sleeve made from standard weight steel pipe for pipe or conduit and No. 12 gauge galvanized steel for ducts, with smooth edges, securely and neatly cemented in place. Provide each pipe, duct or conduit passing through a frame or metal partition with a sleeve made from No. 22 gauge galvanized sheet metal, securely fastened in place.

B. Be responsible for the proper location and alignment of all sleeves.

C. Install both piping and sleeve seals so as to maintain integrity of seals with expansion and contraction of piping.

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D. Extend wall and partition sleeves through and cut flush with each surface unless otherwise indicated or specified.

E. Select sleeves two pipe sizes larger than any pipe or conduit that is to remain uncovered, unless otherwise required by the sealing method specified. Where pipes are to be covered, provide sleeves large enough to allow the covering to pass through the sleeves with sufficient clearance for sealing as specified hereinafter. Size sleeves for branch piping from vertical risers large enough to permit vertical expansion at the riser.

3.6 PLATES

A. Provide chrome plated plates wherever piping passes into finished area.

B. Plates shall be securely fastened to piping or building construction.

C. Floor plates shall cover 1 inch sleeve extension.

3.7 OFFSETS, TRANSITIONS, MODIFICATIONS

A. Provide all offsets necessary to install the work and to provide clearance for other trades.

B. Maintain adequate headroom and clearance.

C. Incidental modifications necessary to the installation of the systems shall be made as necessary and as approved by the Architect.

3.8 RECESSES

A. Furnish information to the Construction Manager as to sizes and locations of recesses required to install panels, boxes, and other equipment or devices which are to be recessed in walls.

B. Make offsets or modifications as required to suit final locations.

3.9 LABELING

A. All HVAC equipment such as pumps, fans, air handling units, and devices requiring identification for operating procedures shall be provided with permanent black laminated micarta white core labels with 3/8-inch letters.

B. This shall also apply to all controllers, remote start/stop pushbuttons and equipment cabinets.

C. This shall not apply to individual room thermostats.

D. Provide equipment labels secured to ceiling tile grid to identify all units above (i.e. VAV Boxes, FCUs, AHUs, etc.). Letters shall be black in color and a minimum of 3/8" high (similar to Brother P-Touch). Coordinate unit tag names/numbers with Owner's Representative.

3.10 FLASHING AND COUNTERFLASHING

A. Roof curbs, etc., shall have counterflashing fittings. General Contractor shall provide flashing.

B. Piping and conduit thru the roof shall be flashed by the General Contractor. Provide counterflashing.

C. Provide curbs with base features required to match roof materials, finishes and configuration; e.g., flat, sloped, raised seam, etc.

3.11 ACCESS

A. Locate all equipment, valves, devices and controllers which may need service in accessible places.

B. Where access is not available, access panels shall be provided. Furnish access panels to the Construction Manager for installation.

C. Access panels shall be Nailor-Hart Industries, Karp Co., or Controlled Air Manufacturing Limited, with 16 gauge frames and 14 gauge steel door, prime painted.

D. Maintain access clearances for tube or fan removal, coil pulls, and filter removal.

3.12 WIRING AND MOTOR CONTROLS

A. Packaged equipment shall be furnished with disconnect switches, starters, overloads, factory furnished and wired by the unit manufacturer.

B. Roof-mounted exhaust fans, except utility sets, rated less than 1/2 HP at 115 volts, single phase, shall be furnished with disconnect switches, factory furnished and wired by unit manufacturer.

C. Rooftop equipment shall be furnished with starters, disconnect switches, overloads, factory furnished and wired by unit manufacturer.

D. This Contractor shall furnish all information and assistance required for the Electrical Contractor to purchase all motor starters that are not specified to be part of the mechanical equipment.

E. Control wiring shall be provided under this Division of the work.

F. All wiring shall be in accordance with the National Electrical Code and as recommended by the equipment manufacturer.

3.13 UTILITIES

A. Do not interrupt any utility or service to the Owner without adequate previous notice and schedule.

3.14 OPENINGS - CUTTING, REPAIRING

A. This Contractor shall cooperate with the work to be done under other sections in providing information as to openings required in walls, slabs and footings for all piping, ductwork and equipment, including sleeves where required.

B. Any drilling or cutting required for the performance of work under this Section, shall be the responsibility of this Contractor and the cost thereof shall be borne by him.

C. Holes in Concrete: Sleeves shall be furnished, accurately located and installed in forms before pouring of concrete. This Contractor shall pay all additional costs for cutting of holes as the result of

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the incorrect location of sleeves. All holes through existing concrete shall be either core drilled or saw cut. All holes required shall have the approval of the Structural Engineer prior to cutting or drilling.

D. It shall be the responsibility of this Contractor to ascertain that all chases and openings are properly located.

3.15 PAINTING

A. Refer to the Construction Manager's Scope of Work.

3.16 GUARANTEE

A. All work shall be guaranteed to be free from defects for a period of two years of operation from date of acceptance by the Owner.

B. Guarantee shall be extended on an equal time basis for all non-operational periods due to failure within the guarantee period.

C. All materials and equipment provided and/or installed under this section of the specifications shall be guaranteed for a period of two years from date of acceptance of the work by the Owner unless otherwise specified in Division 1. Should any trouble develop during this period due to defective materials or faulty workmanship, the Mechanical Contractor shall furnish necessary labor and materials to correct the trouble without any cost to the Owner. Any defective materials or inferior workmanship noticed at time of installation and/or during the guarantee period shall be corrected immediately to the entire satisfaction of the Owner.

D. In the event of occupancy by the Owner prior to final acceptance of the project, the guarantee date for equipment placed in operation shall be mutually agreed to by the Mechanical Contractor and the Owner's representative.

3.17 DRAWINGS

A. The Mechanical Systems are indicated on the Contract Drawings. Certain pertinent information and details required by the Mechanical Work appear on the Architectural, Structural and Electrical Drawings; become familiar with all drawings, and incorporate all pertinent requirements.

B. Drawings are diagrammatic and indicate the general arrangement of systems and requirements of the work. Do not scale drawings. Exact locations of fixtures and equipment, not specifically shown, shall be obtained before starting work.

3.18 TESTING AND BALANCING OF MECHANICAL EQUIPMENT

A. Perform field mechanical balancing in accordance with Section 230950: TESTING AND BALANCING OF MECHANICAL SYSTEMS.

B. The Mechanical Contractor shall own as part of his work, the following:

Provide one (1) additional drive set, if necessary, to obtain final design balancing requirements. The Mechanical Contractor shall coordinate with Balancing Firm and equipment manufacturer for drive selection, including belts and pulleys.

END OF SECTION

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SECTION 23 02 10

BASIC MATERIALS AND METHODS – HVAC

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other conditions, if any) and Division 1 as appropriate, apply to the work specified in this section.

B. Refer to Section 230200 for HVAC General Provisions.

C. Refer to other sections in Division 23 for materials and methods not specified herein.

1.2 DESCRIPTION OF WORK

A. Included in this Section are the following:

1. Steel Pipe and Fittings
2. Copper Tubing & Fittings
3. Strainers
4. Thermometers
5. Gauges
6. Test Stations - Pressure/Temperature
7. Isolating Fittings
8. Unions
9. Motors

1.3 REFERENCE STANDARDS

A. Refer to Section 230200 for a general description of requirements applying to this section.

B. Install work to meet the requirements of the following:

1. Wilmington Dept. of License and Inspections
2. International Mechanical Code
3. NFPA
4. OSHA

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5. ASHRAE

6. Manufacturer's Standardization Society (MSS) of the valve and Fittings Industry, Inc.:

SP-58 Pipe Hangers and Supports Materials, Design and Manufacture.

SP-69 Pipe Hangers and Supports Selection and Application

C. Appliances and materials governed by UL requirements shall meet such requirements and bear the label.

1.4 QUALITY ASSURANCE

A. Provide adequate supervision of labor force to assure that all aspects of the specifications are being fulfilled.

B. Verify that all work and equipment is installed in accordance with manufacturer's warranty requirements.

1.5 SUBMITTALS

A. Submit piping layout shop drawings in accordance with Section 230200.

PART 2 – PRODUCTS

2.1 STEEL PIPE AND FITTINGS

A. Water Piping:

1. ASTM A53, Schedule 40.

2. Fittings up to 2 inch shall be 150 lb. malleable iron, screwed pattern ASME B16.3. Butt weld , ASME B16.9, same thickness as pipe.

3. Fittings 2-1/2" and larger shall be butt weld ASME B16.9, same thickness as pipe.

4. Weld-O-Lets and Thread-O-Lets shall be maximum of two sizes smaller than main size; i.e., maximum of a 2-inch Weld-O-Let on a 3-inch pipe.

5. Thread tape shall be teflon tape, 3 mils minimum thickness.

2.2 COPPER TUBING & FITTINGS

A. Refrigeration Piping:

1. Copper tubing: Type ACR, hard drawn temper.

2. Fitting: Wrought-copper, solder joints, ASME B16.22 or ASME B16.26.

3. Joints: Brazed, American Welding Society (AWS) Class BCUP-5 for brazing filler metal.

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B. Water Piping:

1. Tubing: Hard drawn seamless ASTM B-88 Type "L" aboveground.

2. Soft seamless ASTM B-88 Type "K" below-ground.

3. Joint Material: Brazed joints, low temperature silver-bearing solder.

a. Flux shall be non-toxic type and non-corrosive.

4. Fittings: ASME B16.15, B16.18, B16.22, or B16.26.

C. Condensate Drain Piping:

1. Pipe: Copper tubing Type DWV.

2. Fittings: Wrought copper solder type drainage fittings, ASME B16.23 or B16.29.

2.3 STRAINERS (WATER)

A. Perforations: .033" pipe size to 2", .057" pipe size 2-1/2" to 4", 1/8" pipe size 6" and up.

B. Self-cleaning "Y" type screwed end up to 2 inch with machined seats with blow-off outlet, stainless steel screen, iron body.

C. Self-cleaning "Y" type flanged 2-1/2 inch and up, with bolted cover flange, blow-off outlet, 125 psi ANSI, brass screen.

E. Manufacturer: Muesco, Sarco, Hoffman Specialties, Metraflex, Armstrong, Watson McDaniel.

2.4 THERMOMETERS

A. Separable socket, inserted into fluid flow, adjustable, hermetically sealed, red or blue indicating fluid, non-toxic, die-cast, baked enamel finish, double strength glass lens, white scale and black graduations.

B. Scale: Heating Water - 30 deg. to 240 deg. F

Chilled Water - 0 deg. to 100 deg. F

Dual Temperature Water – 30 deg. to 240 deg. F.

C. Manufacturer: U.S. Gauge, H.O. Trerice, Moeller, Duro, Miljoco Corp., Winter Instruments.

2.5 GAUGES

A. Phosphor bronze bourdon tube, polypropylene case, gasketed glass crystal, aluminum dial, black graduations 4-1/2 inch diameter.

B. Range: 0 to 60 psi, 5 pound intervals, 1/2 pound graduations.

C. Install with bronze gauge cock.

D. Manufacturers: Danton, U.S. Gauge, H.O. Trerice, Moeller, Miljoco Corp., Winter Instruments, Weksler Instruments.

2.6 TEST STATIONS – PRESSURE/TEMPERATURE

A. Provide a SISCO 1/4" or 1/2" NPT fitting (Test Plug) of solid brass at desired indicated locations. Test plug shall be capable of receiving either a pressure or temperature probe 1/8" o.d. Dual seal core shall be neoprene for temperature to 200 degrees F. Nordel to 350 degrees F and shall be rated zero leakage from vacuum to 1000 psig. P/T plug to have grooved cap and chain.

B. P/T plugs shall be provided with extensions as required by insulation.

C. Mechanical Contractor shall also provide the following: pressure gauge adapters with 1/8" o.d. probe, 5" stem pocket testing thermometers for 25° to 125° F (tower and chilled water) for 0° to 220° F (hot water) for 50° - 500° F (temperatures above 220° F).

D. One (1) Master Test Kit shall be furnished to the Owners. Kit shall contain one (1) 2-1/2" test gauge of suitable range, one (1) Gauge Adapter 1/8" o.d. probe, and 5" stem pocket testing thermometers - one (1) 0° - 220° F and one (1) 50° - 550° F.

E. Manufacturer: Sisco P/T Plugs.

2.7 ISOLATING FITTINGS

A. Provide isolating fittings between all sections of dissimilar piping materials or piping and equipment where one material is ferrous and the other is non-ferrous.

B. Manufacturer: Epco Sales, Inc., or insulated unions by Central Plastic Co.

2.8 UNIONS

A. Up to and including 2-inch pipe size: Screwed pattern, bronze-to-bronze seat.

B. Above 2-inch pipe size: Flanged pattern, A.S.A. forged steel, with gaskets, bolts and nuts.

C. Copper tubing unions shall have sweated type ends. Flanged unions on copper tubing may be soldered connections.

D. Materials and pressure ratings shall be the same as specified for the respective pipe and fitting system unless otherwise specified.

2.9 MOTORS

A. All single phase and polyphase motors shall be manufactured to incorporate the latest NEMA standards.

B. All single phase and polyphase motors shall have steel frames with ball bearings and copper windings. All motors to have a Class "F" insulation system with a service factor of 1.15.

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C. All motors shall be 1725 RPM, 4 pole design, unless otherwise noted on the drawings, or in the equipment specifications.

D. Motors installed indoors and not exposed to moisture shall be open, dripproof, Class B temperature rise based on 40 deg. C maximum ambient temperature.

E. Motors installed outdoors and exposed to moisture shall be totally enclosed, fan cooled, Class B temperature rise based on 40 deg. C maximum ambient temperature.

F. Based on NEMA Standards, motors shall comply with the following minimum nominal efficiencies at full load:

Nominal Efficiencies for "NEMA Premium ™" Induction Motors Rated 600 Volts or Less (Random Wound)						
	Open Drip-Proof			Totally Enclosed Fan-Cooled		
HP	3500 RPM	1800 RPM	1200 RPM	3500 RPM	1800 RPM	1200 RPM
1	82.5	85.5	77.0	82.5	85.5	77.0
1.5	86.5	86.5	84.0	87.5	86.5	84.0
2	87.5	86.5	85.5	88.5	86.5	85.5
3	88.5	89.5	85.5	89.5	89.5	86.5
5	89.5	89.5	86.5	89.5	89.5	88.5
7.5	90.2	91.0	88.5	91.0	91.7	89.5
10	91.7	91.7	89.5	91.0	91.7	90.2
15	91.7	93.0	90.2	91.7	92.4	91.0
20	92.4	93.0	91.0	91.7	93.0	91.0

G. Motor Characteristics: Refer to Equipment Schedules for specific data.

120/208 Volt System: Motors 1/2HP & Larger - 208V, 3 Phase, 3 Wire

Motors Less than 1/2HP- 120V, 1 Phase, 2 Wire

277/480 Volt System: Motors 1/2HP & Larger - 480V, 3 Phase, 3 Wire

Motors Less than 1/2HP-120/277V, 1 Phase, 2 Wire

H. All motors rated less than 1/2HP shall have thermal protection of the auto-reset type as an integral part of the motor.

I. All motors rated 1/2HP and larger shall have thermal protection provided by an external device.

J. Whenever a variable frequency PWM drive is installed to control an AC motor, a maintenance-free, circumferential, conductive micro fiber shaft grounding ring shall be installed on the AC motor drive end to discharge shaft currents to ground. Recommended part: AEGIS SGR™ Bearing Protection Ring, as made by Electro Static Technology. Install in accordance with the manufacturer's written instructions.

NOT FOR BIDDING PURPOSES

PART 3 – EXECUTION

3.1 PIPING SYSTEMS

A. All piping to drain to low points. Low points shall be provided with drain valves with hose thread.

B. All piping shall be arranged to have air vents at high points.

1. Air vents shall be automatic in operation when located in Boiler Rooms, Chiller Rooms and Mechanical Equipment Rooms. All air vents shall be provided with a PVC drain line which shall be routed to the nearest floor drain. Several air vents may be tied together.

2. Air vents shall be manual in operation in all other locations.

C. Do not install trapped lines where water cannot be drained or air can accumulate without being vented.

D. Piping shall run square with building lines.

E. Piping shall not be insulated or covered until tested.

F. Necessary drains, off-sets, vents and drips shall be provided for coordination of the work as part of the contract.

G. Running or close nipples are not permitted.

H. Piping shall not be installed over electrical transformers, panels, switchgear, substations, and control panels. No piping shall be installed in elevator machine rooms.

I. Exposed insulated piping risers in unfinished spaces shall be covered with 22 gauge galvanized steel sleeves from floor to ceiling. Refer to Section: Insulation & Covering – HVAC for additional requirements.

J. Allow clearance for expansion and contraction.

K. Install eccentric piping fittings where change in sizes occurs in piping systems. Tops of pipes shall remain level for hydronic systems. Bottom of pipe shall remain level for steam systems.

L. Install isolating fittings between sections of ferrous and non-ferrous pipe or connected equipment.

M. Do not support piping from other piping, conduits or equipment.

N. Support piping from building structure with expansion bolts, rods, steel angles, or channels installed to meet existing or new building conditions.

O. Drilling into the roof deck is not permitted.

P. Strainers shall be installed on suction of all pumps, inlets of control valves, and where indicated on drawings.

NOT FOR BIDDING PURPOSES

Q. Thermometers and gauges shall be installed where indicated on the drawings, required by equipment specifications and where indicated elsewhere in the specifications.

R. Flexible connectors shall be provided on suction and discharge piping of all base mounted pumps.

S. Unions shall be provided adjacent to all valves, at equipment connections, and where necessary to facilitate dismantling of the piping system.

T. Material Requirements for Systems:

1. Heating Hot Water Supply & Return Piping:

   a. Schedule 40 black steel.

   b. Type L hard copper.

2. Chilled Water Supply & Return Piping:

   a. Schedule 40 black steel.

   b. Type L hard copper.

3. Dual Temperature Water Supply & Return Piping:

   a. Schedule 40 black steel.

   b. Type L hard copper.

4. AC Condensate Drain (including pumped condensate):

   a. Type DWV copper.

5. Refrigerant Piping: Type ACR hard copper.

3.2 TAGS, CHARTS AND IDENTIFICATION

A. See Paragraph "Labeling" in GENERAL PROVISIONS for equipment labeling.

B. Identify each valve in all systems with black, numbered and stamped 1" 1/2" brass or aluminum tags fastened to valve by brass chain and S-hook.

C. Provide 1/8" scale diagrams showing location, number and service or function of each tagged item.

1. Provide Owner with one (1) electronic copy of diagram.

   a. Include one (1) additional copy in the Operation and Maintenance Manuals.

D. Piping Identification: Identify piping with Seton "Setmark" or Brimar, semi-rigid plastic, wraparound pipe markers with flow arrows and conforming to ANSI A13.1. Locate marker at each valve, changes in direction, where pipes pass thru barriers and every 25' of horizontal runs. Lettering on background shall be in accordance with the following colors:

Legend		Background	Lettering
1.	Chilled Water Supply	- Green	- White
2.	Chilled Water Return	- Green	- White
3.	Heating Water Supply	- Yellow	- Black
4.	Heating Water Return	- Yellow	- Black
5.	Dual Temperature Water Supply	- Yellow	- Black
6.	Dual Temperature Water Return	- Yellow	- Black
7.	Refrigerant Liquid	- Yellow	- Black
8.	Refrigerant Gas	- Yellow	- Black

E. Provide color coded 1" diameter markers on ceiling tile grids to indicate system and valve locations.

Chilled Water: - Blue

Hot Water: - Red

Dual Temperature Water: - Red

F. Manufacturers: Seton "Setmark", Brimar, B-Line MSI.

3.3 SOLDERING/BRAZING

A. Connections between copper tubing and copper fittings shall be made with the appropriate filler metal. Flux shall be non-corrosive type as recommended by the manufacturer of the filler metal, and conforming to AWS A5.8.

B. Tubing shall be cut square and then reamed and deburred. End of tubing and inside of fitting cup shall be cleaned with steel wool and the flux shall be applied to the clean surface before joining. After joining, the excess filler metal shall be wiped off while still plastic.

C. Silver brazing alloy shall be equal to Easy-Flo by Handy and Harmon or Sta-Brite silver solder and shall be used for joints in:

1. Hot water heating piping
2. Chilled water piping
3. Air conditioning condensate drain piping
4. Dual temperature water piping

D. Where the silver brazing is performed in a confined non-ventilated space, a non-toxic, cadmium-free brazing alloy such as braze 560 by Handy & Harman shall be used.

E. Refrigerant piping shall be silver brazed using Harris Sil-Fos 15 or equivalent, with nitrogen purge.

F. Bring joint to solder temperature or brazing temperature in as short a time as possible.

G. Form continuous solder bead or brazing filler bead around entire circumference of joint.

NOT FOR BIDDING PURPOSES

H. Wipe excess solder from joint area while solder is still plastic.

END OF SECTION

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SECTION 23 02 15

VALVES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other conditions, if any) and Division 1 as appropriate, apply to the work specified in this section.

B. Refer to Section 230200 for HVAC General Provisions.

C. Refer to other sections in Division 23 for materials and methods not specified herein.

1.2 DESCRIPTION OF WORK

A. This Section includes the following:

1. General

2. Chilled Water Systems

3. Hot Water Heating System

1.3 QUALITY ASSURANCE

A. Provide adequate supervision of labor force to assure that all aspects of the specifications are being fulfilled.

B. Verify that all work and equipment is installed in accordance with manufacturer's warranty requirements.

PART 2 – PRODUCTS

2.1 GENERAL

A. All gate and globe valves shall be designed for repacking under pressure when fully opened, and shall be equipped with packing suitable for the intended service. When the valve is fully opened, the back seat shall protect the packing and the stem threads from the fluid. All gate and globe valves shall have a gland follower. The pressure- temperature rating of valves shall be not less than the design criteria applicable to all components of the system.

B. Insofar as possible, all valves of the same type shall be of the same manufacturer.

C. Valves installed above 7 ft. in Mechanical Rooms shall have chain operators.

D. All valves shall be provided with stem extensions. Valve handle shall be clear of insulation jacket.

NOT FOR BIDDING PURPOSES

E. Manufacturers:

Stockham

Milwaukee

Hammond

Apollo

Watts

Walworth

Nibco

Jamesbury

2.2 CHILLED WATER SYSTEMS

A. Gate Valves - 2" and smaller:

Valves 2" and smaller shall be of Class 125, body and bonnet shall be of ASTM-B-62 cast bronze composition, threaded or solder ends, solid disc, copper-silicon alloy stem, brass packing gland, Teflon- impregnated packing and malleable handwheel.

Recommended Valves:

Threaded:			Solder:		
Stockham B-100 (RS)			Stockham B-108 (RS)		
or			or		
Stockham B-103 (NRS)			Stockham B-104 (NRS)		
	RS	NRS		RS	NRS
Hammond	IB690	IB609	Nibco	S111	S113
Milwaukee	148	105	Hammond	IB691	IB613

B. Gate Valves - 2-1/2" and Larger:

Valves 2-1/2" and larger shall be Class 125 iron body, bronze mounted, with body and bonnet conforming to ASTM A-126 Class B cast iron, flanged ends with Teflon-impregnated packing and two-piece packing gland assembly.

Recommended valves:

Stockham G-623 OS&Y RS

NOT FOR BIDDING PURPOSES

Stockham G-612 NRS

	OS&Y	NRS
Hammond	IR1140	---
Nibco	F617-0	F639-31

C. Ball Valves - 3" and Smaller:

Valves 3" and smaller shall be 600 psi CWP, have cast brass bodies, replaceable reinforced Teflon seats, conventional port, blowout proof stems, chrome plated brass ball, and threaded or solder ends. Provide extended valve handle to accommodate up to 2" of insulation with non-thermal conductive material, insulation plug, cap and protective sleeve.

Recommended valves:

Threaded:	Solder:
Stockham S-216-BR-RT	Stockham S-216-BR-RS
NIBCO T-580-70EL	NIBCO S-580-70EL
Jamesbury II 1100TT	----
Apollo 70-100	Apollo 70-200
Inline 334	----

Alternative is Stockham S-217-BR-RT (threaded).

Drain valves, ½" or ¾" shall be 600 psi CWP, with stainless steel trim, cast bronze body, 2-piece with cap and chain, full port stainless steel ball and stem, RTFE ball seat, threaded or soldered inlet connection, cap rated for 150 psi.

Recommended valve:

Stockham S-285-BR-R-66-HC.

D. Globe Valves - 2" and Smaller:

Valves 2" and smaller shall be of Class 125, body and bonnet of ASTM B-62 cast bronze composition, threaded or soldered ends, copper silicon alloy stem, brass packing gland, Teflon-impregnated packing, and malleable handwheel.

Recommended valves:

Threaded:	Solder:
Stockham B-13T	Stockham B-14T

NOT FOR BIDDING PURPOSES

(Teflon Disc)	(Teflon Disc)
Stockham B-16	Stockham B-17
(Bronze Disc)	(Bronze Disc)
Nibco T211B	Jenkins 1200
Hammond IB440	Nibco S211Y

E. Globe Valves - 2-1/2" and Larger:

Valves 2-1/2" and larger shall be Class 125 iron body, bronze mounted with body and bonnet conforming to ASTM A-126 Class B cast iron, flanged ends, with Teflon-impregnated packing and two-piece packing gland assembly.

Recommended valves:

Stockham G-512 (Bronze disc)

Stockham G-514T (Teflon disc)

Bronze Disc:	Comp. Disc.:
Hammond IR116	---
Nibco F718B	---

F. Butterfly Valves - 2-1/2" and Larger: (Chilled Water)

Valves 2-1/2" and larger shall be high performance, bubble-tight, wafer type body or grooved-end, 200 psi CWP, conforming to ASTM A-126 Class B cast iron, field replaceable EPDM sleeve, with ductile nickel-plated disc, 410 stainless steel stem, and EPDM O-ring stem seals. Sizes 2 - 6" shall be lever operated and 8 - 24" shall have gear operators.

Recommended valves:

Stockham LG-512-DS3-B Lever operated

Stockham LG-522-DS3-B Gear operated

Victaulic 300 Masterseal and AGS VIC300-Grooved-end

Lever:	Gear:
Demco NE-150-1215351	NE-150-1215359-2097
Norris R1010-13SS-1F	R1010-13SS-2K
Keystone Fig. 239	239

NOT FOR BIDDING PURPOSES

Center Line Series A	Series A
Nibco WD3110-3	WD3110-5

G. Check Valves - 2" and Smaller:

Valves 2" and smaller shall be of Class 125, threaded or solder ends, body and caps shall be ASTM B-62 cast bronze composition, swing type disc.

Recommended valves:

Threaded:	Solder:
Stockham B-319	Stockham B-309
Hammond IB490	IB941
Milwaukee 509	1509

If composition disc is preferred, specify Stockham B-320B - threaded end, or B-310B - solder end, for Class 125 service.

H. Check Valves - 2-1/2 and Larger:

Valves 2-1/2" and larger shall be iron body, bronze mounted with body and cap conforming to ASTM A-126 Class B cast iron, flanged or grooved ends, swing type disc.

Recommended valves:

Stockham G-931

Hammond IR1124

Milwaukee F2974

Victaulic 716, 779, or W715 – Grooved end

2.3 HOT WATER HEATING SYSTEM

A. Gate Valves - 2" and smaller:

Valves 2" and smaller shall be of Class 150 with body and union bonnet of ASTM B-62 cast bronze composition, threaded or solder ends, solid disc, copper-silicon stem, brass packing gland, Teflon- impregnated packing, and malleable handwheel.

Recommended valves:

Threaded:	Solder:
Stockham B-120 (RS)	Stockham B-124

NOT FOR BIDDING PURPOSES

Stockham B-130 (RS)	----
Hammond IB629	IB648
Nibco T134	S134

B. Ball Valves - 3" and smaller:

Valves 3" and smaller shall be 600 psi CWP, have cast brass bodies, replaceable reinforced Teflon seats, conventional port, blowout proof stems, chrome plated brass ball, and threaded or solder ends with extended solder cups. Provide extended valve handle to accommodate up to 2" of insulation with non-thermal conductive material, insulation plug, cap and protective sleeve.

Recommended valves:

Threaded:	Solder:
Stockham S-216-BR-RT	Stockham S-216-BR-RS
Worcester 4112 RT	---
Jamesbury II 1100TT	----
Apollo 70-100	Apollo 70-200
Nibco T580-70EL	S580-70EL
Inline 334	----

Drain valves, ½" or ¾", shall be 600 psi CWP, with stainless steel trim, cast bronze body, 2-piece with cap and chain, full port stainless steel ball and stem, RTFE ball seat, threaded or soldered inlet connection, cap rated for 150 psi.

Recommended valve:

Stockham S-285-BR-R-66-HC

C. Gate Valves - 2-1/2" and larger:

Valves 2-1/2" and larger shall be Class 125 iron body, bronze mounted, with body and bonnet conforming to ASTM A-126 Class B cast iron, flanged ends, with Teflon-impregnated packing and two-piece packing gland assembly.

Recommended valves:

Stockham G-623 (OS&Y) RS

Stockham G-612 (NRS)

NOT FOR BIDDING PURPOSES

	OS&Y	NRS
Nibco	F617-0	F639-31
Hammond IR1140		

D. Globe Valves - 2" and smaller:

Valves 2" and smaller shall be of Class 150 with body and union bonnet of ASTM B-62 bronze, copper-silicon alloy stem, brass packing gland, Teflon-impregnated packing and malleable handwheel.

Recommended valves:

Threaded:	Solder:
Stockham B-22 (Teflon Disc)	Stockham B-24 (Teflon Disc)
Stockham B-29 (Stainless trim)	----

Comp. Disc.:	S.S. Trim:
Nibco T-235-Y	Milwaukee 591A

E. Globe Valves - 2-1/2" and Larger:

Valves 2-1/2" and larger shall be Class 125 body, bronze mounted, with body and bonnet conforming to ASTM A-126 Class B cast iron, flanged ends, with Teflon - impregnated packing and two-piece packing gland assembly.

Recommended valves:

Stockham G-512 (bronze disc)

Stockham G-514 (Teflon disc)

Hammond IR 116

Nibco F7181B

F. Butterfly Valves - 2-1/2" and Larger:

Valves 2-1/2" and larger shall be high performance, bubble-tight, wafer type body or grooved-end, 200 psi CWP, conforming to ASTM A-126 Class B cast iron, replaceable EPDM sleeve, with ductile nickel-plated disc, 410 stainless steel stem, and EPDM O-ring stem seals. Sizes 2 - 6" shall have lever operators and 8 - 24" shall have gear operators.

Recommended valves:

Stockham LG-512-DS3-B Lever operated

NOT FOR BIDDING PURPOSES

Stockham LG-522-DS3-B	Gear operated

Victaulic 300 Masterseal and AGS VIC300 – Grooved end

Lever:	Gear:
Demco NE 150-1215351	NE-150-121359-2097
Norris R1010-13SS-1F	R1010-13SS-2K
Keystone Fig. 239	239
Center Line Series A	Series A
Nibco WD 3110-3	WD 3110-5

G. Check Valves - 2" and smaller:

Valves 2" and smaller shall be Class 150 with bodies and caps of ASTM B-62 bronze composition and threaded ends. Class 150 valves shall have lift-type Buna-N-disc and union caps, and are to be used in lines with globe valves.

Recommended valves:

Stockham B-322-B

Hammond IB948

Milwaukee 510

For backflow prevention in lines with gate valves, Y-pattern valves with swing-type disc are recommended.

For Class 150 Service, threaded ends:

Stockham B-321

H. Check Valves - 2-1/2" and Larger:

Valves 2" and larger shall be iron body, bronze mounted, with body and cap conforming to ASTM A-126 Class B cast iron, flanged or grooved ends, and swing-type disc.

Recommended valves:

Stockham G-931

Hammond IR1124

Nibco F918-B

Victaulic 716, 779, or W715 – Grooved end

NOT FOR BIDDING PURPOSES

PART 3 – EXECUTION

3.1 PIPING SYSTEMS

A. All piping to drain to low points. Low points shall be provided with drain valves with hose thread.

B. Valve body construction shall match piping system material.

C. Install isolating fittings between sections of ferrous and non-ferrous pipe or connected equipment.

D. Valves shall be installed with stems above horizontal.

E. Valves shall be installed on all sides of equipment and control valves to allow isolation for repair.

F. Unions shall be provided adjacent to all valves, at equipment connections, and where necessary to facilitate dismantling of the piping system.

3.2 TAGS, CHARTS AND IDENTIFICATION

A. Identify each valve in all systems in accordance with requirements of Section 230210.

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SECTION 23 02 30

INSULATION & COVERING – HVAC

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the contract, including the conditions of the contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the work specified in this section.

B. Refer to Section 230200 for HVAC General Provisions

C. Refer to Section 230210 for HVAC Basic Materials & Methods.

1.2 DESCRIPTION OF WORK

A. Included in this section are the following:

1. Pipe Insulation Material
2. Duct Insulation
3. Reusable Valve Covers

B. This Section includes insulation and covering provided on the following piping and equipment:

1. Hot Water Heating Piping
2. Chilled Water Piping
3. Dual temperature water piping.
4. Refrigerant Piping.
5. Cold Equipment Surface
6. Hot equipment surfaces.
7. Reusable Valve Covers

C. Insulation shall be installed on the following duct systems:

1. All supply ductwork.
2. All return ductwork.
3. All outside air intake and relief ductwork.

NOT FOR BIDDING PURPOSES

1.3 REFERENCE STANDARDS

A. Refer to Section 230200 for a general description of requirements applying to this section.

1.4 QUALITY ASSURANCE

A. Refer to Section 230210 for a general description of requirements applying to this section.

B. Install insulation in accordance with manufacturer's recommendations.

C. Provide adequate supervision of labor force to assure that all aspects of the specifications are being fulfilled.

1.5 SUBMITTALS

A. Submit shop drawings, installation instructions, and manufacturer's literature of all materials specified in accordance with Section 230200.

B. Submit fabrication instructions for pipe fitting and valve insulation.

C. Submit manufacturer's joining recommendations for butt joints and longitudinal seams.

1.6 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, General Requirements.

PART 2 – PRODUCTS

2.1 PIPE INSULATION MATERIAL

A. Fiberglass:

1. Material: Preformed fiberglass bonded with resin to form circular pipe sleeves with factory applied, white all service jacket bonded to reinforced foil vapor barrier jacketing. The jacket shall have factory applied double pressure-sensitive, self-sealing, adhesive closure and vapor sealing of longitudinal joints. Thermal conductivity: 0.24 Btu/Hr./SF/inch at 100 degrees F. Flame spread of 25 and developed smoke of 50 or less.

2. All Valves and Fittings:

a. Glass fiber insert and pre-molded PVC cover, Proto Corp., Johns Manville Corp. "Zeston" and "Hi-Lo Temp Inserts" for fittings. Glass fiber or prefabricated elastomeric foam fittings must fill the entire space within the cover completely.

b. Factory molded fibrous glass fitting covering for fittings. Coat ends with Fosters 30-36 lagfast adhesive

c. Mitered sections of pipe covering for valves.

3. Manufacturers: Johns Manville Corp., Certain-Teed, Owens- Corning, Knauf.

NOT FOR BIDDING PURPOSES

B. Closed Cell:

1. Material: Black flexible elastomeric foamed closed cell structure insulation 25/50 rated with a flame spread rating of 25 or less and a smoke developed rating of 50 or less with both a moisture seal and a reinforced elastic foam lap seal closure system.

2. Flexible pipe insulation shall be a foamed elastomeric closed cell structure material, with a thermal conductivity of not more than 0.27 Btu/Hr./Sq. Ft./Inch at a mean temperature of 75 degrees F. The insulation shall have an average density of at least 2 pounds per cubic foot, shall be self-extinguishing, and shall have a water vapor transmission rating of not more than 0.1 perms. Between temperature limits of -40 degrees F and plus 220 degrees F, the insulation shall not indicate any deviation from its original state.

3. Specification Compliance:

   ASTM-E-84

   ASTM-C-534 Type I – Tubular, Type II – Sheet.

   ASTM-D-1056, 2B1 – Tubular, Sheet.

   MIL-C-3133B (MIL STD 670B) Grade SBE-3

   MIL-P-15S280J, Form T, Form S.

4. Manufacturers: Armacell, Nomaco, K-Flex, Aeroflex USA, Inc.

C. Manufacturers: Johns Manville Corp.., Certain-Teed, Owens- Corning, Knauf.

2.2 DUCT INSULATION

A. Concealed Supply, Return, Relief, and Outside Air Ductwork: Fiberglass duct wrap bonded with resins, 3/4-pound density, aluminum foil facing reinforced with fiberglass scrim, laminated to Kraft, 2" thick.

1. Thermal Conductivity: 0.27 Btu/Hr./SF/Inch at 75 degrees F. Min. installed "R" value shall be 6.0 and have a min. 25% compression of 5.6.

2. Duct wrap shall be cut to stretch-out dimensions as provided in manufacturer's instructions.

B. Exposed supply, return, relief, and outside air ductwork, shall be insulated in finished conditioned spaces, penthouse, mechanical rooms, mezzanine areas, equipment closets, and non-conditioned spaces with 2" thick rigid fiberglass board. Insulation shall be 6 P.C.F. density with a "K" value of 0.25 Btu/Hr./SF/Inch at 75 degrees F. mean temperature and shall be U.L. listed at 25 maximum for flame spread, and 50 maximum for smoke developed. Insulation shall be applied using Graham Pins or Stik-Clips and all seams, edges and breaks shall be sealed with 4" matching tape and sealed with Vicryl CP-10 to match ASJ jacket. Insulation shall be provided with all-service jacket facing.

C. Manufacturers: Johns Manville Corp., Certain-Teed or Owens- Corning, Knauf.

NOT FOR BIDDING PURPOSES

2.3 REUSABLE VALVE COVERS

A. All valves, strainers, combination valves, etc. in chilled water and heating hot water systems shall be insulated with a factory fabricated removable and reusable cover. (This product shall not be used for pipe and fittings.)

B. Insulation shall be either fiberglass blanket or flexible elastomeric thermal insulation as listed in Paragraph 3.2 of this specification, or prefabricated fitting from the supplier. Flame and smoke spread shall be 25/50 per ASTM 84.

C. Outer jacket shall be made of material equal to Tychem QC, overlap and completely cover the insulation, with seams joined by tabs made from Velcro or fabric straps per manufacturer's standards.

D. Outer jacket shall overlap adjoining sections of pipe insulation, and shall be non-combustible, impermeable to water, and prevent mold, mildew and condensation.

E. Installation shall not require the use of any special hand tools.

F. Manufacturers: Corick Valve Covers, NoSweat Valve Wraps.

PART 3 – EXECUTION

3.1 INSTALLATION – GENERAL

A. Do not install until systems have been tested and meet requirements.

B. Heavy work which may damage insulation shall have been completed in the vicinity of the insulation work.

C. Provide non-compressible insulation saddles at all piping hanger locations, and at all piping hanger locations where piping is insulated with flexible closed cell insulation.

Option: Provide insulation coupling system as made by Klo-Shure Co.

D. All installations shall be made by skilled craftsmen regularly engaged in this type of work.

E. Insulation shall be continuous thru-wall, ceiling and floors.

F. Metal shields, 16 gauge galvanized, shall be installed between hangers and pipe insulation.

G. Pipe, ductwork and equipment shall be clean and dry prior to insulating.

H. Install all insulation per manufacturer's instructions.

I. To avoid undue compression of insulation, provide solid core inserts at all supports as recommended by the insulation manufacturer. Provide insulation shields between the insulation jacket and the hanger.

NOT FOR BIDDING PURPOSES

J. Apply vapor proof mastic as recommended by the insulation manufacturer on all longitudinal and butt joints of sectional pipe insulation. Apply similar mastic to the end of every third length of sectional pipe insulation on all chilled water and dual temperature pipe insulation to prevent the migration of condensation that might occur.

K. Provide insulation on all piping, equipment, and fixtures that are part of a factory assembly package not otherwise insulated by the manufacture of such packaged equipment. Insulation type and thickness shall comply with all of the requirements of this section.

3.2 PIPE INSULATION – TYPES & THICKNESSES

A. Provide fiberglass insulation of thickness specified on:

1. Heating Hot Water: (Up to 140°F)

   1" for piping less than 1-1/2”

   1-1/2" for pipes 1-1/2" and over.

2. Heating Hot Water: (141°F to 200°F)

   1-1/2" for piping less than 1-1/2”

   2" for pipes 1-1/2" and over.

3. Chilled Water:

   1” for piping less than 1-1/2”. Option: Flexible closed cell insulation

   1” for piping 1-1/2” and over

4. Dual Temperature Water:

   1-1/2” for piping less than 1-1/2”. Option: Flexible closed cell insulation

   2” for piping 1-1/2” and larger

5. Refrigerant Piping: Interior locations, exposed and concealed for suction lines and hot gas bypass lines, if applicable. (NOTE: Insulate liquid line if metering device is mounted at the condensing unit.) Option: Flexible closed cell insulation

   a. Low Pressure Gas Line:

      1” for piping less than 1”

      1" for piping 1” to 6”

      1-1/2” for piping 8” and over

   b. High Pressure Gas Line (141˚F to 200˚F):

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1-1/2" for piping less than 1-1/2”

2" for piping 1-1/2" and over

2-1/2” if temperature is above 200˚F

B. Provide flexible closed cell insulation of thickness specified on:

1. Refrigerant Piping: Exterior Locations for suction lines and hot gas bypass lines, if applicable. (NOTE: Insulate liquid line if metering device is mounted at the condensing unit.)

a. Low Pressure Gas Line:

1" for piping less than 1”

1" for piping 1” to 6”

1-1/2” for piping 8” and over

b. High Pressure Gas Line (141˚F to 200˚F):

1-1/2" for piping less than 1-1/2”

2" for piping 1-1/2" and over

2-1/2” if temperature is above 200˚F

2. Cold surfaces of refrigeration equipment, air separators for chilled and heating hot water, and chilled water pumps. 3/4" thickness

3. 1” thickness for all water piping within terminal unit cabinets.

4. ½” thickness for condensate drain lines.

3.3 PIPE COVERING (FOAMED PLASTIC TYPE)

A. All joints and seams shall be sealed with a compatible adhesive. Approved adhesives are as follows:

Armstrong World Industries No. 520

Benjamin Foster Company No. 85-75 up to 200 degrees F.

Contractor may use Armstrong Self-Seal Armaflex 2000 insulation in lieu of the above wherever 1/2" is specified.

B. Fitting covers shall be fabricated from the foamed plastic pipe insulation or from sheet insulation of the identical material. The fabrication shall be in accordance with manufacturer's instructions, and all seams mitered joints shall be joined using the adhesives described hereinbefore.

C. Pipe insulation in concealed spaces shall require no finish coatings.

D. Pipe insulation in all other areas shall receive two coats of finish of color selected by Architect. Approved finishes are as follows:

Armstrong World Industries WB Armaflex Finish

3.4 INTERIOR PIPE COVERING

A. Provide premolded PVC cover on all interior insulated piping exposed in finished spaces. Orient seams up in overhead piping and toward the wall in vertical runs.

B. Provide factory molded fitting covering for fittings and accessories, sealed and held in place by manufacturer's recommended sealing system.

C. Provide mitered sections of covering for valves.

3.5 EXTERIOR PIPE COVERING

A. Wrapping: Wrap insulation with embossed 0.016" aluminum jacket, orient seam down.

B. Fastenings: Cover shall be held in place with soft aluminum bands on 12" centers.

C. Valves & Fittings:

1. Weatherproof all valves and fittings.

2. Finish: Apply two coats of vapor resistant mastic reinforced with glass fabric over wrapping.

END OF SECTION

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SECTION 23 03 00

VIBRATION AND SOUND ISOLATION – HVAC

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the contract, including the conditions of the contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the work specified in this section.

B. Refer to Section 230200 for HVAC General Provisions

C. Refer to Section 230210 for HVAC Basic Materials & Methods.

1.2 DESCRIPTION OF WORK

A. This Section includes providing the following vibration and sound isolation material on items furnished and installed under HVAC work:

1. Pump-mounted inertia pads

2. Suspended Fans, Air Handling Units

1.3 REFERENCE STANDARDS

A. Refer to Section 230200 for a general description of requirements applying to this section.

1.4 QUALITY ASSURANCE

A. Refer to Section 230210 for a general description of requirements applying to this section.

1.5 SUBMITTALS

A. Submit shop drawings, installation instructions, and manufacturer's literature of all materials specified in accordance with Section 230200.

B. Submit the following:

1. Shop drawings

2. Product data

1.6 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, General Requirements.

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PART 2 – PRODUCTS

2.1 GENERAL

A. All vibration control apparatus shall be furnished by a single recognized manufacturer. The manufacturer shall submit to the Architect/Engineer evidence affirming that he has been a supplier of vibration control devices of the type required for the past five years.

B. The vibration control apparatus manufacturer shall supervise, inspect, measure, and approve the installation and shall submit a report to the Architect/Engineer substantiating that all the equipment has been adequately isolated.

C. Any requests for changes in the specifications must be submitted in writing in time for review and approval through a written addendum to the specifications prior to bid closing.

D. Unless otherwise indicated or specified, all equipment mounted on vibration isolator bases shall have a minimum operating clearance of 1 inch between the base and the floor or housekeeping and beneath. Clearance space shall be checked to insure that no scrap, rubbish, hardware, etc., has been left to possibly short circuit isolated base.

E. In connecting isolated HVAC equipment to rest of system, care must be exercised to insure proper installation.

1. Equipment connected to water piping shall be erected on isolators or isolated foundations to correct operating height prior to making piping connections to avoid misalignment problems. To facilitate this, equipment shall be blocked up with temporary shims to final operating height. When full load is assembled and water is in system, isolators shall then be adjusted to take up load just enough to allow removal of shims.

2. Air handling equipment such as centrifugal fans shall be erected on isolators and leveled with fan operating before flexible duct connection is made. Insure that duct position is in proper alignment and providing proper clearance in proportion to flexible duct connector length. When fan is shut off, misalignment with ductwork is allowable providing it does not strain or damage flexible duct connector. In cases of high static pressure, fans requiring position stabilizers are to be adjusted when fan is operating to achieve the results as described above with isolator adjustment.

F. Vibration isolator sizes and location shall be determined by the vibration control products manufacturer or as specified herein.

G. Model numbers of Amber/Booth Co., are given for identification. Products of specified manufacturers will be acceptable, provided they comply with all of the requirements of this specification.

2.2 ISOLATOR TYPES

A. Pump Mounted Inertia Pads:

1. Frame to be structural steel with built-in height saving bracket for recessing into a CPF concrete inertia block for side access.

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2. Spring to be adjustable, free-standing, open-spring mounting with combination leveling bolt and equipment fastening bolt. The spring shall be rigidly attached to the spring mounting baseplate and compression plate. The isolator shall be designed for a minimum Kx/Ky (Horizontal-to-Vertical spring rate) of 1.0. A neoprene pad having a minimum thickness of 1/4" shall be bonded to the baseplate. Amber/Booth Type CPF with RSW-1.

B. Suspended Fans and Air Handling Units

1. For floors above-grade, up to 40 ft. span, provide:

a. Type SW = Spring Isolators: Shall be free-standing, laterally stable and include acoustical friction pads and leveling bolts. Isolators shall have a minimum ratio of spring diameter-to-operating spring height of 1.0 and an additional travel to solid equal to 50 percent of rated deflection.

b. Type PBSRA - Combination Neoprene and Spring: Vibration hanger shall contain a spring and double deflection neoprene element in series. Spring shall have a diameter not less than 0.8 of compressed operating spring height. Spring shall have a minimum additional travel of 50 percent between design height and solid height. Spring shall permit a 15-degree angular misalignment without rubbing on hanger box.

C. Manufacturers: Amber/Booth, Kinetics Noise Control, Mason Industries, Vibration Mounting & Controls, Vibration Eliminator, Inc., Vibro-Acoustics.

PART 3 – EXECUTION

3.1 INSTALLATION

A. Install in accordance with manufacturer's specifications and instructions.

1. No metal-to-metal contact will be permitted between fixed and floating parts.

2. Connections to Equipment: Allow for deflections equal to or greater than equipment deflections. Electrical, drain, piping connections, and other items made to rotating or reciprocating equipment (pumps, compressors, etc.) which rests on vibration isolators, shall be isolated from building structure for first three hangers or supports.

3. Common Foundation: Mount each electric motor on same foundation as driven machine. Hold driving motor and driven machine in positive rigid alignment with provision for adjusting motor alignment and belt tension. Bases shall be level throughout length and width. Provide shims to facilitate pipe connections, leveling and bolting.

4. Provide heat shields where elastomers are subject to high temperatures.

5. Extend bases for pipe elbow supports at discharge and suction connections at pumps. Pipe elbow supports shall not short circuit pump vibration to structure.

6. Non-rotating equipment such as heat exchangers and convertors shall be mounted on isolation units having the same static deflection as the isolation hangers or support of the pipe connected to the equipment.

B. Inspection and Adjustments: Check for vibration and noise transmission through connections, piping, ductwork, foundations, and walls. Adjust, repair or replace isolators as required to reduce vibration and noise transmissions to specified levels.

END OF SECTION

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SECTION 23 04 50

REFRIGERATION EQUIPMENT – HVAC

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the contract, including the conditions of the contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the work specified in this section.

B. Refer to Section 230200 for HVAC General Provisions

C. Refer to Section 230210 for HVAC Basic Materials & Methods.

1.2 DESCRIPTION OF WORK

A. This Section includes labor, material, equipment and supervision to for the following:

1. Ductless Split System Cooling Unit

2. Ductless Split System Heat Pump Units

B. Provide complete refrigeration system including chillers, cooling towers, underground pre-insulated pre-fabricated piping, aboveground piping and all required accessories.

1.3 REFERENCE STANDARDS

A. Refer to Section 230200 for a general description of requirements applying to this section.

B. Comply with applicable provisions of:

1. International Mechanical Code

2. ASME Codes for Pressure Vessels

3. A.R.I. Capacity Ratings

4. NFPA Pamphlets

5. ASHRAE Standard 15

6. ASHRAE Standard 90.1, Section 6, Table 6.8.1A thru J, minimum equipment efficiency.

1.4 QUALITY ASSURANCE

A. Refer to Section 230210 for a general description of requirements applying to this Section.

B. Whenever a variable frequency PWM drive is installed to control an AC motor, a maintenance-free, circumferential, conductive micro fiber shaft grounding ring shall be installed on the AC motor drive

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end to discharge shaft currents to ground. Recommended part: AEGIS SGR™ Bearing Protection Ring, as made by Electro Static Technology. Install in accordance with the manufacturer's written instructions.

1.5 SUBMITTALS

A. Submit shop drawings and product data in accordance with Section 230200.

B. Submit the following:

1. Shop drawings and product data for all equipment in this section.

1.6 SUBSTITUTIONS

A. The listed equivalent or substituted manufacturers along with the bidding related contractor shall be completely responsible to comply with all requirements on all contract documents. This shall include, but not be limited to, space requirements, code clearances, the type, horsepower, capacities, number and size of services required from other trades, including all required ancillary items furnished and installed by other trades. If the manufacturer or related bidding contractor does not comply with these requirements, this Contractor shall be responsible for any and all additional costs associated with the changes required by other trades.

1.7 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, General Requirements. In addition, the following special guarantee applies:

1. Manufacturer shall guarantee all refrigeration equipment including parts and labor, for five (5) years from start-up.

PART 2 – PRODUCTS

2.1 DUCTLESS SPLIT SYSTEM UNIT

A. Air conditioning system shall be a variable capacity ductless split system. The system shall consist of a compact ceiling cassette packaged evaporator section and matching outdoor air-cooled condensing unit. The units shall be listed by and bear the ETL label. All wiring should be in accordance with the National Electrical Code (N.E.C.). The units shall be rated in accordance with ARI Standard 240 and bear the ARI label. A full charge of R-32 refrigerant for 25 feet of refrigerant tubing shall be provided in the condensing unit. Additional refrigerant may be required based on lengths of refrigerant lines. A dry nitrogen holding charge shall be provided in the evaporator. System SEER shall meet or exceed 2021 IECC ratings.

B. Indoor Ceiling Cassette:

1. The indoor unit shall be factory assembled, wired, and run tested. Unit shall contain all factory wiring, piping, control circuit board, condensate pump, and fan motor.

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2. Internal condensate pump shall be provided with a check valve with a vertical lift of 29 inches.

3. The unit shall have a self-diagnostic function and auto restart function.

4. Construction shall be galvanized steel frame and fascia panel certified to UL94 VO.

5. The fascia panel shall be square, white in color and have LED indicator lights and infrared receiver.

6. The indoor fan assembly shall be direct driven by a single motor. Fan shall be statically and dynamically balanced and run on a motor with permanently lubricate bearings. The fan shall be capable of providing a minimum of 3 fan speeds (L/M/H).

7. The unit shall be provided with a washable permanent filter included with fascia panel.

8. The indoor coil shall be nonferrous construction with slit fins on copper tubing. All tube joints shall be brazed with phos-copper or silver alloy.

9. Both refrigerant lines to cassette shall be insulated.

10. The electrical power shall be 208/230 volt, 1 phase, 60 hertz supplied from the remote condensing unit.

C. Condensing Unit:

1. Unit shall be equipped with multiple circuit boards to perform all functions of operation.

2. Both refrigerant lines from condensing unit to indoor evaporator shall be insulated.

3. Unit shall have a high pressure safety switch, fuse, over-current protection, over-voltage protection, temperature limit protection logic, compressor overload sensing, and crank case heater.

4. Unit shall be capable of operating in outside ambient temperature between 0 deg. F to 115 deg. F in cooling mode with optional wind baffles.

5. The chassis shall be fabricated of galvanized steel, finished with a powder coated baked enamel.

6. Unit shall be furnished with a direct drive, variable speed propeller type fan.

7. Unit shall contain a single electronic expansion valve to control refrigerant flow.

8. The electrical power shall be 208/230 volts, 1 phase, 60 hertz.

D. Controls: The control system shall be microprocessor based. The wall mounted controller shall provide a continuous display of operation status and condition. Controller shall control On/Off, operation mode, temperature setpoint, fan speed setting, and On/Off timer.

1. The auto restart feature shall automatically restart after a power failure.

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E. Factory installed controls shall include connections for 24-volt, hard-wired, wall-mounted thermostat, control board featuring anti-short cycle timer, 60 second post purge fan relay, and relays and connectors for condensing unit control. Provide wall-mounted solid-state thermostat for field mounting and wiring to the indoor unit.

G. Manufacturers: Daikin McQuay, LG HVAC, Mitsubishi Electric, Samsung.

1. Any listed equivalent manufacturer and the Mechanical Contractor shall be completely responsible to comply with all requirements on the contract documents. This shall include, but not be limited to, space requirements, code clearances, the type, horsepower, capacities, number and size of services required from other trades.

2.2 DUCTLESS SPLIT SYSTEM HEAT PUMP UNIT

A. Air conditioning system shall be a variable capacity (cool/heat) ductless split system heat pump. The system shall consist of a compact ceiling cassette packaged evaporator section and matching outdoor air-cooled condensing unit. The units shall be listed by and bear the ETL label. All wiring should be in accordance with the National Electrical Code (N.E.C.). The units shall be rated in accordance with ARI Standard 240 and bear the ARI label. A full charge of R-32 refrigerant for 25 feet of refrigerant tubing shall be provided in the condensing unit. Additional refrigerant may be required based on lengths of refrigerant lines. A dry nitrogen holding charge shall be provided in the evaporator. System SEER shall meet or exceed 2021 IECC ratings.

B. Indoor Ceiling Cassette:

1. The indoor unit shall be factory assembled, wired, and run tested. Unit shall contain all factory wiring, piping, control circuit board, condensate pump, and fan motor.

2. Internal condensate pump shall be provided with a check valve with a vertical lift of 29 inches.

3. The unit shall have a self-diagnostic function and auto restart function.

4. Construction shall be galvanized steel frame and fascia panel certified to UL94 VO.

5. The fascia panel shall be square, white in color and have LED indicator lights and infrared receiver.

6. The indoor fan assembly shall be direct driven by a single motor. Fan shall be statically and dynamically balanced and run on a motor with permanently lubricate bearings. The fan shall be capable of providing a minimum of 3 fan speeds (L/M/H).

7. The unit shall be provided with a washable permanent filter included with fascia panel.

8. The indoor coil shall be nonferrous construction with slit fins on copper tubing. All tube joints shall be brazed with phos-copper or silver alloy.

9. Both refrigerant lines to cassette shall be insulated.

10. The electrical power shall be 208/230 volt, 1 phase, 60 hertz supplied from the remote condensing unit.

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C. Condensing Unit:

1. Unit shall be equipped with multiple circuit boards to perform all functions of operation.

2. Both refrigerant lines from condensing unit to indoor evaporator shall be insulated.

3. Unit shall have a high pressure safety switch, fuse, over-current protection, over-voltage protection, temperature limit protection logic, compressor overload sensing, and crank case heater.

4. Unit shall be capable of operating in outside ambient temperature between 0 deg. F to 115 deg. F in cooling mode with optional wind baffles.

5. The chassis shall be fabricated of galvanized steel, finished with a powder coated baked enamel.

6. Unit shall be furnished with a direct drive, variable speed propeller type fan.

7. Unit shall contain a single electronic expansion valve to control refrigerant flow.

8. The electrical power shall be 208/230 volts, 1 phase, 60 hertz.

D. Controls: The control system shall be microprocessor based. The wall mounted controller shall provide a continuous display of operation status and condition. Controller shall control On/Off, operation mode (auto, cool, heat, dry, and fan), temperature setpoint, fan speed setting, and On/Off timer.

1. The auto restart feature shall automatically restart after a power failure.

E. Factory installed controls shall include connections for 24-volt, hard-wired, wall-mounted thermostat, control board featuring anti-short cycle timer, 60 second post purge fan relay, on-board 30 AMP electric heat relay, and relays and connectors for condensing unit control. Provide wall-mounted solid state thermostat for field mounting and wiring to the indoor unit; the thermostat shall be capable of one-stage cooling; one-stage cooling, one-stage heating with manual changeover; one-stage cooling, two-stage heating with heat pump operation for the first stage of heat, as scheduled on the drawings.

G. Manufacturers: Daikin McQuay, LG HVAC, Mitsubishi Electric, Samsung.

1. Any listed equivalent manufacturer and the Mechanical Contractor shall be completely responsible to comply with all requirements on the contract documents. This shall include, but not be limited to, space requirements, code clearances, the type, horsepower, capacities, number and size of services required from other trades.

PART 3 – EXECUTION

3.1 REFRIGERATION EQUIPMENT

A. All equipment to be installed in accordance with manufacturer's recommendations.

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3.2 DUCTLESS SPLIT SYSTEMS

A. Install packaged and split system units in accordance with manufacturer's installation instructions. Install units plumb and level, firmly anchored in locations indicated, and maintain manufacturer's recommended clearances.

B. Electrical Wiring: Install electrical devices furnished by manufacturer but not specified to be factory mounted.

1. Verify that electrical wiring installation is in accordance with manufacturer's submittal and installation requirements. Do not proceed with equipment start-up until wiring installation is acceptable.

3.3 FIELD QUALITY CONTROL

A. Start-up all units in accordance with manufacturer's start-up instructions. Replace damaged or malfunctioning controls and equipment.

END OF SECTION

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SECTION 23 05 00

PIPING SYSTEMS & ACCESSORIES – HVAC

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the contract, including the conditions of the contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the work specified in this section.

B. Refer to Section 230200 for HVAC General Provisions

C. Refer to Section 230210 for HVAC Basic Materials & Methods.

1.2 DESCRIPTION OF WORK

A. This Section includes the following equipment:

1. Base-Mounted End Suction Pumps
2. Suction Diffusers
3. Balancing Valves
4. Combination Valve Package for Pumps
5. Flexible Pump Connectors

1.3 REFERENCE STANDARDS

A. Refer to Section 230200 for a general description of requirements applying to this section.

1.4 QUALITY ASSURANCE

A. Refer to Section 230210 for a general description of requirements applying to this Section.

B. Whenever a variable frequency PWM drive is installed to control an AC motor, a maintenance-free, circumferential, conductive micro fiber shaft grounding ring shall be installed on the AC motor drive end to discharge shaft currents to ground. Recommended part: AEGIS SGR™ Bearing Protection Ring, as made by Electro Static Technology. Install in accordance with the manufacturer's written instructions.

1.5 SUBMITTALS

A. Submit shop drawings and product data in accordance with Section 230200.

B. Submit the following:

1. Shop Drawings

2. Manufacturers Product Data

3. Test Reports on Piping System Tests

1.6 SUBSTITUTIONS

A. The listed equivalent or substituted manufacturers along with the bidding related contractor shall be completely responsible to comply with all requirements on all contract documents. This shall include, but not be limited to, space requirements, code clearances, the type, horsepower, capacities, number and size of services required from other trades, including all required ancillary items furnished and installed by other trades. If the manufacturer or related bidding contractor does not comply with these requirements, this Contractor shall be responsible for any and all additional costs associated with the changes required by other trades.

1.7 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, General Requirements.

PART 2 – PRODUCTS

2.1 BASE-MOUNTED END SUCTION PUMPS

A. Provide frame-mounted end suction pumps where indicated, and of capacities and having characteristics as scheduled.

B. Horizontal mount, single stage, flexible coupling, base-mounted, designed for 175 psi working pressure.

C. Cast iron casing 125 psi ANSI flanges, tappings for gauge and drain connections.

D. Steel shaft with replaceable shaft sleeve, regreasable ball bearings and mechanical seals with carbon seal ring and ceramic seat.

E. Non-overloading motor at any point on pump curve, open, drip-proof, ball bearings, 15,000 hours bearing life, with lifting lug on top of motor.

F. Provide open drip-proof motor with regreasable ball bearings.

G. Enclosed type impeller hydraulically and dynamically balanced, keyed to shaft and secured with locking screw.

H. Structural steel baseplate with welded cross members, and open grouting area.

I. Flexible coupling capable of absorbing torsional vibration, equipped with coupling guard.

J. Manufacturers: Subject to compliance with requirements, provide pumps of one of the following:

Armstrong Pumps

Bell & Gossett

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Peerless

Patterson

Taco

2.2 SUCTION DIFFUSERS

A. Provide at each base-mounted pump, a suction diffuser of size required for pump connection. Units shall consist of angle type body with straightening vanes and combination diffuser-strainer-orifice cylinder with 3/16" diameter openings for pump protection. A permanent magnet shall be located within the flow stream and shall be removable for cleaning. The orifice cylinder shall be equipped with a disposable fine mesh strainer which shall be removed after system start-up. Orifice cylinder shall be designed to withstand pressure differential equal to pump shutoff head and shall have a free area equal to five times cross section area of pump suction opening. Straightening vanes shall extend the full length of the orifice cylinder and shall be replaceable. Unit shall be provided with adjustable support foot to carry weight of suction piping.

B. Manufacturers: by pump manufacturer.

2.3 BALANCING VALVES

A. Balancing valves shall be installed where indicated.

B. Provide, as shown on the plans, balancing valves with provision for connecting a portable differential (Ft. of Head) pressure meter. Each meter connection shall have pressure/temperature readout ports.

C. The balancing valves shall be either a bronze body/brass ball valve, or a Y-pattern globe valve style design and all metal parts of non-ferrous, pressure die-cast, nonporous Ametal copper alloy. Each valve can be installed in any direction without affecting flow measurement and shall provide four (4) functions:

1. Precise flow measurement

2. Precision flow balancing

3. Positive shut-off with no drop seat and teflon disc

4. Drain port suitable for hose bib fitting.

D. The valves shall have four (4) 360 deg. adjustment turns of handwheel for maximum setting with hidden memory feature to program the valve with precision tamperproof balancing setting.

E. Design Pressure/Temperature:

1/2" - 3" NPT connections 300 psig at 250 deg. F.

1/2" and 3/4" sweat connections 200 psig at 250 deg. F.

2” – 4” flanged or grooved connections 250 psig at 250 deg. F

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4" flanged connections 175 psig at 250 deg. F.

F. Flow sensor: For installation in piping 5" and larger, a precision wafer type orifice insert installed between standard 125 psi at 250 deg. F ANSI flanges to monitor system flow; cast iron body with integral brass EPT check valves to accommodate a differential pressure meter; furnish with calibrated nameplate with flow range through a range of differential head pressures; provide globe valve at each sensor to adjust flow to design conditions.

G. Manufacturers: Tour & Andersson, Armstrong, Bell & Gossett, Nexus Valve, Taco, Victaulic, Wheatley.

2.4 COMBINATION VALVE PACKAGE FOR PUMPS

A. Each centrifugal pump shall be provided with the following valve assemblies:

1. Combination silent check valve, balancing valve and shut-off valve on pump discharge.

B. The combination units shall be flanged assemblies of 125 lb. ASA Class, 175 psi. W.O.G. @ 300 degrees F. The combination units shall be suitable for vertical or horizontal installation with the stem pointing up.

C. The body and bonnet shall be cast semi-steel; and the stem, seat and disc shall be bronze. The valve shall be designed for repacking under pressure.

D. The unit shall be provided with a calibrated stem indicator, and the check valve shall have a stainless steel spring and be provided with disc designed for quiet operation at low flow rates.

E. Manufacturers: by Pump Manufacturer.

2.5 FLEXIBLE PUMP CONNECTORS

A. Provide braided stainless steel pump connector(s) manufactured with annular corrugated stainless steel close-pitch hose with stainless steel overbraid. The corrugated metal hose, braid(s), and a stainless steel ring-ferrule/band (material gauge not less than .048") must be integrally seal-welded using a 100% circumferential, full-penetration TIG weld.

B. End fittings shall be flat-face plate steel flanges with 150# ANSI drilling and outside diameter. Fittings must be attached using a 100% circumferential TIG weld. Braided stainless steel pump connector(s) must be suitable for operating temperatures up to 850°F. The rated working pressure of the braided metal hose must have a minimum 4:1 safety factor.

C. Each braided stainless steel pump connector shall be individually leak tested by the manufacturer using air-under-water or hydrostatic pressure. Flanged pump connectors shall be prepared for shipment using cut-to-length spacers, securely positioned between the flanges to prevent axial compression damage and maintain the manufactured length. Spacers must be removed prior to system start-up.

D. Manufacturers: Amber/Booth, Flex-Hose Co., Inc., Mason Industries, Metra-Flex, Patterson, Proco Products, Inc., Twin City Hose, Inc.

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PART 3 – EXECUTION

3.1 CIRCULATING PUMPS

A. Pump shall be installed in accordance with recommendations of the Hydraulic Institute.

B. Suction reducers shall be eccentric and located at the pump suction. Discharge increasers shall be concentric and located at the pump discharge.

C. Suction and discharge piping shall be adequately supported without imposing any load on the pump casing.

D. Pressure gauges shall be installed at the suction and discharge of each pump.

E. Vibration isolation equipment shall be provided where noted.

F. Impeller diameter used shall be approximately 85% of the maximum impeller diameter capable of being supplied for each pump.

G. The motor nameplate horsepower shall not be exceeded under any conditions of pump operation.

H. Prior to shipment, each pump shall be tested to insure its capability to produce the required capacity at the design head, and when requested written verification of this test shall be supplied.

I. Before grouting and piping the pump, the Contractor shall check to insure pump alignment is satisfactory, and where required, realign the pump. Fill baseplate with non-shrink grout to the top of the base rail.

J. Start-up service shall be provided by the pump manufacturer or his representative. This service shall include the following:

1. Check alignment
2. Check absence of pipe strain
3. Check lubrication
4. Check rotation
5. Take suction and discharge pressure gauge readings and compare with pump nameplate for operating head.
6. Take voltage and current readings and compare with motor nameplate.
7. Insure proper maintenance manuals are available if required.

3.2 PIPING SYSTEM DRAINS

A. All piping shall be graded or pitched toward drain locations which shall be provided with gate valve unless otherwise indicated on drawings or specified. Individual risers may be drained through removable plugs or caps.

B. Drain valves shall be provided at all major components in systems including boilers, pumps, heat exchangers, cooling towers, and similar equipment.

3.3 ECCENTRIC PIPE FITTINGS

A. Eccentric pipe fittings shall be furnished and installed in all piping and circulated water piping where a change in pipe size occurs in a horizontal run. In water systems the top of the adjacent pipe sections shall be maintained level.

END OF SECTION

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SECTION 23 06 00

AIR DISTRIBUTION & ACCESSORIES – HVAC

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the contract, including the conditions of the contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the work specified in this section.

B. Refer to Section 230200 for HVAC General Provisions

C. Refer to Section 230210 for HVAC Basic Materials & Methods.

D. This Contractor shall coordinate with the work of Division 26 and the Fire Alarm System vendor for locations and mounting of all duct smoke detectors. These devices are shown on the Mechanical Drawings for reference only to show the intent of the work. All locations shall be determined based on approved shop drawings from the Fire Alarm System vendor and the Contractor for the work of Division 26, Electrical. Mount smoke detectors in the supply and return air stream at each unit in accordance with NFPA 72.

1.2 DESCRIPTION OF WORK

A. This Section includes labor, material, equipment and supervision to provide a complete air distribution system as specified herein and as shown on drawings.

1. Ductwork – Single Wall, Square and Rectangular
2. Ductwork - Single Wall, Spiral Round
3. Flexible Connections
4. Dampers
5. Roof-Mounted Intake/Exhaust Ventilators
6. Prefabricated Roof Curbs, Equipment Supports, and Pipe Curb Assembly

1.3 REFERENCE STANDARDS

A. Refer to Section 230200 for a general description of requirements applying to this section.

B. Requirements established within the portions of the Project Manual titled Division 1, General Requirements, are collectively applicable to the work of this section.

C. IMC (International Mechanical Code).

D. SMACNA (Sheet Metal and Air Conditioning Contractors National Association, Inc.)

E. American Society of Heating, Refrigerating and Air Conditioning Engineers' recommendations in ASHRAE Guide shall apply to this work.

F. ARI Standard 885 - Standard for Estimating Occupied Sound Levels in the Applications of Air Terminals and Air Outlets.

G. UL (Underwriter's Laboratories, Inc.)

H. NFPA 90A shall apply to this work.

I. State Fire Prevention Regulations.

1.4 QUALITY ASSURANCE

A. Refer to Section 230210 for a general description of requirements applying to this Section.

1.5 SUBMITTALS

A. Submit shop drawings and product data in accordance with Section 230200.

B. Submit the following:

1. Shop drawings of all sheet metal. Indicate all steel, piping, conduit, and Architectural/Structural features to demonstrate complete coordination. Scale shall not be less than ¼".

   a. Shop drawings shall indicate the sizes and lengths of each section of ductwork as well as all system components such as coils, VAV boxes, access doors, dampers, diffusers and register locations. Also indicate the type of joints used and where internal acoustic lining or insulation, if required, will be utilized.

   b. The location of the duct runs and the air outlets shall be closely coordinated with all other trades by the sheet metal contractor to avoid interference. The shop drawings shall show the contact surfaces adjacent to the ducts or air outlets and the space assigned for concealment. The drawings shall indicate principal items of equipment, adjacent piping and conduit, etc., the location of which shall be secured from the contractors of other trades.

   c. Sheet Metal Contractor to include resubmissions of the shop drawings to the Engineer. The resubmissions are to include all corrections to previous submissions.

2. Manufacturer's literature and performance data of all equipment and devices.

3. Samples: Furnish color samples, etc., at request of the Architect.

1.6 SUBSTITUTIONS

A. The listed equivalent or substituted manufacturers along with the bidding related contractor shall be completely responsible to comply with all requirements on all contract documents. This shall include, but shall not be limited to space requirements, code clearances, the type, horsepower, capacities, number and size of services required from other trades, including all required ancillary

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items furnished and installed by other trades. If the manufacturer or related bidding contractor does not comply with these requirements, they shall be responsible for any and all additional costs associated with the changes required by other trades.

1.7 WARRANTY GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, General Requirements.

PART 2 – PRODUCTS

2.1 DUCTWORK (SINGLE WALL, SQUARE AND RECTANGULAR)

A. All ductwork shall be fabricated in accordance with SMACNA "HVAC Duct Construction Standards - Metal and Flexible" latest Edition except as described below. The minimum thickness of metal ductwork is 26 gauge. Fabrication requirements shall be based on ductwork subjected to positive or negative pressures of 3" W.G. Ductwork systems shall be sealed to SMACNA "Seal Class "B" Standards. Alternatively, "Ductmate" System 45 can be used in accordance with manufacturer's specifications. Drive slip joints are not permitted.

Exception: For ductwork smaller than 12" x 8", Contractor may provide slip and drive joints with all joints sealed with Hardcast tape and mastic system.

B. Rectangular ducts for 3" W.G. or less, positive or negative pressure shall be per SMACNA Table 1-6. Longitudinal seams shall be Pittsburgh Lock Type L-l per SMACNA Figure 1-5. Transverse joints shall be standing seam type T -15 per Figure 1-4.

1. In the event that material size is not compatible with duct size and segmenting must be utilized to fabricate duct, use SMACNA Figure 1-5, seam L-4 (Standing Seam).

C. Joints:

1. Per SMACNA Transverse Joint Reinforcement Table 1-12, only joints T -22, T -25a, T -25b and Proprietary slip on flanges will be acceptable.

2. Joints T -25a and T -25b that have stress fractures from bending will not be accepted.

3. All joints will have butyl gasket 3/16" thick by 5/8" wide installed per manufacturers installation instructions.

D. Ductwork systems for this standard shall be galvanized sheet steel, commercial quality of lock - forming grade, conforming to ASTM coating standards A-525 or A-527 with coating of designation G-60. For corrosive or moist conditions, use coating designation G-90.

1. Where the outer surface of the duct is exposed in finished spaces and is not scheduled for insulation, duct material shall be galvannealed, suitable for field painting by the General Contractor.

E. The size and configuration of each duct shall be indicated on design drawings. Where thicker sheets or different types of materials are required, they shall be specified on the design drawings or in the project specifications.

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F. Aluminum Rectangular Ductwork:

1. Aluminum ductwork shall be two B.& S. gauges heavier than specified for the equivalent width steel ductwork. Bracing, supports and joints shall be as specified for steel ductwork.

2. Aluminum ducts shall be used where the ducts are concealed when exhausting saturated air from dishwashing, showers, outside air intakes and similar designated spaces.

2.2 DUCTWORK (SINGLE WALL, SPIRAL ROUND)

A. Design Pressure: 3”

B. Leakage: All ductwork shall meet SMACNA Class "A" leak standards.

C. Fabrication:

1. Gauges, reinforcing angles, seams, joints, fabrication methods, installation methods and practices, duct reinforcement, and devices installed in duct system, fittings, etc., shall conform to the latest editions of SMACNA standards for construction in accordance with requirements indicated in these specifications.

2. Minimum metal gauges shall be 26 gauge (.019). Follow SMACNA Table 3-5 for Positive pressure and Table 3-7 for Negative pressure.

3. Where the outer surface of the duct is exposed in finished spaces and is not scheduled for insulation, duct material shall be galvannealed, suitable for field painting by the General Contractor.

D. Joints:

1. Duct up to 36" diameter - Male/Female beaded slip joint similar to SMACNA Figure 3-1, joint RT-1 or RT-5, as long as it meets the criteria for the system design pressure. Fittings shall be undersized to fit into spiral duct. All joints shall be secured with a minimum of 4 screws on each duct section (equally spaced). Seal joint with an approved sealant compound, continuously applied prior to assembly of joint and after fastening, making certain that the majority of the sealant resides on the interior of the joint.

2. In lieu of beaded slip connections or Vanstone angle ring connections (the above-mentioned joints), there are proprietary connections that may be used, as long as they meet the pressure criteria set forth in this specification.

2.3 FLEXIBLE CONNECTIONS

A. Required between ductwork and suction and discharge connection of all air handlers, inline fans, and where shown on drawings.

B. Material: Woven fiberglass with mounting hardware tested in accordance with UL Standard 181,

listed and labeled as Class 0 or 1.

C. Manufacturer: Ventfabrics, Inc., Durodyne, Dynair, Ductmate Pro Flex.

2.4 DAMPERS

A. Provide where indicated and required to control flow of air and balance system.

B. Round dampers shall be single blade, molded synthetic bearings at each end, 20 gauge galvanized steel, adjusting quadrant and locking device. Round dampers shall be Ruskin Model MDRS25.

C. Rectangular and square dampers shall be opposed blade within 16 gauge galvanized steel channel frame with corner brace, 16 gauge galvanized steel blades; molded synthetic bearings and hex steel shafts, exposed or concealed linkage, adjustable quadrant and locking device. Damper 10" and below shall be single-blade. Dampers shall be Ruskin Model MD35.

D. Approved Manufacturers: Ruskin, Arrow, Nailor-Hart, Pottorff, Lloyd Industries, Inc., Cesco Products, Louvers & Dampers, United Enertech.

2.5 ROOF-MOUNTED INTAKE/EXHAUST VENTILATORS

A. Heavy gauge aluminum construction.

B. Hinged hood.

C. Hood underside insulated with 1" fiberglass.

D. Aluminum insect screen.

E. Provide 24-inch-high insulated roof curb with blocking to secure equipment, and integral cant to accommodate configuration of roofing material/membrane.

F. Manufacturers: Penn Ventilator Co., Carnes Co., Greenheck, Loren-Cook or Acme.

2.6 PREFABRIACTED ROOF CURBS, EQUIPMENT SUPPORTS, AND PIPE CURB ASSEMBLY

A. Factory fabricated by the manufacturer of the respective roof-mounted equipment when available and capable of meeting the following requirements:

1. Thermally and acoustically insulated, rubber isolating pads.

2. Built to suit slope of roof and type of roofing; i.e. standing metal seam with integral cant strip and flashing extension.

3. 24" height unless otherwise indicated.

4. Support rails shall be aluminum, or sheet steel, with continuous wood nailer and removable counterflashing.

B. Curbs shall be a product of a custom manufacture in the following cases:

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1. Curbs specified are not available from the respective equipment manufacturer.

2. Piping or ducts penetrating roof.

3. Prefabricated equipment supports are required.

4. Step flashing assembly, EPDM for normal use and silicone for pipe temperatures above 200°F stainless steel clamp, suitable for single or multiple pipes.

C. Pipe supports shall be a product of a custom manufacture equal to Pipe Prop as made by JMB Industries, or Anvil International Hadon H-Block.

D. Pipe curb assembly shall be a 24" high, 18-gauge sloped hood box with 1-1/2" thick rigid fiberglass insulation and pressure treated wood nailer strip. Assembly shall be provided with an 8" high insulated roof curb. Curbs shall be similar to Pate 'CPBA-1'.

E. Manufacturers: Pate, Shipman, Custom Curb, Portals Plus, Lloyd Industries, Inc., PHP Systems/Design.

PART 3 – EXECUTION

3.1 DUCTWORK

A. Dimensions on drawings are inside dimensions. Sheet metal dimensions shall be increased to suit thickness of acoustic duct lining, if applicable. Ductwork that is lined with acoustic lining is insulated.

B. Ducts shall be concealed unless otherwise indicated.

C. Changes in direction shall be made with radius bends or turning vanes.

D. Supports shall be galvanized steel for steel ductwork and aluminum for aluminum ductwork.

E. Do not install ductwork directly above any electrical equipment.

F. Ductwork shall be supported per SMACNA Standards including the following:

1. Rivet or screw to side and bottom of duct when using flat strap hangers. Rivet or screw to bottom of duct when using trapeze hangers.

2. Strap hangers shall pass under duct 1" minimum or shall loop around duct.

3. Hangers

a. For ductwork less than 4 square feet in area, hangers shall be spaced not more than 8' on center.

b. For ductwork 4-10 square feet in area, hangers shall be spaced not more than 6' on center.

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c. For ductwork greater than 10 square feet in area, hangers shall be spaced not more than 4’ on center.

4. Wire/Cable hangers are not acceptable.

5. Support ductwork from building structure with expansion bolts, rods, steel angles or channels installed to meet existing or new building conditions.

6. Drilling into the roof deck is not permitted.

7. Driving nails into anchors is not permitted.

G. Air Flow Control:

1. Major take-offs: Install volume control dampers.

2. Branches: Install volume control dampers in all branches and at tap in branch take-off connections.

3. Elbows: Use unvaned elbows with throat radius equal to width of duct and full heel radius; provide turning vanes where full throat and heel radius are not possible.

4. Transitions: Make transitions in ducts as required by structural or architectural interferences.

a. Proportion airways to compensate for any obstructions within duct.

b. Avoid dead ends and abrupt angles.

c. Do not exceed 15-degree slope on sides of transitions.

3.2 DUCT SYSTEM LEAK SEALING

A. Joints in duct systems at duct heaters, air monitors, fire dampers, sound traps, supply air terminals including air handling light fixtures, shall be sealed to prevent air leakage.

B. All duct joints and seams in medium pressure and high-pressure duct systems shall be sealed to SMACNA Seal Class" A" Standards to prevent air leakage.

C. In the event there is in excess of 5% air leakage indicated in low pressure duct systems, it shall be the Contractors responsibility to seal the duct system. The amount of sealing necessary shall be that required to obtain the design air quantity at each terminal.

D. Duct sealing shall be by means of high velocity duct sealants such as Hardcast and/or Neoprene gaskets. Type of sealant and method of application shall conform to recommendations in SMACNA high velocity duct construction standards.

3.3 DUCTWORK TESTING

A. The following duct systems shall be pressure leak tested:

1. Supply ductwork

2. Return ductwork

3. Exhaust ductwork

4. Outside air intake ductwork

B. Pressure leak test the following:

1. All ductwork within chases

2. 50% of all ducts (Small Projects)

C. All tests shall be conducted in accordance with AABC National Standards.

D. Ducts to be tested at 100% maximum of static pressure before any duct is insulated externally and concealed in accordance with SMACNA Standards.

E. Calculate the allowable leakage using leakage factor of 5% of Design Air Flow.

F. Select a limited section of duct for which the estimated leakage will not exceed capacity of the test apparatus.

G. Connect the blower and flow meter to the duct section and provide temporary seals at all openings of the ductwork.

H. Start the blower motor with the inlet damper closed. Increase pressure until the required level is reached.

I. Read the flow meter and compare the leakage in cfm. Reading should be 5% or less of design flow for the duct segment being tested.

J. If reading is more than 5% of design flow, depressurize duct, repair all leaks and retest until 5% or less of design flow is obtained.

K. Complete test reports and obtain Owner's witness signature.

L. Remove all temporary blanks and seals.

M. Warning: Do not overpressure duct.

3.5 EQUIPMENT

A. Test apparatus shall consist of an airflow measuring device, flow producing unit, pressure indicating devices and accessories necessary to connect the metering system to the test specimen.

B. The Contractor conducting tests shall arrange for or provide all temporary services, all test apparatus, all temporary seals and all qualified personnel necessary to conduct the specified testing.

C. Test apparatus shall be accurate within plus or minus 7.5% at the indicated flow rate and test pressure and shall have calibration data or a certificate signifying manufacture of the meter in

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conformance with the ASME Requirements for Fluid Meters. Verification of above, to be supplied to Owner upon request.

D. Pressure differential sensing instruments shall be readable to 0.05" scale division for flow rates below 10 cfm or below 0.5" w.g. differential. For flows greater than 10 cfm scale divisions of 0.1" are appropriate. U-tube manometers should not be used for reading less than 1" of water.

E. Liquid for manometers shall have a specific gravity of 1 (as water) unless the scale is calibrated to read in inches of water contingent on use of a liquid of another specific gravity, in which case the associated gauge fluid must be used.

F. Instruments must be adjusted to zero reading before pressure is applied.

3.6 TEST REPORT

A. Log the project and system identification data.

B. Enter the fan CFM, the test pressure, and the leakage class specified by the designer.

C. Enter an identification for each duct segment to be tested.

D. Calculate the allowable leakage factor. Enter this number on the report for each test segment.

E. Conduct and record the field tests. If the sum of the CFM measured is less than or equal to the sum of the allowable leakage, the test is passed. Record the date(s), presence of witnesses and flow meter characteristics.

F. Maintain a mechanical duct plan of all tested duct segments. Plan to include duct segment identification and dates tested.

G. Test reports shall be submitted as required by the project documents.

3.7 LABELING

A. At all fire damper locations, access doors in ductwork shall be identified with a permanent placard of red-white-red laminated commercial grade plastic construction, minimum one-half inch high capital letters, reading, “FIRE DAMPER”, as appropriate for the installation. Attach securely to face of access door with brass screws at each corner, sealed airtight.

END OF SECTION

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SECTION 23 06 05

FANS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the contract, including the conditions of the contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the work specified in this section.

B. Refer to Section 230200 for HVAC General Provisions

C. Refer to Section 230210 for HVAC Basic Materials & Methods.

1.2 DESCRIPTION OF WORK

A. This Section includes labor, material, equipment and supervision to provide a complete air distribution system as specified herein and as shown on drawings.

1. Recessed Ceiling Fan

2. Roof-Mounted Exhaust Fans

1.3 REFERENCE STANDARDS

A. Refer to Section 230200 for a general description of requirements applying to this section.

B. Requirements established within the portions of the Project Manual titled Division 1, General Requirements, are collectively applicable to the work of this section.

C. IMC (International Mechanical Code)

D. SMACNA (Sheet Metal and Air Conditioning Contractors National Association, Inc.)

E. American Society of Heating, Refrigerating and Air Conditioning Engineers' recommendations in ASHRAE Guide shall apply to this work.

F. UL (Underwriter's Laboratories, Inc.)

G. NFPA 90A shall apply to this work.

H. State Fire Prevention Regulations.

1.4 QUALITY ASSURANCE

A. Refer to Section 230210 for a general description of requirements applying to this Section.

B. Whenever a variable frequency PWM drive is installed to control an AC motor, a maintenance-free, circumferential, conductive micro fiber shaft grounding ring shall be installed on the AC motor drive

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end to discharge shaft currents to ground. Recommended part: AEGIS SGR™ Bearing Protection Ring, as made by Electro Static Technology. Install in accordance with the manufacturer's written instructions.

1.5 SUBMITTALS

A. Submit shop drawings and product data in accordance with Section 230200.

B. Submit the following:

1. Shop drawings of all sheet metal. Indicate all steel, piping, conduit, and Architectural/Structural features to demonstrate complete coordination. Scale shall not be less than 1/4" = 1'-0".

2. Manufacturer's literature and performance data of all equipment and devices.

1.6 SUBSTITUTIONS

A. The listed equivalent or substituted manufacturers along with the bidding related contractor shall be completely responsible to comply with all requirements on all contract documents and as described within the specifications. This shall include, but shall not be limited to space requirements, code clearances, the type, horsepower, capacities, number and size of services required from other trades, including all required ancillary items furnished and installed by other trades. If the manufacturer or related bidding contractor does not comply with these requirements, they shall be responsible for any and all additional costs associated with the changes required by other trades.

1.7 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, General Requirements.

PART 2 – PRODUCTS

2.1 RECESSED CEILING FAN

A. Recessed ceiling fan shall consist of a rectangular steel cabinet enclosing a true centrifugal fan directly driven by an electric motor.

B. Cabinet shall be complete with a finished plastic ceiling grille and discharge collar equipped with a backdraft damper, metal or plastic, gravity or spring return.

C. Motor and fan shall be conveniently removable with plug-in power chord.

D. The casing shall be sound attenuated, with minimum ½" thick acoustic lining.

E. Provide electronic speed controller, roof cap, isolator package, as scheduled on the drawings.

F. Unit shall be AMCA certified.

G. Manufacturers: Loren-Cook, Penn Ventilator, Greenheck.

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2.2 ROOF MOUNTED EXHAUST FAN – DIRECT DRIVE

A. Fan shall be a spun aluminum, roof mounted, direct driven, down blast centrifugal exhaust fan.

B. Fan shall be constructed of minimum 16 gauge marine alloy aluminum, bolted to a rigid aluminum support structure. The motor shall be enclosed in a weather-tight compartment, separated from the exhaust air stream.

C. Unit shall have an engraved nameplate indicating fan number, CFM and static pressure at a minimum.

D. Wheel shall be centrifugal, backwards inclined.

E. Motor shall be NEMA design B with class B insulation rated for continuous duty.

F. Motor shall be an electronically communicated motor rated for continuous duty and furnished with internally mounted potentiometer speed controller or with leads for connection to 0-10 VDC external controller.

G. Accessories: Disconnect switch, insulated roof curb, backdraft damper. Curb to match roof configuration (flat, sloped, raised seam, etc.).

H. Manufacturers: Penn Ventilator Co., Greenheck, Loren Cook.

PART 3 – EXECUTION

3.1 FANS, EQUIPMENT AND ACCESSORIES

A. Install in accordance with manufacturer's details and instructions.

B. Mount fan speed control at the fan to facilitate mechanical balancing. Power wiring shall be part of the work of Division 26.

C. Perform field mechanical balancing in accordance with Section 230950: TESTING AND BALANCING OF MECHANICAL SYSTEMS.

D. Install units in accordance with manufacturer’s installation instructions. Install units plumb and level, firmly anchored in locations indicated, and maintain manufacturer’s recommended clearances.

E. Support: Install and secure roof curb structure, in accordance with National Roofing Contractor’s Association (NRCA) installation recommendations and shop drawings. Install and secure units on curbs and coordinate roof penetrations and flashing.

F. The Mechanical Contractor shall own as a part of his work, the following:

Provide one (1) additional drive set, if necessary, to obtain final design balancing requirements. The Mechanical Contractor shall coordinate with Balancing Firm and equipment manufacturer for drive selection, including belts and pulleys.

END OF SECTION

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SECTION 23 07 25

TERMINAL HEATING UNITS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the contract, including the conditions of the contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the work specified in this section.

B. Refer to Section 230200 for HVAC General Provisions

C. Refer to Section 230210 for HVAC Basic Materials & Methods.

1.2 DESCRIPTION OF WORK

A. This Section includes work necessary and/or required and materials and equipment for construction of a complete system. Such work includes, but is not limited to the following:

1. Cabinet Heaters

1.3 REFERENCE STANDARDS

A. Refer to Section 230200 for a general description of requirements applying to this section.

1.4 QUALITY ASSURANCE

A. Refer to Section 230210 for a general description of requirements applying to this Section.

1.5 SUBMITTALS

A. Submit shop drawings in accordance with Section 230200.

B. Submit shop drawings and descriptive date for all equipment specified in this section.

1.6 SUBSTITUTIONS

A. The listed equivalent or substituted manufacturers along with the bidding related contractor shall be completely responsible to comply with all requirements on all contract documents. This shall include, but not limited to, space requirements, code clearances, the type, horsepower, capacities, number and size of services required from other trades, including all required ancillary items furnished and installed by other trades. If the manufacturer or related bidding contractor does not comply with these requirements, this Contractor shall be responsible for any and all additional costs associated with the changes required by other trades.

1.7 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, General Requirements.

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PART 2 – PRODUCTS

2.1 CABINET HEATERS

A. Provide cabinet heaters including chassis, heating elements, fans, motor and insulation.

B. Chassis: Galvanized steel wraparound structural frame with edges flanged.

C. Insulation: Faced, heavy density glass fiber.

D. Cabinet: Horizontal recessed model as scheduled on the drawings, 16 gauge four sided overlap front panel with stiffeners. Clean cabinet parts, bonderize, phosphatize, and flow-coat with baked-on primer.

E. Coils: Aluminum fins, copper tubes, mechanically expanded for a permanent bond. Provide manual air vent.

F. Grilles: Intake and outlet grilles shall be integral, stamped 15 degrees deflection.

G. Fans: Provide direct drive centrifugal, forward curved double width fan.

H. Motors: Provide two-speed permanent split capacitor type motors (or variable speed) with integral overload protection and motor cords for plug-in to junction box in unit.

I. Provide HI/LO/OFF fan control (concealed).

J. Manufacturers: Daikin McQuay, Modine, Rittling, Sterling, Trane, Vulcan.

PART 3 – EXECUTION

3.1 INSPECTION

A. Examine areas and conditions under which equipment is to be installed. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to Installer.

3.2 INSTALLATION OF CABINET HEATERS

A. Install cabinet heaters in accordance with manufacturer's installation instructions.

B. Locate cabinet heaters as shown on the drawings. Coordinate with other trades.

C. Protect units with protective covers during balance of construction.

END OF SECTION

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SECTION 23 07 60

AIR HANDLING EQUIPMENT

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the contract, including the conditions of the contract (General, Supplementary and other Conditions, if any) and Division 1 as appropriate, apply to the work specified in this section.

B. Refer to Section 230200 for HVAC General Provisions

C. Refer to Section 230210 for HVAC Basic Materials & Methods.

1.2 DESCRIPTION OF WORK

A. This Section includes work necessary and/or required and materials and equipment for construction of a complete system. Such work includes, but is not limited to the following:

1. Blower – Coil Air Handling Unit

1.3 REFERENCE STANDARDS

A. Refer to Section 230200 for a general description of requirements applying to this section.

B. AMCA Standards 210 and 300 for fans.

C. ARI Standard 410, ASHRAE Standard 33 for Heating and Cooling Coils.

D. ASHRAE Standard 52.2 and U.L. Standard 900 for media type air filters.

E. AMCA Standard 511 and 500D for Air Control Dampers.

1.4 QUALITY ASSURANCE

A. Refer to Section 230210 for a general description of requirements applying to this Section.

B. Whenever a variable frequency PWM drive is installed to control an AC motor, a maintenance-free, circumferential, conductive micro fiber shaft grounding ring shall be installed on the AC motor drive end to discharge shaft currents to ground. Recommended part: AEGIS SGR™ Bearing Protection Ring, as made by Electro Static Technology. Install in accordance with the manufacturer's written instructions.

1.5 SUBMITTALS

A. Submit shop drawings in accordance with Section 230200.

B. Submit shop drawings and descriptive date for all equipment specified in this section.

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1.6 SUBSTITUTIONS

A. The listed equivalent or substituted manufacturers along with the bidding related contractor shall be completely responsible to comply with all requirements on all contract documents. This shall include, but not limited to, space requirements, code clearances, the type, horsepower, capacities, number and size of services required from other trades, including all required ancillary items provided by other trades. If the manufacturer or related bidding contractor does not comply with these requirements, this Contractor shall be responsible for any and all additional costs associated with the changes required by other trades.

1.7 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, General Requirements. In addition, the following special guarantee applies:

1. Each compressor unit shall be provided with manufacturer's five (5) year parts and labor warranty.

PART 2 – PRODUCTS

2.1 BLOWER – COIL AIR HANDLING UNIT

A. General:

1. Install each unit as shown on the plans in accordance with: The Manufacturer's recommendations, and all applicable national and local codes.

2. UL approved.

3. Covered by a 2-year limited parts warranty on the complete unit.

4. In current production with published literature available to check performance, limitations, specifications, power requirements, dimensions, operation and appearance.

B. Unit Enclosure:

1. Exterior panels of 18-gauge steel that have been finished with baked enamel to provide a long-lasting, quality appearance. Casing shall be insulated with one inch (1") 1-1/2 lb. density fiberglass, fire resistant and odorless material.

2. Removable panels to provide easy access to the internal components for maintenance and service.

3. A filter rack with 1" throwaway, pleated filters, MERV 8 efficiency, with end covers.

C. Fans shall be SWDI, forward-curved, centrifugal blower type equipped with heavy duty adjustable speed V-belt drive. The fan shaft shall be supported by heavy duty, permanently sealed ball bearings. Fans shall be dynamically balanced.

D. Blower Motor shall:

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1. Be 1750 RPM, open drip proof.
2. Have inherent protection, permanently lubricated ball bearings and a service factor of at least 1.15.
3. Be factory mounted within the insulated cabinet and wired to a junction box, factory set to scheduled voltage.

E. V-Belt Drive shall:

1. Be rated at least 25% above the required HP.
2. Permit the blower RPM to be adjusted to meet the exact CFM requirement of the system.

F. Water Coils:

1. Main coils shall be two, four or six row chilled or hot water.
2. Auxiliary coils shall be one or two row, heating only.
3. Heating coils shall be factory installed in the preheat or reheat position.
4. Coils shall use aluminum fins mechanically bonded to seamless copper tubes, factory tested with 450 psig air under water.
5. Maximum operating conditions shall be 300 psig at 200F.
6. Sweat type connections shall be standard.
7. Include sloped drain pan, plastic or mastic coated steel, fully drainable, main and auxiliary connections of ¾" PVC or threaded pipe.

G. Mixing Box:

1. Section constructed of heavy gauge galvanized steel, treated similar to unit cabinet.
2. Provide two low leak parallel blade dampers factory linked with drive rod extended to accommodate motor actuator external to the section. Return air damper shall be parallel blade, outside air damper shall be opposed blade.
3. Damper blades shall be extruded aluminum with interlocked edge seals and frame seals.
4. Dampers shall be suitable for temperature range of -50 to 230ºF.
5. Section shall include two, side access panels.

H. Accessories:

1. Factory mounted and wired disconnect switch, and 24 VAC control transformer (50va.)

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I. Manufacturers: Carrier, Daikin McQuay, Trane, York/JCI.

1. Any listed equivalent manufacturer and the Mechanical Contractor shall be completely responsible to comply with all requirements on the contract documents. This shall include, but not be limited to, space requirements, code clearances, the type, horsepower, capacities, number and size of services required from other trades.

PART 3 – EXECUTION

3.1 INSPECTION

A. Examine areas and conditions under which equipment is to be installed. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to installer.

B. Install in accordance with manufacturer's recommendations. Unit and all component sections shall be properly supported and vibration isolated.

C. When unit has been used during the construction period, the following shall be done prior to balancing and adjusting of system:

1. Permanent filters shall be washed as required to obtain clean condition and coated with proper adhesive.

2. Throwaway type filters shall be replaced with new. The Mechanical Contractor is responsible to provide and install new throwaway filters upon project's substantial completion. The Mechanical Contractor shall notify Owner's maintenance personnel prior to installation.

3.2 INSTALLATION

A. Verify that coils, filters, motors, drives and other components are matched with the proper unit.

B. Assemble unit components following manufacturer's instructions for handling, testing and operation. Repair damaged galvanized areas, and paint in accordance with manufacturer's written recommendations.

C. Vacuum clean interior of units prior to operation.

D. Repair air leaks from or into casing that can be heard or felt during normal operation.

E. Perform field mechanical balancing in accordance with Section 230950: TESTING AND BALANCING OF MECHANICAL SYSTEMS.

F. The Mechanical Contractor shall own as part of his work, the following:

Provide one (1) additional drive set, if necessary, to obtain final design balancing requirements. The Mechanical Contractor shall coordinate with Balancing Firm and equipment manufacturer for drive selection, including belts and pulleys.

G. Provide certified factory start-up and written report on all units.

END OF SECTION

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SECTION 23 08 00

COMMISSIONING OF HVAC

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Description

B. Responsibilities

C. Related Work

D. Test Equipment

1.2 DESCRIPTION

A. The purpose of this section is to specify Division 23 responsibilities in the commissioning process.

B. The systems to be commissioned are listed in Section 01 91 00.

C. Commissioning requires the participation of the Division 23 Contractor to ensure that all systems are operating in a manner consistent with the Contract Documents. The general commissioning requirements and coordination are detailed in Section 01 91 00. Division 23 Contractor shall be familiar with all parts of Section 01 91 00 and shall execute all commissioning responsibilities assigned to them in the Contract Documents.

1.3 RESPONSIBILITIES

A. Refer to Section 01 91 00.

1.4 RELATED WORK

A. Specific commissioning requirements are given in the following sections of these specifications. All the following sections apply to the Work of this section.

1. Division 01 Section 01 91 00 – General Commissioning Requirements
2. Division 22 Section 22 08 00 - Commissioning of Plumbing
3. Division 26 Section 26 08 00 - Commissioning of Electrical

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PART 2 - PRODUCTS

2.1 TEST EQUIPMENT

A. The Contractor shall provide all test equipment necessary to fulfill the testing requirements of this Division. This equipment includes, but is not limited to, the following:

1. Handheld temperature and relative humidity meter.
2. Infrared thermometer gun.
3. Analog differential pressure gauge and associated tubing.
4. Portable computer with access to the building automation system.

B. All testing equipment shall be of sufficient quality and accuracy to test and/or measure system performance with the tolerances specified in the related specifications. If not otherwise noted, the following minimum requirements apply:

1. Temperature sensors and digital thermometers shall have a certified calibration within the past year to an accuracy of 0.5°F and a resolution of +/- 0.1°F.
2. Pressure sensors shall have an accuracy of +/- 2.0% of the value range being measured (not full range of meter) and have been calibrated within the last year.
3. All equipment shall be calibrated according to the manufacturer's recommended intervals and when dropped or damaged. Calibration tags shall be affixed or certificates readily available.

C. Refer to Section 01 91 00 for additional Division 23 requirements.

PART 3 - EXECUTION

A. Refer to Section 01 91 00.

END OF SECTION

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SECTION 23 09 00

BUILDING AUTOMATION SYSTEM

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract apply to this Section.

B. Coordinate BAS work with Divisions 21, 22, 23, 26, and 27.

C. The Mechanical Contractor shall coordinate with the work of Division 26 and the Fire Alarm System vendor for locations and mounting of all duct smoke detectors. These devices are shown on the Mechanical Drawings for reference only to show the intent of the work. All locations shall be determined based on approved shop drawings from the Fire Alarm System vendor and the Contractor for the work of Division 26, Electrical.

1.2 DESCRIPTION OF WORK

A. Provide all labor, materials, supervision, software, programming, graphics, commissioning, training, and warranty necessary to furnish a complete direct digital control Building Automation System (BAS).

B. The BAS shall be an extension of the Owner's existing Niagara Tridium system and shall utilize Johnson Controls FX Series native Niagara controllers.

C. The system shall provide centralized monitoring, control, scheduling, trending, alarm management, and reporting for all HVAC systems.

D. The Building Automation System (BAS) Contractor shall be responsible for all JACE licensing associated with this project, including the procurement, installation, configuration, and activation of any required licenses to support the new systems and devices provided under this Contract.

E. The BAS Contractor shall also be responsible for performing all Niagara software updates, patches, and revisions required to support the project for the entire duration of the warranty period. Software updates shall be performed in coordination with the Owner and shall not disrupt normal building operations.

F. The BAS Contractor shall furnish and install all new BACnet communication wiring required to integrate new equipment and controls installed as part of this project into the existing BAS. This shall include, but not be limited to, BACnet/IP and BACnet MS/TP communication cabling, terminations, addressing, labeling, and testing. All communication wiring shall be installed in accordance with applicable codes, manufacturer recommendations, and Division 26 requirements.

1.3 SUBMITTALS

A. Submit complete shop drawings and manufacturer data sheets for all BAS components.

B. Submit compliance matrix indicating conformance with this specification.

C. Submit detailed point-to-point wiring diagrams and network architecture diagrams.

D. Submit valve, damper, and sensor schedules.

E. Submit graphic samples and alarm text samples for approval prior to programming.

F. Submit cybersecurity compliance documentation coordinated with District IT.

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1.4 QUALITY ASSURANCE

A. BAS Contractor shall be an authorized Niagara-certified Johnson Controls FX integrator.

B. BAS Contractor shall have a minimum of ten (10) years of K–12 public school BAS experience.

C. All work shall be performed by factory-trained personnel regularly employed by the BAS Contractor.

D. Provide local service support with response within 24 hours.

1.5 CODES AND STANDARDS

A. Comply with all applicable codes and standards including:

1. ASHRAE 135 (BACnet)
2. ASHRAE 55, 62.1, 90.1
3. UL 916
4. FCC Part 15
5. NFPA 70 (NEC)
6. State and Local Education Facility Requirements

1.6 CYBERSECURITY & IT REQUIREMENTS

A. BAS shall comply with Red Clay Consolidated School District IT standards.

B. Provide role-based user access, password complexity enforcement, HTTPS/TLS encryption, audit logging, and VLAN coordination.

C. No default passwords or unmanaged remote access shall be permitted.

D. Coordinate all IP addressing, firewall rules, and port usage with District IT.

PART 2 – PRODUCTS

2.1 BUILDING AUTOMATION SYSTEM

A. Basis of Design: Extension of Existing Niagara Tridium Johnson FX JACE by ModernControls.

B. Approved equals must meet all functional, cybersecurity, serviceability, and performance requirements.

2.2 CONTROLLERS

A. Supervisory Controllers: JACE FX80 or FX90 with BACnet/IP communications.

B. Field Controllers: F4-CGM09090, F4-CGM04060, F4-XPM04060-0, F4-XPM09090-0, F4-XPM18000-0, F4-CVx03050-0

C. Controllers shall retain programming and operate autonomously upon network failure.

D. Controllers shall be UL listed and battery-free.

E. System Software.

1. Web Server Operating System. Web server shall have an industry-standard professional grade operating system. Acceptable systems include Microsoft Windows Server, Red Hat Linux, or Sun Solaris. This web server will be accessible by all existing owner PC's throughout their LAN/WAN with unlimited simultaneous users, and unlimited overall user license.

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2. Individual Operator Workstation Interface. Web server shall be accessible from any workstation on the client network, and utilize windows-based operating system. All owner workstations throughout the owner's Ethernet LAN/WAN will be capable of accessing the Web Server, with unlimited simultaneous users. In addition, each owner workstation will be able to utilize Internet Explorer, Firefox, Safari, or Chrome web browsers. In addition, the operator interface will be a true thin client, with no additional software required beyond the web browser, and no dongles or license files required to be installed on any operator workstation accessing the web server.

3. System Graphics. Operator interface shall be graphically based and shall include at least one graphic per piece of equipment or occupied zone, graphics for each chilled water and hot water system, and graphics that summarize conditions on each floor of each building included in this contract. Indicate thermal comfort on floor plan summary graphics using dynamic colors to represent zone temperature relative to zone setpoint.

2.3 SENSORS & TRANSMITTERS

A. Space Temperature Sensors, Humidity Sensors, CO_2 Sensors Suitable for Classroom Use (±0.5°F accuracy)

1. Solid state room sensors shall be of the wire wound resistance type element. Sensors shall be of the completely solid state type with no moving contacts. Printed circuit board under thermostat cover shall contain a low mass resistance type setpoint dial and amplifier. Provide test points for measuring output voltage. Sensors shall be direct or reverse acting as required for the sequence of operation.

2. Sensors shall provide the application for night setback override.

3. Sensors shall be mounted at ADA height (48" above floor).

B. Duct and immersion temperature sensors

1. Duct and immersion sensors shall have minimum spans as required to meet the temperature requirements. Duct sensors shall have sensing elements of sufficient length and accuracy to measure average duct temperature in each location.

2. Sensors shall be of corrosion resistant construction, tamperproof, suitable for mounting on a vibrating surface. Exposed capillaries shall be temperature compensated, and armored or installed in protective tubing.

3. All sensing elements for water pipe mounting shall be of the rod and tube type with linear output and shall be furnished complete with separable protecting wells filled with heat conductive compound. Sensors shall be factory calibrated and tamperproof. If easily adjustable sensors are provided, they shall be located inside metal enclosures with cylinder lock and key to prevent unauthorized setting.

C. Freeze Protection Devices and Leak Detection Sensors, Differential Pressure Transmitters Current Sensors and Flow Switches

1. Low limit, electric type, with 20' long serpentine element, with manual reset, set for 37F for "freeze" protection and 55F for fan discharge application, unless otherwise noted.

2. Air and water duty flow switches: Current sensor type for fan and pump status.

3. Carbon dioxide sensor/transducer suitable for wall or duct mounting.

a. Analog output of 4 to 20 milliamps corresponding to 0 to 2000 ppm CO2.

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b. ABS plastic housing, suitable for an operating environment of 0 to 125 F/ 0 to 100% RH, non-condensing.

c. Repeatability less than +/- 20 ppm.

d. Response time less than 60 seconds.

e. Power supply, 24 VAC.

4. Liquid Leak Detection System: Kele, Raychem, Trace Tek.

a. Mechanical float devices attached to or inserted within the auxiliary pan are not acceptable.

b. Sensor shall be activated when there is at least ¼ inch of water, but no more than ½ inch of water in the auxiliary pan.

c. Weatherproof cast aluminum enclosure with adjustable mounting feet.

d. 11-27VAC/VDC, 60 Hz, SPDT alarm contacts.

e. LED indicators for power (green) and alarm (red).

f. Fully adjustable detection level.

2.4 ACTUATORS, VALVES & DAMPERS

A. Actuators shall be electronic, sized for application, with spring return where required.

B. Valves shall be rated for a minimum of 150 percent (150%) of system operating pressure at the valve location but not less than 125 psig.

C. 2" and Smaller: Valves shall be bronze body with screwed or flared connections.

D. 2½ " and Larger: Valves shall be bronze or iron body, flanged.

E. Flow characteristics:

1. Three-way valves shall have a linear relation of flow vs. valve position.

2. Two-way valve position vs. flow relation shall be equal percentage for water flow control.

F. Maximum pressure drop through valve:

G. Modulating water flow control: ½ the pressure drop through the apparatus with maximum of 10 feet of water. Two position water valves shall be line size.

H. Provide integral, auxiliary switches for direct coupled actuators to indicate when a desired position is reached or to interface additional controls for a specific sequence.

I. Control valves shall be ANSI rated, bronze or iron body, stainless steel stems.

J. Dampers shall be low-leakage, AMCA rated, galvanized steel construction with blade seals.

K. Align actuator with drive shaft, provide permanent mark to identify closed position of end device.

L. The ATC Sub-contractor shall furnish all the controlled dampers of the type and sizes indicated on the drawings for installation by the sheet metal Sub-contractor.

M. All 2-position control dampers shall be parallel blade and sized for minimum pressure drop, at the specified duct size.

N. All modulating dampers shall be opposed blade and sized for an effective linear air flow control characteristics within the angle of rotation and maximum pressure drops specified.

O. Information shall be provided to the sheet metal Subcontractor for determining the proper duct reductions or baffles used.

P. Damper frames shall not be less than 16 gauge galvanized steel, formed with corner braces for extra strength, with mounting holes for enclosed duct mounting.

Q. All damper blades shall be of not less than 16-gauge galvanized steel formed for strength and high velocity performance. Blades on all dampers must not be over 8" in width. Blades shall be secured to 1/2" diameter zinc plated axles by zinc plated bolts and nuts. All blade bearings shall be nylon or oilite. Blade side edges shall be sealed off against spring stainless steel seals. Teflon coated thrust bearings shall be provided at each end of every blade to minimize torque requirements and insure smooth operation. All blade leakage hardware shall be constructed of corrosion resistant, zinc plated steel and brass.

R. Dampers shall be suitable for operation between -40 and 200 degrees. The control manufacturer shall submit leakage and flow characteristics plus a size schedule for all controlled dampers.

S. All blade edges shall have inflatable seal edging that shall be rated for leakage less than 10 cubic feet per minute per square foot of damper area at a differential pressure of 4" of water when the damper is being held by a torque not to exceed 50 inert lbs. Leakage shall not exceed 1/2 of 1% of total flow.

T. Provide permanent mark or scribe end of drive shaft to align damper with actuator in closed position.

2.5 CONTROL PANELS & ENCLOSURES

A. Provide NEMA-rated, lockable steel enclosures. All wiring shall be labeled and terminated on numbered terminal strips.

B. Control cabinets shall be constructed of 18-gauge steel with locking hinged door. Unless otherwise specified, all controllers, electric relays, switches and other equipment furnished as part of the control system which are not required to be mounted on mechanical equipment, shall be cabinet mounted. The temperature indicators and switches shall be flush mounted on the door tagged with plastic labels. All electrical devices shall be wired to a numbered terminal strip and all devices shall be completely adjusted and checked for proper operation prior to shipment to job site. All wiring shall be numbered according to the control diagram.

2.6 ELECTRICAL WIRING

A. Provide all Class 2 control wiring and control power unless otherwise noted.

B. Comply with NEC and Division 26 requirements.

C. Provide plenum-rated cable where required and maintain separation from line voltage.

D. Provide all interlock wiring including smoke detectors, condensate pumps, and safeties.

2.9 SEQUENCE OF OPERATION

A. DUAL TEMPERATURE SYSTEM & PUMPING UPGRADES Existing Dual Temperature System New Pumps P-1, P-2, & P-5

1. GENERAL

a. The dual temperature hydronic system and associated BAS controls were upgraded in 2022 and are fully functional. These controls, sequences, setpoints, and programming shall remain in service and shall not be modified, except as required to integrate the new pumps and VFDs provided under this project.

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b. The BAS Contractor shall integrate new pumps P-1, P-2 (Dual Temperature Pumps) and P-5 (Chilled Water Pump) into the existing BAS without disrupting existing system operation.

c. All new pumps shall be equipped with variable frequency drives (VFDs) and shall be controlled by the BAS using Johnson Controls FX controllers integrated into the Niagara Tridium front end.

2. SYSTEM DESCRIPTION

a. Existing Dual Temperature System (To Remain)

(1) Existing dual temperature piping, valves, controls, and control sequences installed in 2022 shall remain.

(2) Existing BAS logic for seasonal changeover, supply temperature reset, and system enable shall remain unchanged.

(3) Existing temperature sensors, control valves, and sequences shall not be removed or rewritten.

b. New Pumps

(1) P-1 & P-2: Dual temperature distribution pumps (lead/lag)

(2) P-5: Chilled water distribution pump

(3) All pumps shall be VFD-driven and controlled by the BAS.

3. MODES OF OPERATION

a. Occupied Mode

(1) Pumps shall operate as required by the existing dual temperature system logic.

(2) Lead pump shall modulate speed to maintain system differential pressure setpoint.

(3) Lag pump shall start automatically if lead pump cannot maintain setpoint or upon lead failure.

b. Unoccupied Mode

(1) Pumps shall be off unless required for:

(a) Freeze protection

(b) Scheduled exercise

(c) Existing system logic

4. DUAL TEMPERATURE PUMP CONTROL (P-1 & P-2)

a. Pumps P-1 and P-2 shall operate in automatic lead/lag configuration.

b. BAS shall rotate lead/lag assignment based on:

(1) Runtime (preferred), or

(2) Calendar schedule

c. Pump speed shall modulate via VFD to maintain dual temperature system differential pressure setpoint.

d. Upon lead pump failure, lag pump shall automatically start and alarm shall annunciate.

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5. CHILLED WATER PUMP CONTROL (P-5)
    a. Pump P-5 shall operate when chilled water system demand is present.
    b. Pump speed shall modulate via VFD to maintain chilled water differential pressure setpoint.
    c. Pump shall be enabled and disabled based on existing system logic and schedules.
6. VFD CONTROL & LIMITS
    a. VFDs shall be controlled via BAS analog speed command.
    b. Minimum and maximum speed limits shall be enforced to protect equipment.
    c. VFDs shall retain local HOA capability for maintenance.
7. SAFETIES & INTERLOCKS
    a. Pumps shall not operate upon:
        (1) VFD fault
        (2) Motor overload
        (3) BAS disable command
    b. BAS shall monitor all pump and VFD safeties and generate alarms.
8. ALARMS & EVENTS
    a. The BAS shall generate alarms for:
        (1) Pump failure (commanded ON, no proof)
        (2) VFD fault
        (3) Loss of differential pressure control
        (4) BAS communication failure
    b. Critical alarms shall require acknowledgement.
9. TRENDING
    a. The BAS shall trend the following:
        (1) Pump speed (%)
        (2) Differential pressure
        (3) Pump run status
        (4) Pump runtime hours
        (5) Alarm status
10. FAILURE MODES
    a. BAS Communication Failure
        (1) Pumps shall revert to last safe operating condition.
        (2) BAS shall alarm communication failure upon restoration.
    b. Power Failure

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(1) Upon power restoration, pumps shall resume operation per existing system logic and schedules.

B. DUAL TEMPERATURE & CHILLED WATER PUMPS POINT LIST

1. ANALOG INPUTS (AI)
   a. System Differential Pressure (PSID)
   b. Pump Speed Feedback (%)
   c. Motor Current (Amps, if provided)
2. ANALOG OUTPUTS (AO)
   a. Pump VFD Speed Command (%)
   b. Differential Pressure Setpoint (PSID)
3. BINARY INPUTS (BI)
   a. Pump Run Status
   b. VFD Fault Status
   c. Flow Proof (if provided)
4. BINARY OUTPUTS (BO)
   a. Pump Start / Stop
   b. Pump Enable
   c. VFD Fault Reset
5. STATUS / SOFTWARE POINTS
   a. Pump Mode (Off / Auto / Manual)
   b. Lead / Lag Status
   c. Alarm Summary
   d. BAS Communication Status
6. ADJUSTABLE SETPOINTS
   a. Differential Pressure Setpoint
   b. Minimum Speed Limit
   c. Maximum Speed Limit
   d. Lead/Lag Rotation Interval
   e. Alarm Enable / Disable
7. GRAPHICS REQUIREMENTS
   a. Provide BAS graphics showing:
      (1) Pump status and speed
      (2) Differential pressure
      (3) Lead/lag indication

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(4) Alarm status

(5) Trend access

C. AIR HANDLING UNITS AHU-1 & AHU-2

1. GENERAL

a. AHU-1 and AHU-2 shall be controlled by the Building Automation System (BAS) using Johnson Controls FX controllers integrated into the Niagara Tridium front end. The BAS Contractor shall furnish and install all controllers, sensors, actuators, control valves, wiring, programming, graphics, commissioning, and documentation.

2. MODES OF OPERATION

a. Occupied Mode

(1) AHUs shall operate per BAS time-of-day schedule.

(2) Supply fan shall operate and modulate via VFD.

(3) Dual-temperature coil shall modulate to maintain Space Temperature and Space Humidity.

(4) DAT, RAT, RH, CO_2, and MAT shall be continuously monitored.

b. Unoccupied Mode

(1) AHUs shall be OFF unless required for:

(a) Night setback/setup

(b) Freeze protection

(c) Manual override

(2) OA damper shall drive fully closed.

(3) Space temperature and humidity setpoints shall reset to unoccupied values.

c. Warm-Up / Cool-Down

(1) BAS may initiate early start to achieve occupied conditions.

(2) OA damper shall remain closed or at minimum during warm-up/cool-down unless purge mode is enabled.

3. SUPPLY FAN & VFD CONTROL

a. Supply fan shall start when AHU is enabled and all safeties are satisfied.

b. Fan speed shall modulate to maintain duct static pressure setpoint (if provided) or operate at scheduled speed.

c. Fan run status and VFD fault shall be monitored.

d. Fan shall stop upon AHU disable or critical safety alarm.

4. SPACE TEMPERATURE CONTROL

a. Space temperature shall be controlled using zone sensors served by each AHU.

b. BAS shall modulate the dual-temperature coil control valve(s) to maintain space temperature setpoint.

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c. Heating and cooling operation shall be interlocked with an adjustable deadband to prevent simultaneous heating and cooling.

5. OUTSIDE / RETURN AIR DAMPER CONTROL
   a. OA and RA dampers shall operate in a complementary manner.
   b. Minimum OA position shall be maintained during occupied mode.
   c. Dampers shall drive closed upon:
      (1) Unit shutdown
      (2) Unoccupied mode
      (3) Condensate alarm
      (4) Freeze condition
   d. Dampers shall fail closed upon loss of power.
6. DUAL-TEMPERATURE COIL CONTROL
   a. Coil control valves shall modulate to maintain space temperature and humidity requirements.
   b. BAS shall limit DAT to adjustable high and low limits.
   c. Coil operation shall be disabled upon freezestat trip or condensate alarm.
7. FILTER MONITORING
   a. Each AHU shall include filter differential pressure monitoring.
   b. Dirty filter alarm shall annunciate when DP exceeds adjustable threshold.
   c. Unit shall continue to operate.
8. CONDENSATE PAN MONITORING
   a. Each AHU shall include a condensate pan high-level float switch.
   b. Upon condensate alarm:
      (1) Cooling shall be disabled
      (2) OA damper shall close
      (3) Critical alarm shall annunciate
   c. Manual acknowledgement and reset required.
9. FREEZESTAT PROTECTION (MANUAL RESET)
   a. Each AHU shall include a manual-reset freezestat located downstream of the coil.
   b. Upon freezestat trip:
      (1) Supply fan shall stop immediately
      (2) Coil valves shall drive open as appropriate
      (3) OA damper shall close
      (4) Cooling shall be disabled
      (5) Unit shall be locked out

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(6) Critical alarm shall annunciate

c. Unit restart shall require manual reset and BAS acknowledgement.

10. SAFETIES & ALARMS
    a. The BAS shall monitor and alarm:
        (1) Supply fan failure
        (2) VFD fault
        (3) High/low space temperature
        (4) High space humidity
        (5) High CO_2
        (6) High/low DAT
        (7) Low MAT
        (8) Dirty filter
        (9) Condensate pan high level
        (10) Freezestat trip
        (11) BAS communication failure
    b. Critical alarms shall disable affected functions and require manual reset.
11. TRENDING
    a. The BAS shall trend the following:
        (1) Space temperature
        (2) Return air temperature
        (3) Return air humidity
        (4) Return air CO_2
        (5) Discharge air temperature
        (6) Mixed air temperature
        (7) Fan speed and status
        (8) Coil valve position
        (9) OA damper position
        (10) Alarm status
12. FAILURE MODES
    a. BAS Communication Failure
        (1) AHUs shall revert to last safe operating condition.
        (2) Communication failure alarm shall annunciate upon restoration.

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b. Power Failure

(1) Upon power restoration, AHUs shall resume operation per BAS schedule after safety checks.

D. AHU-1 & AHU-2 (TYPICAL) POINT LIST

1. ANALOG INPUTS (AI)
   a. Space Temperature (°F)
   b. Discharge Air Temperature (°F)
   c. Return Air Temperature (°F)
   d. Mixed Air Temperature (°F)
   e. Return Air Relative Humidity (%)
   f. Return Air CO_2 (ppm)
   g. Filter Differential Pressure (in.w.c.)
2. ANALOG OUTPUTS (AO)
   a. Supply Fan VFD Speed Command (%)
   b. Dual-Temperature Coil Valve Command (%)
   c. Outside Air Damper Command (%)
   d. Return Air Damper Command (%)
3. BINARY INPUTS (BI)
   a. Supply Fan Status
   b. VFD Fault
   c. Condensate Pan High-Level Alarm
   d. Freezestat (Manual Reset)
4. BINARY OUTPUTS (BO)
   a. AHU Enable
   b. Supply Fan Start
   c. Cooling Enable
   d. Heating Enable
5. STATUS / SOFTWARE POINTS
   a. AHU Mode (Off / Occupied / Unoccupied / Alarm)
   b. Alarm Summary
   c. BAS Communication Status
6. ADJUSTABLE SETPOINTS
   a. Space Temperature Setpoint
   b. Heating/Cooling Deadband

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c. Space Humidity High Limit

d. CO_2 Setpoint

e. Minimum & Maximum OA Damper Position

f. DAT High / Low Limits

g. MAT Low-Temperature Limit

h. Filter DP Alarm Setpoint

7. GRAPHICS REQUIREMENTS

a. Provide BAS graphics showing:

(1) Space temperature, RH, and CO_2

(2) Supply, return, and mixed air temperatures

(3) Fan status and speed

(4) Coil valve and damper positions

(5) Filter, condensate, and freeze alarms

(6) Trend access

E. UNIT VENTILATORS UV-1 through UV-2-13

1. GENERAL

a. Each unit ventilator shall be provided with field-installed DDC controls by the BAS Contractor. Controls shall include supply fan operation, dual-temperature coil valve modulation, outside air damper control (manufacturer damper with actuator), temperature sensing, condensate monitoring, freeze protection, scheduling, alarming, trending, and integration into the Niagara Tridium front end using Johnson Controls FX controllers.

b. All wiring, sensors, actuators, control valves, programming, graphics, commissioning, and documentation shall be furnished by the BAS Contractor. Units shall be capable of safe standalone operation upon loss of BAS communication.

2. MODES OF OPERATION

a. Occupied Mode

(1) Unit ventilator shall operate per BAS time-of-day schedule.

(2) Supply fan shall operate when the unit is enabled.

(3) Outside air damper shall modulate to maintain minimum ventilation during occupied periods.

(4) Dual-temperature coil shall modulate to maintain Space Temperature Setpoint.

(5) DAT and RAT shall be continuously monitored.

b. Unoccupied Mode

(1) Unit ventilator shall be OFF unless required for:

(a) Night setback/setup

(b) Freeze protection

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(c) Manual override

(2) Outside air damper shall drive fully closed.

(3) Space temperature shall reset to unoccupied heating/cooling limits.

c. Warm-Up / Cool-Down

(1) BAS may initiate early start to achieve occupied conditions.

(2) Outside air damper shall remain closed or at minimum during warm-up and cool-down unless purge mode is enabled.

3. SUPPLY FAN CONTROL

a. Supply fan shall start when the unit is enabled and all safeties are satisfied.

b. Fan shall stop upon unit disable or critical safety condition.

c. Fan run status shall be monitored.

d. Failure of fan proof shall generate an alarm.

4. SPACE TEMPERATURE CONTROL

a. Space temperature shall be measured by a BAS-provided wall-mounted sensor.

b. BAS shall modulate the dual-temperature coil control valve to maintain space temperature.

c. Heating and cooling operation shall be interlocked with an adjustable deadband to prevent simultaneous heating and cooling.

5. DUAL-TEMPERATURE COIL CONTROL

a. Coil valve shall modulate (0–100%) to satisfy space temperature demand.

b. BAS shall enforce DAT high and low limits to protect equipment and occupants.

c. Coil operation shall be disabled upon condensate alarm or freezestat trip.

6. OUTSIDE AIR DAMPER CONTROL

a. Outside air damper shall be manufacturer-installed with an actuator.

b. Damper shall:

(1) Modulate to minimum outside air position during occupied mode

(2) Drive fully closed during unoccupied mode

(3) Drive closed upon unit shutdown or safety event

c. Damper shall fail closed upon loss of power.

7. CONDENSATE PAN MONITORING

a. Each unit ventilator shall include a condensate pan high-level float switch.

b. Upon condensate alarm:

(1) Cooling operation shall be disabled

(2) Dual-temperature coil shall be driven to safe position

(3) Outside air damper shall close

(4) Critical alarm shall annunciate

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c. Manual acknowledgement and reset shall be required.

8. FREEZESTAT PROTECTION (MANUAL RESET)
   a. Each unit ventilator shall include a manual-reset freezestat located downstream of the coil.
   b. Upon freezestat trip:
      (1) Supply fan shall stop immediately
      (2) Dual-temperature coil valve shall drive open to full heating position
      (3) Outside air damper shall close
      (4) Unit shall be locked out
      (5) Critical alarm shall annunciate
   c. Unit restart shall require manual freezestat reset and BAS acknowledgement.
9. SAFETIES & ALARMS
   a. The BAS shall monitor and alarm:
      (1) Supply fan failure
      (2) High/low space temperature
      (3) High/low discharge air temperature
      (4) Condensate pan high level
      (5) Freezestat trip
      (6) BAS communication failure
   b. Critical alarms shall disable affected functions and require manual reset.
10. TRENDING
   a. The BAS shall trend the following:
      (1) Space temperature
      (2) Return air temperature
      (3) Discharge air temperature
      (4) Coil valve position
      (5) Outside air damper position
      (6) Fan status
      (7) Condensate and freeze alarms
11. FAILURE MODES
   a. BAS Communication Failure
      (1) Unit shall revert to last safe operating condition.
      (2) BAS shall generate a communication failure alarm upon restoration.

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b. Power Failure

(1) Upon power restoration, unit shall resume operation per BAS schedule after safety checks.

F. UNIT VENTILATOR (TYPICAL UV-x) POINT LIST

1. ANALOG INPUTS (AI)
   a. Space Temperature (°F)
   b. Return Air Temperature (°F)
   c. Discharge Air Temperature (°F)
2. ANALOG OUTPUTS (AO)
   a. Dual-Temperature Coil Valve Command (%)
   b. Outside Air Damper Command (%)
3. BINARY INPUTS (BI)
   a. Supply Fan Status
   b. Condensate Pan High-Level Alarm
   c. Freezestat (Manual Reset)
4. BINARY OUTPUTS (BO)
   a. Supply Fan Start
   b. Unit Enable
5. STATUS / SOFTWARE POINTS
   a. Unit Mode (Off / Occupied / Unoccupied / Alarm)
   b. Alarm Summary
   c. BAS Communication Status
6. ADJUSTABLE SETPOINTS
   a. Space Temperature Setpoint
   b. Heating/Cooling Deadband
   c. Minimum Outside Air Damper Position
   d. DAT High / Low Limits
7. GRAPHICS REQUIREMENTS
   a. Provide BAS graphics indicating:
      (1) Space, return, and discharge temperatures
      (2) Fan status
      (3) Coil valve position
      (4) Outside air damper position
      (5) Condensate and freeze alarms

NOT FOR BIDDING PURPOSES

(6) Trend access

G. FAN COIL UNITS FCU-1 through FCU-19

1. GENERAL

a. Each fan coil unit shall be provided with field-installed DDC controls by the BAS Contractor. Controls shall include supply fan operation, dual-temperature coil valve modulation, outside air damper control, space temperature sensing, discharge air temperature monitoring, condensate pan monitoring, freeze protection, scheduling, alarming, trending, and integration into the Niagara Tridium front end using Johnson Controls FX controllers.

b. All wiring, sensors, actuators, control valves, programming, graphics, commissioning, and documentation shall be furnished by the BAS Contractor. Units shall be capable of safe standalone operation upon loss of BAS communication.

2. MODES OF OPERATION

a. Occupied Mode

(1) Fan coil unit shall operate per BAS time-of-day schedule.

(2) Supply fan shall operate when the unit is enabled.

(3) Outside air damper shall modulate to maintain minimum ventilation during occupied periods.

(4) Dual-temperature coil shall modulate to maintain Space Temperature Setpoint.

(5) DAT shall be continuously monitored for performance and protection.

b. Unoccupied Mode

(1) Fan coil unit shall be OFF unless required for:

(a) Night setback/setup

(b) Freeze protection

(c) Manual override

(2) Outside air damper shall drive fully closed.

(3) Space temperature shall reset to unoccupied heating/cooling limits.

c. Warm-Up / Cool-Down

(1) BAS may initiate early start to achieve occupied conditions.

(2) Outside air damper shall remain closed or at minimum during warm-up and cool-down unless purge mode is enabled.

3. SUPPLY FAN CONTROL

a. Supply fan shall start when the unit is enabled and all safeties are satisfied.

b. Fan shall stop upon unit disable or critical safety condition.

c. Fan run status shall be monitored by the BAS.

d. Failure of fan proof shall generate an alarm.

4. SPACE TEMPERATURE CONTROL
    a. Space temperature shall be measured by a BAS-provided wall-mounted sensor.
    b. BAS shall modulate the dual-temperature coil control valve to maintain space temperature.
    c. Heating and cooling operation shall be interlocked with an adjustable deadband to prevent simultaneous heating and cooling.
5. DUAL-TEMPERATURE COIL CONTROL
    a. Coil control valve shall modulate (0–100%) to satisfy space temperature demand.
    b. BAS shall enforce DAT high and low limits to protect equipment and occupants.
    c. Coil operation shall be disabled upon condensate alarm or freezestat trip.
6. OUTSIDE AIR DAMPER CONTROL
    a. Damper shall:
        (1) Modulate to minimum outside air position during occupied mode
        (2) Drive fully closed during unoccupied mode
        (3) Drive closed upon unit shutdown or safety event
    b. Damper shall fail closed upon loss of power.
7. CONDENSATE PAN MONITORING
    a. Each fan coil unit shall include a condensate pan high-level float switch.
    b. Upon condensate alarm:
        (1) Cooling operation shall be disabled
        (2) Dual-temperature coil shall be driven to a safe position
        (3) Outside air damper shall close
        (4) Critical alarm shall annunciate at the BAS
    c. Manual acknowledgement and reset shall be required.
8. FREEZESTAT PROTECTION (MANUAL RESET)
    a. Each fan coil unit shall include a manual-reset freezestat located downstream of the coil.
    b. Upon freezestat trip:
        (1) Supply fan shall stop immediately
        (2) Dual-temperature coil valve shall drive open to full heating position
        (3) Outside air damper shall close
        (4) Unit shall be locked out
        (5) Critical alarm shall annunciate
    c. Unit restart shall require manual freezestat reset and BAS acknowledgement.
9. SAFETIES & ALARMS
    a. The BAS shall monitor and alarm:

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NOT FOR BIDDING PURPOSES

(1) Supply fan failure
(2) High/low space temperature
(3) High/low discharge air temperature
(4) Condensate pan high level
(5) Freezestat trip
(6) BAS communication failure

b. Critical alarms shall disable affected functions and require manual reset.

10. TRENDING
    a. The BAS shall trend the following:
        (1) Space temperature
        (2) Discharge air temperature
        (3) Coil valve position
        (4) Outside air damper position
        (5) Fan status
        (6) Condensate and freeze alarms
11. FAILURE MODES
    a. BAS Communication Failure
        (1) Unit shall revert to last safe operating condition.
        (2) BAS shall generate a communication failure alarm upon restoration.
    b. Power Failure
        (1) Upon power restoration, unit shall resume operation per BAS schedule after safety checks.

H. FAN COIL UNIT (TYPICAL FCU-x) POINT LIST
1. ANALOG INPUTS (AI)
    a. Space Temperature (°F)
    b. Discharge Air Temperature (°F)
2. ANALOG OUTPUTS (AO)
    a. Dual-Temperature Coil Valve Command (%)
    b. Outside Air Damper Command (%)
3. BINARY INPUTS (BI)
    a. Supply Fan Status
    b. Condensate Pan High-Level Alarm
    c. Freezestat (Manual Reset)

NOT FOR BIDDING PURPOSES

4. BINARY OUTPUTS (BO)
    a. Supply Fan Start
    b. Unit Enable
5. STATUS / SOFTWARE POINTS
    a. Unit Mode (Off / Occupied / Unoccupied / Alarm)
    b. Alarm Summary
    c. BAS Communication Status
6. ADJUSTABLE SETPOINTS
    a. Space Temperature Setpoint
    b. Heating/Cooling Deadband
    c. Minimum Outside Air Damper Position
    d. DAT High / Low Limits
7. GRAPHICS REQUIREMENTS
    a. Provide BAS graphics indicating:
        (1) Space and discharge air temperatures
        (2) Fan status
        (3) Coil valve position
        (4) Outside air damper position
        (5) Condensate and freeze alarms
        (6) Trend access

I. BLOWER COIL UNITS BCU-1 through 7B
1. GENERAL
    a. Each blower coil unit shall be provided with field-installed DDC controls by the BAS Contractor. Controls shall include supply fan operation, dual-temperature coil valve modulation, outside air damper control, space temperature sensing, discharge air temperature monitoring, return air temperature monitoring, condensate pan monitoring, freeze protection, scheduling, alarming, trending, and integration into the Niagara Tridium front end using Johnson Controls FX controllers.
    b. All wiring, sensors, actuators, control valves, programming, graphics, commissioning, and documentation shall be furnished by the BAS Contractor. Units shall be capable of safe standalone operation upon loss of BAS communication.
2. MODES OF OPERATION
    a. Occupied Mode
        (1) Blower coil unit shall operate per BAS time-of-day schedule.
        (2) Supply fan shall operate when the unit is enabled.
        (3) Outside air damper shall modulate to maintain minimum ventilation during occupied periods.

NOT FOR BIDDING PURPOSES

(4) Dual-temperature coil shall modulate to maintain Space Temperature Setpoint.

(5) DAT and RAT shall be continuously monitored for performance and protection.

b. Unoccupied Mode

(1) Fan coil unit shall be OFF unless required for:

(a) Night setback/setup

(b) Freeze protection

(c) Manual override

(2) Outside air damper shall drive fully closed.

(3) Space temperature shall reset to unoccupied heating/cooling limits.

c. Warm-Up / Cool-Down

(1) BAS may initiate early start to achieve occupied conditions.

(2) Outside air damper shall remain closed or at minimum during warm-up and cool-down unless purge mode is enabled.

3. SUPPLY FAN CONTROL

a. Supply fan shall start when the unit is enabled and all safeties are satisfied.

b. Fan shall stop upon unit disable or critical safety condition.

c. Fan run status shall be monitored by the BAS.

d. Failure of fan proof shall generate an alarm.

4. SPACE TEMPERATURE CONTROL

a. Space temperature shall be measured by a BAS-provided wall-mounted sensor.

b. BAS shall modulate the dual-temperature coil control valve to maintain space temperature.

c. Heating and cooling operation shall be interlocked with an adjustable deadband to prevent simultaneous heating and cooling.

5. DUAL-TEMPERATURE COIL CONTROL

a. Coil control valve shall modulate (0–100%) to satisfy space temperature demand.

b. BAS shall enforce DAT high and low limits to protect equipment and occupants.

c. Coil operation shall be disabled upon condensate alarm or freezestat trip.

6. OUTSIDE AIR DAMPER CONTROL

a. Damper shall:

(1) Modulate to minimum outside air position during occupied mode

(2) Drive fully closed during unoccupied mode

(3) Drive closed upon unit shutdown or safety event

b. Damper shall fail closed upon loss of power.

7. CONDENSATE PAN MONITORING

a. Each fan coil unit shall include a condensate pan high-level float switch.

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b. Upon condensate alarm:
   (1) Cooling operation shall be disabled
   (2) Dual-temperature coil shall be driven to a safe position
   (3) Outside air damper shall close
   (4) Critical alarm shall annunciate at the BAS
c. Manual acknowledgement and reset shall be required.

8. FREEZESTAT PROTECTION (MANUAL RESET)
   a. Each blower coil unit shall include a manual-reset freezestat located downstream of the coil.
   b. Upon freezestat trip:
      (1) Supply fan shall stop immediately
      (2) Dual-temperature coil valve shall drive open to full heating position
      (3) Outside air damper shall close
      (4) Unit shall be locked out
      (5) Critical alarm shall annunciate
   c. Unit restart shall require manual freezestat reset and BAS acknowledgement.
9. SAFETIES & ALARMS
   a. The BAS shall monitor and alarm:
      (1) Supply fan failure
      (2) High/low space temperature
      (3) High/low discharge air temperature
      (4) High/low return air temperature
      (5) Condensate pan high level
      (6) Freezestat trip
      (7) BAS communication failure
   b. Critical alarms shall disable affected functions and require manual reset.
10. TRENDING
   a. The BAS shall trend the following:
      (1) Space temperature
      (2) Return temperature
      (3) Discharge air temperature
      (4) Coil valve position
      (5) Outside air damper position
      (6) Fan status

NOT FOR BIDDING PURPOSES

(7) Condensate and freeze alarms

11. FAILURE MODES
    a. BAS Communication Failure
        (1) Unit shall revert to last safe operating condition.
        (2) BAS shall generate a communication failure alarm upon restoration.
    b. Power Failure
        (1) Upon power restoration, unit shall resume operation per BAS schedule after safety checks.

J. BLOWER COIL UNIT (TYPICAL BCU-x) POINT LIST
1. ANALOG INPUTS (AI)
    a. Space Temperature (°F)
    b. Discharge Air Temperature (°F)
    c. Return Air Temperature (°F)
2. ANALOG OUTPUTS (AO)
    a. Dual-Temperature Coil Valve Command (%)
    b. Outside Air Damper Command (%)
3. BINARY INPUTS (BI)
    a. Supply Fan Status
    b. Condensate Pan High-Level Alarm
    c. Freezestat (Manual Reset)
4. BINARY OUTPUTS (BO)
    a. Supply Fan Start
    b. Unit Enable
5. STATUS / SOFTWARE POINTS
    a. Unit Mode (Off / Occupied / Unoccupied / Alarm)
    b. Alarm Summary
    c. BAS Communication Status
6. ADJUSTABLE SETPOINTS
    a. Space Temperature Setpoint
    b. Heating/Cooling Deadband
    c. Minimum Outside Air Damper Position
    d. DAT High / Low Limits
    e. RAT High / Low Limits

7. GRAPHICS REQUIREMENTS
    a. Provide BAS graphics indicating:
        (1) Space and discharge air temperatures
        (2) Fan status
        (3) Coil valve position
        (4) Outside air damper position
        (5) Condensate and freeze alarms
        (6) Trend access

K. EXHAUST FANS EF-1 through EF-BR
1. GENERAL
    a. Exhaust fans EF-1 through EF-BR shall be provided with field-installed DDC controls by the BAS Contractor. Each exhaust fan shall operate based on a time-of-day schedule provided by the BAS and shall be monitored for proper operation.
    b. Controls shall be provided using Johnson Controls FX controllers integrated into the Niagara Tridium front end. The BAS Contractor shall provide all wiring, control devices, programming, graphics, commissioning, and documentation.
    c. Each exhaust fan shall be capable of safe standalone operation upon loss of BAS communication.
2. MODES OF OPERATION
    a. Scheduled (Occupied) Mode
        (1) Each exhaust fan shall operate according to its assigned BAS time-of-day schedule.
        (2) When scheduled ON, the BAS shall issue a fan start command.
        (3) Fan shall operate continuously during the scheduled period unless a fault occurs.
    b. Unscheduled (Unoccupied) Mode
        (1) When outside the scheduled period, the exhaust fan shall be OFF.
        (2) Fan may be manually overridden by BAS operator if required.
    c. Manual Override
        (1) BAS operators shall be able to manually start or stop each exhaust fan.
        (2) Manual overrides shall be logged and time-limited unless locked by operator.
3. FAN START / STOP CONTROL
    a. Fan shall start upon receipt of BAS start command and when all safeties are satisfied.
    b. Fan shall stop upon BAS stop command or upon critical fault.
    c. BAS shall monitor fan run status via proof-of-operation input.
4. SAFETIES & INTERLOCKS
    a. BAS shall monitor fan status and alarm upon failure to start or loss of proof.
    b. If a fan fails to start when commanded ON, a fan failure alarm shall be generated.

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NOT FOR BIDDING PURPOSES

c. If applicable, fan shall interlock with associated equipment per mechanical drawings.

5. ALARMS & NOTIFICATION
   a. The BAS shall generate alarms for:
      (1) Fan failure (commanded ON but no proof)
      (2) Loss of communication
   b. Alarms shall be displayed at the BAS front end and require acknowledgement.
6. TRENDING
   a. The BAS shall trend the following:
      (1) Fan command (ON/OFF)
      (2) Fan run status
      (3) Alarm status
7. FAILURE MODES
   a. BAS Communication Failure
      (1) Fan shall revert to last commanded safe state.
      (2) BAS shall generate a communication failure alarm upon restoration.
   b. Power Failure
      (1) Upon power restoration, fan shall resume operation based on current BAS schedule.

L. EXHAUST FANS POINT LIST
1. BINARY INPUTS (BI)
   a. Fan Run Status (Proof)
2. BINARY OUTPUTS (BO)
   a. Fan Start / Stop Command
3. STATUS / SOFTWARE POINTS
   a. Fan Mode (Off / Scheduled / Manual)
   b. Fan Schedule Enable
   c. Alarm Summary
   d. BAS Communication Status
4. ADJUSTABLE SETPOINTS
   a. Time-of-Day Schedule
   b. Manual Override Duration
5. GRAPHICS REQUIREMENTS
   a. Provide BAS graphics showing:
   b. Fan status (ON/OFF)
   c. Schedule status

d. Alarm indication

e. Manual override control

M. COOLING ONLY – DUCTLESS SPLIT SYSTEMS AC-1

1. GENERAL DESCRIPTION

a. Each ductless split system shall consist of an indoor unit (AC-x) and a matched outdoor condensing unit (ACC-x). Systems shall be provided with a manufacturer-supplied native BACnet interface allowing monitoring and control by the BAS.

b. Primary unit safety, compressor staging, defrost, and inverter control shall remain under manufacturer control. The BAS shall provide supervisory control, scheduling, setpoint adjustment, monitoring, alarming, trending, and operator interface.

c. Each system shall be capable of safe standalone operation in the event of BAS communication failure.

2. MODES OF OPERATION

a. Occupied Mode

(1) System shall operate 24/7.

(2) Indoor unit shall maintain Zone Temperature Setpoint.

(3) System shall automatically select heating or cooling mode based on zone temperature demand.

3. SYSTEM ENABLE / DISABLE

a. The BAS shall enable the system when:

(1) BAS schedule is occupied or override is active

(2) No active critical unit alarms

b. The system shall be disabled when:

(1) Critical manufacturer safety alarm occurs

4. ZONE TEMPERATURE CONTROL

a. Zone temperature shall be measured by the indoor unit sensor or BAS-provided wall sensor as supported by the manufacturer BACnet interface.

b. BAS shall provide adjustable cooling setpoints.

c. A deadband shall be enforced to prevent rapid mode switching.

d. Capacity modulation shall be handled internally by the system inverter controls.

5. COOLING OPERATION

a. When zone temperature rises above cooling setpoint:

(1) System shall operate in cooling mode

(2) Indoor fan shall operate per manufacturer logic

6. FAN OPERATION

a. Indoor fan shall operate in Auto mode by default.

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NOT FOR BIDDING PURPOSES

b. BAS may command fan modes (Auto / Low / Medium / High) if supported.

c. Fan shall stop when system is disabled.

7. DEFROST OPERATION

a. Defrost shall be fully controlled by the manufacturer controller.

b. BAS shall monitor defrost status and alarm if abnormal duration occurs (if available).

8. SAFETIES & ALARMS

a. The BAS shall monitor and annunciate alarms including:

(1) Unit fault / lockout

(2) Compressor fault

(3) High or low refrigerant pressure

(4) Indoor unit fault

(5) Outdoor unit fault

(6) Communication failure

b. Critical alarms shall:

(1) Disable unit operation

(2) Require manual acknowledgement

(3) Be logged with time and description

9. TRENDING

a. The BAS shall trend the following:

(1) Zone temperature

(2) Active mode (heat / cool / off)

(3) Unit enable status

(4) Indoor fan status

(5) Alarm status

10. FAILURE MODES

a. BAS Communication Failure

(1) System shall continue autonomous operation using last valid settings.

(2) BAS shall generate communication failure alarm upon loss and restoration.

b. Power Failure

(1) Upon power restoration, system shall resume operation based on BAS schedule and last commanded state.

N. COOLING ONLY – DUCTLESS SPLIT SYSTEMS POINT LIST

(Manufacturer Native BACnet Interface)

NOT FOR BIDDING PURPOSES

1. ANALOG INPUTS (AI)

Point Name	Description	Units
Zone Temp	Zone Temperature	°F
Unit Capacity	Operating Capacity	%
Compressor Speed	Compressor Speed	%

2. ANALOG OUTPUTS (AO)

(Writable only if supported by manufacturer BACnet interface)

Point Name	Description	Units
Cooling Setpoint	Zone Cooling Setpoint	°F

3. BINARY INPUTS (BI)

Point Name	Description
Unit Run Status	Unit Operating
Alarm Status	General Fault
Defrost Status	Defrost Active

4. BINARY OUTPUTS (BO)

Point Name	Description
Unit Enable	System Enable Command
Alarm Reset	Alarm Reset (if supported)

5. MULTI-STATE / STATUS POINTS

Point Name	Description
Operating Mode	Off / Cooling / Defrost
Fan Mode	Auto / Low / Med / High
Comm Status	Normal / Failed

NOT FOR BIDDING PURPOSES

Point Name Description

Alarm Code Manufacturer Alarm Code

6. CALCULATED / SOFTWARE POINTS

Point Name Description

Runtime Accumulated Runtime Hours

Starts Compressor Start Count

Alarm Summary Aggregated Alarm Status

7. ADJUSTABLE SETPOINTS
   a. Cooling Setpoint
   b. Cooling Deadband
   c. Unoccupied Setback / Setup
   d. Alarm Enable / Disable
8. GRAPHICS REQUIREMENTS
   a. Provide BAS graphics including:
      (1) Unit enable/disable
      (2) Zone temperature and setpoints
      (3) Operating mode indication
      (4) Alarm summary
      (5) Trend access

O. HEAT PUMP – DUCTLESS SPLIT SYSTEMS AC/ACC-1 through AC/ACC-5

1. GENERAL DESCRIPTION
   a. Each ductless split heat pump system shall consist of an indoor unit (AC-x) and a matched outdoor condensing unit (ACC-x). Systems shall be provided with a manufacturer-supplied native BACnet interface allowing monitoring and control by the BAS.
   b. Primary unit safety, compressor staging, defrost, and inverter control shall remain under manufacturer control. The BAS shall provide supervisory control, scheduling, setpoint adjustment, monitoring, alarming, trending, and operator interface.
   c. Each system shall be capable of safe standalone operation in the event of BAS communication failure.
2. MODES OF OPERATION
   a. Occupied Mode
      (1) System shall operate 24/7.

NOT FOR BIDDING PURPOSES

(2) Indoor unit shall maintain Zone Temperature Setpoint.

(3) System shall automatically select heating or cooling mode based on zone temperature demand.

b. SYSTEM ENABLE / DISABLE

(1) The BAS shall enable the system when:

(a) BAS schedule is occupied or override is active

(b) No active critical unit alarms

(2) The system shall be disabled when:

(a) Critical manufacturer safety alarm occurs

3. ZONE TEMPERATURE CONTROL

a. Zone temperature shall be measured by the indoor unit sensor or BAS-provided wall sensor as supported by the manufacturer BACnet interface.

b. BAS shall provide adjustable heating and cooling setpoints.

c. A deadband shall be enforced to prevent rapid mode switching.

d. Capacity modulation shall be handled internally by the heat pump inverter controls.

4. HEATING OPERATION

a. When zone temperature falls below heating setpoint:

b. System shall operate in heat pump heating mode

c. Indoor fan shall operate per manufacturer logic

d. Heating shall be locked out above adjustable outdoor temperature (if supported).

5. COOLING OPERATION

a. When zone temperature rises above cooling setpoint:

(1) System shall operate in cooling mode

(2) Indoor fan shall operate per manufacturer logic

6. FAN OPERATION

a. Indoor fan shall operate in Auto mode by default.

b. BAS may command fan modes (Auto / Low / Medium / High) if supported.

c. Fan shall stop when system is disabled.

7. DEFROST OPERATION

a. Defrost shall be fully controlled by the manufacturer controller.

b. BAS shall monitor defrost status and alarm if abnormal duration occurs (if available).

8. SAFETIES & ALARMS

a. The BAS shall monitor and annunciate alarms including:

(1) Unit fault / lockout

(2) Compressor fault

NOT FOR BIDDING PURPOSES

(3) High or low refrigerant pressure
(4) Indoor unit fault
(5) Outdoor unit fault
(6) Communication failure

b. Critical alarms shall:
(1) Disable unit operation
(2) Require manual acknowledgement
(3) Be logged with time and description

9. TRENDING
a. The BAS shall trend the following:
(1) Zone temperature
(2) Active mode (heat / cool / off)
(3) Unit enable status
(4) Indoor fan status
(5) Alarm status

10. FAILURE MODES
a. BAS Communication Failure
(1) System shall continue autonomous operation using last valid settings.
(2) BAS shall generate communication failure alarm upon loss and restoration.
b. Power Failure
(1) Upon power restoration, system shall resume operation based on BAS schedule and last commanded state.

P. BUILDING AUTOMATION SYSTEM POINT LIST

(Manufacturer Native BACnet Interface)

1. ANALOG INPUTS (AI)

Point Name	Description	Units
Zone Temp	Zone Temperature	°F
Unit Capacity	Operating Capacity	%
Compressor Speed	Compressor Speed	%

2. ANALOG OUTPUTS (AO)

(Writable only if supported by manufacturer BACnet interface)

NOT FOR BIDDING PURPOSES

Point Name	Description	Units
Cooling Setpoint	Zone Cooling Setpoint	°F
Heating Setpoint	Zone Heating Setpoint	°F

3. BINARY INPUTS (BI)

Point Name	Description
Unit Run Status	Unit Operating
Alarm Status	General Fault
Defrost Status	Defrost Active

4. BINARY OUTPUTS (BO)

Point Name	Description
Unit Enable	System Enable Command
Alarm Reset	Alarm Reset (if supported)

5. MULTI-STATE / STATUS POINTS

Point Name	Description
Operating Mode	Off / Cooling / Heating / Defrost
Fan Mode	Auto / Low / Med / High
Comm Status	Normal / Failed
Alarm Code	Manufacturer Alarm Code

6. CALCULATED / SOFTWARE POINTS

Point Name	Description
Runtime	Accumulated Runtime Hours
Starts	Compressor Start Count
Alarm Summary	Aggregated Alarm Status

NOT FOR BIDDING PURPOSES

7. ADJUSTABLE SETPOINTS
    a. Heating Setpoint
    b. Cooling Setpoint
    c. Heating/Cooling Deadband
    d. Unoccupied Setback / Setup
    e. Alarm Enable / Disable
8. GRAPHICS REQUIREMENTS
    a. Provide BAS graphics including:
        (1) Unit enable/disable
        (2) Zone temperature and setpoints
        (3) Operating mode indication
        (4) Alarm summary
        (5) Trend access

Q. HOT WATER CABINET UNIT HEATERS CUH-1 through CUH-3

1. GENERAL
    a. Each cabinet unit heater and unit heater shall be provided with field-installed DDC controls by the BAS Contractor. Controls shall include supply fan operation, hot water heating coil modulation, space temperature sensing, scheduling, alarming, and integration into the Niagara Tridium front end using Johnson Controls FX controllers.
    b. All wiring, sensors, control valves, actuators, programming, graphics, commissioning, and documentation shall be furnished by the BAS Contractor.
    c. Each unit shall be capable of safe standalone operation upon loss of BAS communication.
2. MODES OF OPERATION
    a. Occupied Mode
        (1) Unit shall operate per BAS time-of-day schedule.
        (2) Supply fan shall run when heating is required.
        (3) Hot water valve shall modulate to maintain Space Temperature Setpoint.
        (4) Fan shall cycle or run continuously as required to maintain comfort.
    b. Unoccupied Mode
        (1) Unit shall be off unless required for:
            (a) Night setback heating
            (b) Freeze protection
            (c) Manual override
        (2) Space temperature setpoint shall reset to unoccupied heating setback.
    c. Warm-Up Mode

NOT FOR BIDDING PURPOSES

(1) BAS may initiate early start to bring space to occupied heating setpoint prior to scheduled occupancy.

3. MODES OF OPERATION
   a. Supply fan shall be enabled when heating demand is present or when unit is commanded ON.
   b. Fan shall stop when space temperature is satisfied or unit is disabled.
   c. Fan run status shall be monitored by the BAS.
4. SPACE TEMPERATURE CONTROL
   a. Space temperature shall be measured using a BAS-provided wall-mounted temperature sensor.
   b. When space temperature falls below heating setpoint:
      (1) Supply fan shall start
      (2) Hot water valve shall modulate open
   c. When space temperature rises above heating setpoint plus deadband:
      (1) Hot water valve shall close
      (2) Fan shall stop (or continue to run if configured)
5. HOT WATER COIL CONTROL
   a. Hot water valve shall be modulating (0–100%).
   b. Valve shall be normally closed and fail closed upon loss of power.
6. FREEZE PROTECTION
   a. Freeze protection shall be provided via minimum space temperature limit
   b. Upon freeze condition:
      (1) Hot water valve shall open 100%
      (2) Fan shall run continuously
      (3) Alarm shall annunciate at BAS
7. SAFETIES & ALARMS
   a. The BAS shall monitor and alarm the following:
      (1) Supply fan failure
      (2) Low space temperature (freeze alarm)
      (3) High space temperature
      (4) BAS communication failure
   b. Critical alarms shall require operator acknowledgement.
8. TRENDING
   a. The BAS shall trend:
      (1) Space temperature

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(2) Heating valve position

(3) Fan status

(4) Alarm status

9. FAILURE MODES

a. BAS Communication Failure

(1) Unit shall revert to last safe operating condition.

(2) BAS shall generate communication failure alarm upon restoration.

b. Power Failure

(1) Upon power restoration, unit shall resume operation per BAS schedule after safety checks.

R. BUILDING AUTOMATION SYSTEM POINT LIST

1. ANALOG INPUTS (AI)
   a. Space Temperature (°F)
2. ANALOG OUTPUTS (AO)
   a. Hot Water Valve Command (%)
3. BINARY INPUTS (BI)
   a. Supply Fan Status (Proof)
4. BINARY OUTPUTS (BO)
   a. Supply Fan Start / Stop
   b. Unit Enable
5. STATUS / SOFTWARE POINTS
   a. Unit Mode (Off / Occupied / Unoccupied / Alarm)
   b. Alarm Summary
   c. BAS Communication Status
6. ADJUSTABLE SETPOINTS
   a. Space Temperature Setpoint
   b. Heating Deadband
   c. Unoccupied Heating Setback
   d. Low Space Temperature Alarm
7. GRAPHICS REQUIREMENTS
   a. Provide BAS graphics indicating:
      (1) Space temperature and setpoint
      (2) Fan status
      (3) Heating valve position

(4) Alarm indication

PART 3 – EXECUTION

3.1 INSTALLATION

A. All electrical wiring, components and accessories in connection with the Automatic Temperature Control System shall be furnished and installed by the control manufacturer.

1. Electrical Contractor shall provide all wiring to duct smoke detectors.
2. Unless stated otherwise in the design documents, the ATC Contractor is responsible for providing control power to all valves, actuators, devices and components within the DDC System.

B. The ATC Contractor shall be responsible for providing the control interface between terminal unit condensate pumps and their respective units at the required voltage of these devices in order to shut down the terminal unit in the event of high water level in the condensate pump receiver.

C. Control wiring shall include all wiring necessary to interface with new controls, such as relays and transducers, and shall also include electric and electronic devices such as freezestats, electronic sensors, relays, flow switches and controlled devices such as valve and damper operators, both electric/electronic actuated devices. Pilot devices such as ON/OFF switches and thermostats installed in series with line voltage circuits shall be considered to be control wiring.

D. Install system and materials in accordance with manufacturer's instructions and roughing-in drawings, and details and drawings. Install electrical work and use electrical products complying with requirements of these specifications. Mount controllers at convenient locations and heights.

E. All wiring shall be properly supported and run in a neat and workmanlike manner. All wiring exposed and in equipment rooms shall run parallel to or at right angles to the building structure. All wiring within enclosures shall be neatly bundled and anchored to prevent obstruction to devices and terminals. All wiring shall be in accordance with all local and national codes. Low voltage wiring for space temperature sensors, communication bus between terminal units, etc., above accessible ceilings in finished spaces on the floors may be plenum rated cable. Wiring in all other locations shall be installed in EMT conduit. All electronic wiring shall be #18 AWG minimum THHN and shielded if required, except standard network (Ethernet, BACnet MSTP, etc.) cabling shall be as tested and recommended in lieu of #18 gauge twisted, #22 or #24 gauge is acceptable if used as a part of an engineered structured cabling system. The control manufacturer must submit technical and application documentation demonstrating that this cabling system has been tested and approved for use by the manufacturer of both the control system and the engineered structured cabling system.

F. Provide all sensing, control, and interlock wiring for the following:

1. System inputs and outputs
2. System communications
3. System power
4. System interlocks Unit controls

G. The Control Manufacturer shall enter all computer data into the Host computer including all graphics, control programs, initial approved parameters and settings, and English descriptors. The Control Manufacturer shall maintain copies of all data file and application software for reload use in the event of a system crash or memory failure. One copy shall be delivered to the owner during training sessions, and one copy shall be archived in the Control Manufacturer's local software vault.

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H. All line voltage wiring 120V and above required by the building automation system shall be provided by Division 26.

3.2 PROGRAMMING & GRAPHICS

A. Provide complete Niagara programming, sequences implementation, graphics, alarms, schedules, and trend logs. All points shall be named using standardized conventions.

B. All hardware, custom software, application software, graphics, etc., necessary to accomplish the control sequences and display the graphics specified shall be provided as part of this contract. Provide all controllers, inputs, outputs, valves, dampers, actuators and flow meters required to provide the control and graphic data described. Provide software setpoints required for display in logical groups and graphics.

C. Each digital output shall have a software-associated monitored input. Any time the monitored input does not track its associated command output within a programmable time interval, a "command failed" alarm shall be reported.

D. Where calculated points (such as CFM) are shown, they shall appear in their respective logical groups.

E. Unless otherwise specified or approved prior to bidding, the primary analog input and the analog output of each DDC loop shall be resident in a single remote panel containing the DDC algorithm, and shall function independent of any primary or UC communication links. Secondary (reset type) analog inputs may be received from the primary network, but approved default values and/or procedures shall be substituted in the DDC algorithm for this secondary input if network communications fail or if the secondary input becomes erroneous or invalid.

3.3 TESTING & ACCEPTANCE

A. Perform complete point-to-point testing. Provide witnessed demonstrations of all control functions, alarms, trends, and graphics. Submit written acceptance documentation.

3.4 AS-BUILTS & O&M MANUALS

A. Provide complete electronic and hard-copy as-built drawings, final point lists, O&M manuals, and Niagara software backups. All project-specific software shall become property of the Owner.

3.5 TRAINING

A. Provide a minimum of eight (8) hours of owner training, including system navigation, scheduling, alarm management, trending, and basic troubleshooting.

3.6 WARRANTY & SERVICE GUARANTEE

A. The control system herein specified shall be free from defects in workmanship and material under normal use and service. After completion of the installation, the control manufacturer shall regulate and adjust all thermostats, control valves, motors and other equipment provided under this contract. If within twelve (12) months from date of acceptance either for beneficial use of final acceptance, whichever is earlier, any of the equipment herein described is proven to be defective in workmanship or materials, it will be replaced or repaired free of charge. The control manufacturer shall, after acceptance, provide any service incidental to the proper performance of the control system under guarantee outlined above for the period of one year. Normal maintenance of the system or adjustments of components is not to be considered part of the guarantee. The control manufacturer will upon completion of the installation, during the warranty period, make available to the Owner, an annual service agreement covering all labor and material required to efficiently maintain the control system.

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3.7 FINAL ADJUSTMENT

A. After completion of installation, adjust thermostats, control valves, motors and similar equipment provided as work of this section.

B. Final adjustment shall be performed by specially trained personnel in direct employ of installer of primary temperature control system.

END OF SECTION

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SECTION 23 09 50

TESTING & BALANCING OF MECHANICAL SYSTEMS

PART 1 – GENERAL

1.1 JOB CONDITIONS

A. Systems shall be completely installed and in continuous operation as required to accomplish the tests.

B. Heating, ventilating and air conditioning equipment shall be completely installed and in continuous operation as required to accomplish the balance work specified.

C. Adjust and balance shall be performed when outside conditions approximate design conditions indicated for heating and cooling functions.

D. Make at least two inspections of the mechanical systems during construction to verify that balancing procedures may be accomplished. Report findings to the Architect/Engineer/Construction Manager.

E. Balancing firm shall balance Mechanical System two (2) times. The first time shall be considered a rough balance. Any discrepancy in air flow shall be addressed to the Architect/Engineer/Construction Manager. The final balancing will be accomplished after review of rough balance reports.

F. The final balancing reports shall be submitted and approved prior to project's being considered complete; i.e., commencement of warranties.

1.2 ENGINEER QUALIFICATIONS

A. The firm shall be an independent organization having no affiliation with construction contractors, equipment sales or design engineering.

B. The firm shall specialize in balancing heating, ventilating and air conditioning systems.

C. The firm shall show proof of having balanced and tested at least five projects of similar size and scope.

D. All field work shall be under the direct supervision of a registered Professional Engineer who is a full-time employee of the balancing firm.

E. The firm shall be certified by and a member of the AABC (Associated Air Balance Council), or NEBB (National Environmental Balancing Bureau).

1.3 REPORT

A. Data Sheets:

1. Submit data sheets on each item of testing equipment required.

2. Include name of device, manufacturer’s name, model number, latest date of calibration and correction factors.

B. Report Forms:

1. Submit specimen copies of report forms.

2. Forms shall be 8-1/2 x 11 inch paper for loose-leaf binding, with blanks for listing of the required test ratings and for certification of report.

3. Reports shall be on standard forms published by AABC or NEBB.

PART 2 – PRODUCTS

2.1 AIR BALANCE INSTRUMENTS

A. Alnor Velometer with probes and alnor pitot tube.

B. Rotating Vane Anemometer: 4 inch size.

C. ASHRAE Standard Pitot Tubes, stainless steel 5/16 inch outside diameter, lengths 18 inches and 36 inches.

D. Magnehelic Differential Air Pressure Gauges, 0 to 0.5 inches, 0 to 1.0 inch and 0 to 5.0 inches water pressure ranges, each arranged as a portable unit for use with a standard Pitot tube.

E. Combination Inclined-Vertical Portable Manometer, range 0 to 5.0 inches water.

2.2 WATER BALANCING INSTRUMENTS

A. 30 Inch Mercury U-Tube Manometer, 200 psig, with 3 valve bypass assembly and return wells or mercury check valves.

B. Inspector's gauge testing set.

C. Water Differential Pressure Gauge, 4-1/2 inch dial, 0 to 100 psi range.

D. Pressure gauge measurement points, quick connect couplings, 1/4 inch psi.

2.3 SYSTEM PERFORMANCE MEASURING INSTRUMENTS

A. Insertion Thermometers, with graduation at 0.5 degrees F for air and 0.1 degrees F for water.

B. Sling Psychrometer.

PART 3 – EXECUTION

3.1 GENERAL REQUIREMENTS

A. Arrange and pay for all tests.

B. Notify Architect/Engineer/Construction Manager at least three working days in advance of test and conduct in presence of Architect/Engineer/Construction Manager.

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C. Tests to be performed prior to insulation, covering or concealment.

D. Provide signed report of completion of test with signature of witnesses. Report shall indicate:

1. System Tested
2. Date
3. Specified test requirements and actual testing results

E. The balancing firm shall report to and review the work required with the Architect/Engineer before beginning field balance work. The balancing firm shall make at least two inspections of the air systems during construction and shall report his findings in writing to the Architect/Engineer.

F. The balancing firm shall cooperate with the Architect/Engineer/Construction Manager and the Mechanical Contractor to effect smooth coordination of the balancing work with the job schedule.

G. The balancing firm shall be responsible for getting the various systems into proper operation. They shall enlist the aid of the equipment suppliers and Mechanical Contractor as may be required to effect proper operation consistent with the contract plans and specifications.

H. When the balancing firm cannot balance a belt-driven piece of equipment with the supplied belts and sheaves, inform the Mechanical Contractor that the Mechanical Contractor shall provide additional sheaves as spelled out in other Division 23 Sections.

3.2 DUCTWORK TESTING

A. Witness testing conducted by the Mechanical Contractor per Section 230600, PART 3: EXECUTION.

3.3 BALANCING PROCEDURE

A. Air System Balance:

1. With the fan supply system set to handle normal minimum outdoor air, the balancing firm shall perform the following tests and compile the following information:

   Air Handling Equipment

   a. Design Conditions:

      (1) CFM Supply Air

      (2) Static Pressure

      (3) CFM Fresh Air

      (4) Fan RPM

   b. Installed Equipment:

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(1) Manufacturer

(2) Size/Model Number

(3) Motor HP, Voltage, Phase, Full Load Amperes

c. Field Test:

(1) Fan Speed

(2) No Load Operating Amperes

(3) Fan Motor Operating Amperes

(4) Calculated BHP

d. Test for Total Air:

(1) Size of discharge, return air and outside air ducts.

(2) Number and locations of Velocity Readings taken.

(3) Duct Average Velocity

(4) Total CFM

(5) Outside Air CFM

(6) Return Air CFM

2. After completion of tests, adjustment and balancing under minimum fresh air conditions, set the system for 100% fresh air. Repeat the total CFM tests to check field versus design conditions. The results under 100% fresh air cycle shall agree with conditions found under "minimum fresh air operation" before the system is considered to be in balance. Adjustments of the proper dampers shall be made to achieve balance.

3. Testing and adjusting of individual outlets shall be performed under procedures recommended by the manufacturers of the outlets. All outlets shall be set for air pattern required and all main supply air and return air dampers to be adjusted and set for design CFM indicated. Any required changes in air patterns, settings, etc., necessary for achieving correct air balance, shall be provided by this Contractor. Total CFM of all outlets shall agree with total CFM of all branches and the grand total shall agree with the air volume for the fan(s).

B. Water Balance:

1. Water balance shall include heating water, chilled water and condenser water systems. The balancing agency shall perform the following tests, compile data and submit reports.

2. Pumps:

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a. Design Data

(1) GPM, head

(2) RPM, BHP

b. Installed Equipment

(1) Manufacturer, Size

(2) Type Drive

(3) Motor HP, Volts, Cycles and Phase

(4) Full Load Amperes

c. Field Test

(1) Discharge Pressures: Full flow & no flow

(2) Suction Pressures: Full flow & no flow

(3) Operating Head and GPM

(4) No Load Amperes (where possible)

(5) Full Flow Amperes, No Flow Amperes

(6) Calculated BHP

3. Heating and/or Cooling Elements Including Loop Water to all terminal Units:

a. Design Data:

(1) MBH Specified, GPM Specified

(2) Entering Water Temperature (EWT)

(3) Entering Air Temperature (EAT)

(4) Water Temperature Drop (DTW)

(5) Element Type Specified

b. Field Test:

(1) Identify each element as to location

(2) Required water temperature drop corrected for item (3) above

(3) Actual entering air and water conditions (temperature and GPM)

(4) Adjust element until required temperature drop is obtained

END OF SECTION

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SECTION 26 00 00

GENERAL PROVISIONS – ELECTRICAL

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other conditions, if any) and Division 1 as appropriate, apply to the work of this Section.

1.2 DESCRIPTION OF WORK

A. Provide all materials, equipment, labor, services and all appurtenances required to completely install and satisfactorily operate the various systems. The items listed below are for general guidance only and do not necessarily include the entire requirements for the project.

1. Coordination with other trades
2. Interior feeders
3. Lighting and power panels
4. Lighting branch wiring
5. Power wiring
6. Lighting fixtures
7. Wiring devices
8. Connections for electrically operated equipment
9. Fire alarm and detection system
10. Related work as herein described or otherwise defined under the heading "Related Work".

B. Wherever the term "provide" is used, it shall be understood to mean both "furnish" and "install".

1.3 RELATED WORK

A. Equipment specified in sections of Divisions 1 thru 23 that require electric power supply.

B. Work related to this trade as defined on the following contract drawings:

Architectural/Structural

HVAC

Plumbing

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1.4 SITE CONDITIONS

A. Attention of all bidders is called to the necessity for a careful inspection of the site, its present condition and encumbrances, the extent of the work, the protection to be afforded to adjacent properties or structure, availability of utilities, the extent and nature of the material required to be excavated and the amount of fill and removal. He shall also determine local or site limitations which will affect construction.

1.5 PERMITS, INSPECTIONS AND ORDINANCES

A. All work shall be executed and inspected in accordance with local and state ordinances, rules and regulations and the requirements of public utilities having jurisdiction. The contractor shall secure and pay for all permits, inspections and connections required.

B. The Electrical Contractor shall furnish a certificate of inspection to the Owner at the time of completion.

C. Requirements of the following organization shall be considered minimum:

1. National Electrical Code
2. National Electrical Safety Code
3. OSHA
4. Local City and County Codes

D. Reference to technical societies, trade organizations and governmental agencies are in accordance with the following:

1. ANSI - American National Standards Institute
2. ASTM - American Society for Testing Materials
3. IEEE - Institute of Electrical and Electronics Engineers, Inc.
4. NEC - National Electrical Code
5. NEMA - National Electrical Manufacturer's Association
6. NFPA - National Fire Protection Association
7. MSS - Manufacturer's Standardization Society
8. IES - Illuminating Engineers Society
9. ETL - Engineering Testing Laboratories
10. EIA - Electronic Industries Association
11. OSHA - Occupational Safety and Health Administration

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12. Federal Specifications

13. UL - Underwriters Laboratories, Inc.

1.6 QUALITY ASSURANCE

A. Provide adequate supervision of labor force to assure that all aspects of the contract documents are fulfilled.

B. Contractor to provide manufacturer's written certification that the following equipment has been installed and will operate correctly and in accordance with the manufacturer's warranty requirements.

Fire Alarm and Detection System

C. Testing:

1. After completion of the work, the entire wiring system shall test entirely free from grounds, short circuits, opens, overloads and improper voltage.

2. The grounding system shall be tested for a resistance of 25 ohms or less.

3. Perform testing as follows: Arrange and pay for all tests, provide all equipment, materials and labor to perform test. Notify Engineer and Owner three (3) working days before tests are to be made. Conduct tests in the presence of the Engineer or authorized representative. Repeat tests after defects are corrected.

D. Special Engineering Services: In the instance of complex specialized electrical power and signaling systems, and other similar systems, the installation and final connections of these systems shall be made by and/or under the supervision of a competent installation and service engineer who shall be a representative of the respective equipment manufacturer. Any and all expenses of these installation and service engineers shall be borne by this Contractor.

1.7 COORDINATION

A. As a requirement of this project, the Electrical Contractor shall furnish coordination for his equipment and layouts with other subcontractors furnishing equipment and services for Divisions 1 thru 23. Any and all contractors who install their equipment or furnish services prior to coordination, any contractor who changes their equipment or services after coordination has occurred, without notifying associated subcontractors, shall be held responsible for making all required changes with no additional cost to the Owner. Or delay in construction time. This coordination will include conduit layout to allow access to equipment for maintenance.

B. The Mechanical, Plumbing and Electrical Contractors are responsible to coordinate all manufacturer's recommended circuit breakers, starters, disconnects and fuse sizes for all equipment. Submission of a shop drawing will certify that this has been completed.

C. The drawings and specifications reflect the type, number and size of services required for the equipment the design is based upon. Should the supplying subcontractor elect to furnish an alternate piece of equipment requiring difference services and/or space conditions, he shall inform the subcontractor furnishing those services and be held responsible to pay for all required changes as part of this contract.

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1.8 SUBMITTALS

A. Shop Drawings:

1. Shop drawings shall be submitted in accordance with Division 1 of these specifications except where herein modified.

NOTE: Submittals will only be reviewed once and resubmittals will be reviewed once. Any other submittals will be billed to the Contractor at the Engineer's standard rates.

2. Shop drawings comprising complete catalog cuts, performance test data for electrical equipment as required by other sections of Division 26 shall be submitted for review checking. The Contractor shall review these shop drawings for conformance to contract documents prior to submission and affix contractor's signature to each submittal certifying that this review has been done. By approving and submitting shop drawings, product data, wiring diagrams and similar materials, the Electrical Contractor represents that he and/or his subcontractor has determined and verified materials, field measurements and field construction data that relates to the work, and has checked and coordinated this information with all of the Divisions 1 thru 23 subcontractors.

3. All shop drawing submittals shall have the following identification data, as applicable, contained therein or permanently adhered thereto:

   a. Project name

   b. Project number

   c. Sub-Contractor's, Vendor's and/or manufacturer's name and address.

   d. Product identification.

   e. Identification of deviation from the contract documents.

   f. Applicable contract drawings and specification section number.

   g. Shop drawing title, drawing number, revision number, and date of drawing and revision.

   h. Resubmit revised or additional shop drawings as requested.

   i. Wherever shop drawings or vendor's standard data sheets indicate work to be done "by others", it shall be the responsibility of the Contractor making the submission to identify by name, the Contractor who is to do this work. If the Contractor named is other than the Contractor making the submission, the shop drawing submission must be reviewed by the named Contractor and bear his mark of approval, prior to submission to the Architect/Engineer.

   j. Where equipment proposed differs from that shown on the drawings or specified, he shall submit for approval drawings showing the manner in which the layout is affected by the substitution.

   k. The Contractor shall keep a copy of approved shop drawings at the job site.

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l. No equipment shall be ordered, fabricated, etc., before approval of shop drawings.

1.9 SUBSTITUTIONS

A. Whenever a material, article, piece of equipment or system is identified in the following specification or indicated on the drawings by reference to manufacturers' or vendors' names, trade names, catalog numbers or the like, it is so identified for the purpose of establishing the basis of the Bid.

B. Substitution approval must be obtained and included as an addendum item prior to the submission of the bid. An approved substitution shall not be considered as an approval for the contractor or an equipment vendor to deviate from the written portion of the specifications unless so stated in the addendum.

C. The drawings illustrate the space allocated for equipment and the Contractor shall install the equipment accordingly. If changes are required in the building or arrangement due to substitution of equipment, the Contractor making the substitution must pay for the necessary modifications.

D. The listed equivalent or substituted manufacturers along with the bidding related contractor shall be completely responsible to comply with all requirements on all contract documents. This shall include, but shall not be limited to space requirements, code clearances, the type, horsepower, capacities, number and size of services required from other trades, including all required ancillary items furnished and installed by other trades. If the manufacturer or related bidding contractor does not comply with these requirements, then they shall be responsible for any and all additional costs associated with the changes required by other trades.

1.10 LUBRICATION

A. Furnish, install and maintain all required lubrication of any equipment operated prior to acceptance by the Owner. Lubrication shall be as recommended by the equipment manufacturer.

B. Provide one year's supply of lubricants to Owner at date of acceptance.

C. Verify that required lubrication has taken place prior to any equipment start-up.

1.11 ADJUSTMENT & CLEANING

A. Adjust and clean equipment to be placed in proper operation condition.

1.12 EQUIPMENT START-UP

A. Verify proper installation by manufacturer or his representative.

B. Advise General Contractor 2 days prior to actual start-up.

C. Verify proper operation. Obtain signed statement by manufacturer or his representative that equipment is operating within warranty requirements. Submit statement to General Contractor.

1.13 OPERATION AND MAINTENANCE INSTRUCTIONS

A. Properly and fully instruct Owner's personnel in the operation and maintenance of all systems and equipment.

B. Insure that the Owner's personnel are familiar with all operations to carry on required activities.

C. Such instruction shall be for each item of equipment and each system as a whole.

D. Provide report that instruction has taken place. Include in the report the equipment and/or systems instructed, date, contractor, Owner's personnel, vendor, and that a complete operating and maintenance manual has been reviewed.

E. Manual shall include all instructions on operation, maintenance, repair parts list, lubrication requirements, brochures, catalogue cuts, wiring diagrams, piping diagrams, control sequences, service requirements, names and addresses of vendors, suppliers and emergency contacts. Three manuals shall be provided.

F. Submit manuals for review prior to operating instruction period. Manuals shall be 8-1/2 x 11" with hard cover, suitably bound.

G. Training

1. Electrical Contractor shall be responsible for coordination of Owner training. Factory employed technician(s) shall provide training, including demonstration and education on the system capabilities, operation and maintenance. Training sessions shall be minimum 4 hours (maximum 8 hours), and shall be provided for each shift of workers. Scheduled training shall be coordinated at least two 92) weeks in advance with the Owner and the Commissioning Agent.

2. Video Documentation: Furnish three (3) copies of a professionally taped video and three (3) copies of professionally prepared drawings demonstrating the following:

- Emergency Generator System

1.14 TOOLS

A. All equipment furnished by the Contractor which requires special tools or devices other than those normally available to the maintenance or operating staff shall be furnished in duplicate to the Owner, sufficiently marked, packed or boxed for staff usage. The tools provided shall be listed by the Contractor identified as to their use or the equipment applicable in a written transmittal to the Owner.

1.15 CLEANING AND FINISHING

A. After equipment start-up and all operating tests have been made and the system pronounced satisfactory, each respective Contractor shall go over the entire project, clean all equipment, etc., installed by him and leave in a clean and working condition. Any surfaces found marred after this final cleaning shall be refinished or replaced by each Contractor at no cost to the Owner.

1.16 OPERATING AND MAINTENANCE MANUALS

A. Three complete sets of instructions containing the manufacturer's operating and maintenance instructions for each piece of equipment shall be furnished to the Architect. Each set shall be furnished before the contract is completed. The following identification shall be inscribed on the covers: the words "OPERATING AND MAINTENANCE INSTRUCTIONS", the name and location of the building, the name of the Contractor and the name of the Architect and Engineer. Flysheet shall be placed before instructions covering each subject. The instruction sheets shall be

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approximately 8-1/2 by 11 inches, with large sheets of drawings folded in. The instructions shall include, but shall not be limited to, the following:

Approved wiring and control diagrams, with data to explain the detailed operation and control of each component.

A control sequence describing start-up, operation and shutdown.

Operating and maintenance instructions for each piece of equipment, including lubrication instructions.

Manufacturer's bulletins, cuts and descriptive data.

Parts lists and recommended spare parts.

1.17 SERVICE INTERRUPTION

A. All service interruptions to the electric or related systems, whether during regular working hours or at any other time, must be coordinated with the Owner. All such interruptions shall be so scheduled and planned as to require a minimum of time and shall occur only during a mutually satisfactory period.

1.18 INTERPRETATION OF SYSTEMS

A. The interpretation of the Architect will be final in the event there is a lack of understanding of the full scope or requirements of the systems under this contract.

1.19 LAYOUTS

A. On small scale drawings, i.e., 1/8" - 1'-0", the approximate location of the electrical branch circuit items such as receptacle, telephone, grounding and equipment outlets are shown to indicate their existence. The exact location of these items and their related raceways are governed by structural conditions, coordination with the work of other trades and the Architect's final decision. By accepting a contract, the Contractor agrees to install the work in accordance with the above statement and within the contract price.

PART 2 – PRODUCTS

2.1 MATERIAL

A. All material shall be new and of good quality. Material shall conform to all accepted trade standards, codes, ordinances, regulations, or requirements governing same, and shall be approved before being installed.

B. The Architect reserves the right to require the Contractors to submit samples of any or all articles or materials to be used on the project.

C. Where any device or equipment is herein referred to in the singular number, such as "the panel", this reference shall be deemed to apply to as many such devices or equipment as are required to complete the installation as shown on the drawings or specified.

D. All materials and equipment used in the work shall comply with the standards of recognized authorities such as UL, NEMA, IEEE, ETL, IES and EIA in every instance where such standards have been established for the particular type of materials to be installed.

E. All similar pieces of equipment or materials of the same type or classification used for the same purpose shall be of the same manufacturer.

F. All manufactured equipment shall have factory applied finishes.

2.2 CONCRETE

A. Concrete shall be in accordance with Section 03300, or ACI-613. Designer choice if 03300 is not used.

B. The 28-day minimum compressive strength shall be 3000 psi.

2.3 WARRANTY

A. Wherever in the specification sections of this division, reference is made to a specific warranty period, this warranty shall be in addition to and not a limitation of other rights the Owner may have against the Contractor under the contract documents.

PART 3 – EXECUTION

3.1 INSPECTION

A. Prior to performing the work, examine areas and conditions; check and verify all dimensions, under which the work is to be installed and notify the Architect in writing of conditions and dimensions detrimental to the proper and timely completion of the work. Do not proceed until authorization is given by the Architect.

3.2 LAYING OUT WORK

A. The Contractor is responsible for the accuracy of all lines, elevations, and measurements, grading and utilities and must exercise proper precaution to verify figures shown on drawings before laying out work and will be held responsible for any error resulting from his failure to exercise such precaution.

3.3 WORKMANSHIP

A. Install all work neat, trim, parallel and plumb with building lines in accordance with standard trade practice acceptable to the Architect.

3.4 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Protect all equipment and materials from damage during transportation, storage and installation.

3.5 PROTECTION

A. Protect all work, equipment and materials during construction up to the time of acceptance by the Owner.

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Arrange and design the protection to prevent damage from infiltration or dust, debris, moisture, chemicals and water. Cap or plug electrical raceways.

B. Protect all surfaces against damage from welding, cutting, burning, or similar construction functions. This protection shall be accomplished by care in operations, covering and shielding. Special care is directed to exposed finished masonry, metal or wood surfaces and painted surfaces. Corrective measures required shall be accomplished by the trade which made the original installation when and as directed by the Architect at the expense of the Contractor.

C. Cover and protect all lighting fixtures as may be necessary until completion of the work. Replace damaged fixtures or damaged fixture parts as directed by the Architect at no cost to the Owner.

D. Do not install devices, polished metal fittings or parts until adjoining tile or masonry work is completed.

E. Maintain and replace protective covering when so directed by the Architect until the work is ready for acceptance.

3.6 CUTTING & PATCHING

A. Furnish information to the General Contractor as to sizes and locations of recesses required to install panel boxes and other equipment or devices. If the information is late or incorrect, this Contractor shall, at his own expense, have the trade which originally installed the work do the required cutting and patching.

B. Perform all cutting of concrete or other material for passage of raceways as required to install the work.

C. Close all such openings around raceways with material as specified under the heading "SEALING".

D. Install concealed work in place for the mason to wall-in as he carries up the walls; otherwise, this Contractor will be responsible as stated in the first paragraph.

3.7 SEALING

A. Where raceways pass through fire-rated walls and floors, seal opening with RTV foam.

B. Seal raceways entering the building to conform to the requirements of the NEC.

3.8 OFFSETS AND MODIFICATIONS

A. Furnish and install all offsets necessary to install the work and to provide clearance for the work of other trades.

B. Maintain adequate clearance as directed by the Architect/Engineer.

C. Incidental modifications necessary to the installation shall be made as necessary and at the direction and/or approval of the Architect.

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3.9 EQUIPMENT/RACEWAY SUPPORT

A. Indicated supports shall be connected to building steel/structure by way of supplemental steel, strut and/or clamps. A built-up roofing system is not structural and shall not be supported from under no circumstances.

3.10 SLEEVES

A. Furnish and install sleeves for all raceways passing through floors and walls. Sleeves shall be Schedule 40 galvanized steel pipe and shall extend 1" above finished floor surface. Where sleeves are set in interior walls, they shall finish flush with the wall.

B. Furnish and install watertight sleeves for all raceways extending through foundation walls into crawl spaces, mechanical rooms or basement areas from building exterior or from unexcavated areas to building interior. Sleeve shall consist of extra heavy pipe sleeve with anchor flange. Space between raceway and the sleeve shall be sealed with modular wall and casing seal similar to Thunderline Corporation "Link-Seal" ,Metraseal or approved substitute. Install seal in strict accordance with the manufacturer's recommendations.

3.11 FOUNDATIONS FOR EQUIPMENT/HOUSEKEEPING PADS

A. Provide all foundations for equipment installed under this specification Division and/or as indicated on plans.

B. Construct concrete foundations on structural floor slabs or on grade in the manner or as required by the approved shop drawing details of the manufacturer or the utility company.

C. Provide and install concrete.

D. Metal reinforcement shall be deformed steel bars or cold drawn steel wire, or fabricated forms of these materials as required.

E. Furnish anchors of size and number noted, with bottom plates and sleeves.

F. Forms shall conform to the shape, lines, grades, and dimensions of the concrete, required by the approved shop drawing details of the equipment manufacturers, or approved on the Contractor's Equipment room layouts. They shall be sufficiently tight to prevent leakage of mortar and shall be braced or tied together to maintain position and shape. Forms shall be moved in such manner as to insure the complete safety of the structure.

G. All exposed corners or edges shall be chamfered. All burrs, fins, irregularities of forming or spillage shall be removed and the surface float or trowel finished to a smooth, straight surface.

H. Housekeeping Pads: Provide 4” thick, and size as required by approved shop drawings, concrete pad for all equipment installed on floor. Pad shall be steel reinforced with all edges and surfaces finished as described above. When installing over existing concrete, surface of existing pad shall be prepped using a bushing tool to rough in entire surface. Whether pouring over new or existing concrete, provide U-shaped rebar anchors set in epoxy to secure pad to pad.

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3.12 ITEMS RECESSED IN MASONRY CONSTRUCTION

A. Wherever boxes, electric panels, equipment, devices, access panels, and similar items of electrical construction are installed in exposed masonry construction, the Contractor shall utilize and submit for approval items of such size, height, and arrangement to conform to the corresponding masonry unit. The Contractor shall include as part of this contract, the necessary offsets, adjustments and relocations necessary to conform with the instructions of the Architect as to the final location of the equipment item in the exposed masonry.

B. As part of his contract and before the purchase of the items hereinbefore mentioned, the Contractor shall notify the Architect of such modifications in the building arrangement that will be necessary to accommodate the proposed equipment.

3.13 ROOF FLASHINGS

A. All conduit extending through roofs shall be provided with watertight flashing and counterflashing as hereinafter described.

B. Furnish and install standard counterflashing fittings on the conduit or properly designed clamped counterflashing with caulking as directed by the Architect/Engineer.

3.14 PAINTING

A. Refinish all factory applied finishes that have been damaged to match the original finish as directed by the Architect.

B. Prime coat all steel furnished under this Division with material and methods as described in another Section under the heading "PAINTING".

3.15 EQUIPMENT CONNECTIONS

A. Provide required wiring, raceways and final connections for all equipment provided by this Division and Divisions 1 thru 23.

B. Make final connections in accordance with wiring diagrams obtained from equipment manufacturer.

C. Rough-in in accordance with approved shop drawings from the manufacturer or supplier of the equipment. Rough-in prior to shop drawing approval will be subject to change without adjustment to contract cost.

3.16 BALANCING

A. The system of feeder and branch circuits for power and lighting shall be connected to panel busses in such a manner as to electrically balance the connected load as close as is practicable. Should the Owner disclose any unfavorable conditions reacting on the service, this Contractor shall make such changes as may be suggested to balance the load.

3.17 GUARANTEE

A. All work shall be guaranteed to be free from defects for a period of two years of operation from date of acceptance by the Owner unless otherwise specified in Division 1.

B. Guarantee shall be extended on an equal time basis for all non- operational periods due to failure within the guarantee period.

C. Contractor to include an 11 month "walk-thru" of the building system with representatives of the School District, Architect, Engineer and the Construction Manager. The purpose is to establish a list of corrective work that relates to operational issues, material/installation deficiencies.

END OF SECTION

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SECTION 26 00 55

ELECTRICAL IDENTIFICATION

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. This section is a Division 26 Basic Materials and Methods Section, and is part of each Division 26 Section making reference to electrical identification specified herein.

1.2 DESCRIPTION OF WORK

A. Types of electrical identification specified in this section include the following:

Cable conductor identification.

Operational instructions and warnings.

Danger signs.

Equipment/system identification signs.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Subject to compliance with requirements, provide products of one of the following (for each type of marker):

W. H. Brady Co.

Ideal Industries, Inc.

Seton Name Plate Co.

3M Electrical Products

2.2 ELECTRICAL IDENTIFICATION MATERIALS

A. Provide manufacturer's standard products of categories and types required for each application. Where more than single type is specified for an application, selection is Installer's option, but provide single selection for each application.

2.3 COLOR-CODED PLASTIC TAPE

A. Provide manufacturer's standard vinyl tape not less than 7 mils thick by 3/4" wide.

B. Colors: Unless otherwise indicated or required by governing regulations, provide tape colors as indicated in Paragraph 3.2.B.

C. Tape shall be of Type 3M Scotch 35 for color coding, Scotch Super 33+ for splices and Tem Flex 1700 for general use.

2.4 CABLE/CONDUCTOR IDENTIFICATION BANDS

A. Provide manufacturer's standard vinyl cloth, self-adhesive cable/conductor markers of wrap-around type, either pre-numbered, plastic-coated type, or write-on type with clear plastic, self-adhesive cover flap; numbered to show circuit identification.

2.5 BAKED ENAMEL DANGER SIGNS

A. Provide manufacturer's standard "DANGER" signs of baked enamel finish on 20-gage steel; of standard red, black and white graphics; 14" x 10" size except where 10"x 7"is the largest size which can be applied where needed, and except where larger size is needed for adequate vision; with recognized standard explanation wording (as examples: HIGH VOLTAGE, KEEP AWAY, BURIED CABLE, DO NOT TOUCH SWITCH).

2.6 ENGRAVED PLASTIC-LAMINATE SIGNS

A. Provide engraved stock melamine plastic laminate, in sizes and thicknesses indicated, engraved with engraver's standard letter style of sizes and wording indicated, punched for mechanical fastening except where adhesive mounting is necessary because of substrate.

B. Thickness: 1/16" for units up to 20 sq. in. or 8" length; 1/8" for larger units.

C. Fasteners: Self-tapping stainless steel screws, except contact-type permanent adhesive where screws cannot or should not penetrate substrate.

2.7 LETTERING AND GRAPHICS

A. Coordinate names, abbreviations and other designations used in electrical identification work, with corresponding designations shown, specified or scheduled. Provide numbers, lettering and wording as indicated or, if not otherwise indicated, as recommended by manufacturers or as required for proper identification and operation/maintenance of electrical systems and equipment.

PART 3 – EXECUTION

3.1 APPLICATION AND INSTALLATION

A. Coordination: Where identification is to be applied to surfaces which require finish, install identification after completion of painting.

B. Regulations: Comply with governing regulations and requests of governing authorities for identification of electrical work.

3.2 CABLE/CONDUCTOR IDENTIFICATION

A. Apply cable/conductor identification on each cable and conductor in each box/enclosure/cabinet where wires of more than one circuit or communication/signal system are present. Match identification with marking system used in panelboards, shop drawings, contract documents, and similar previously established identification for project electrical work.

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B. Conductor Color Coding:

1. All conductors used in all systems shall have insulation that is inherently colored. All conductors of a system performing the same function shall be colored alike throughout the project.

2. Equipment Grounding Conductors:

a. Standard and/or general feeders or circuits shall be green.

b. Isolated feeders or circuits shall be green with yellow stripe.

3. On larger conductors, where colored insulation is not available, colored tape adhesive vinyl bands 3/4" width may be installed 6" maximum from the end of the conductors. Where passing through pull boxes without splice, each conductor shall be banded.

4. Power system conductor colors shall be as follows:

a. 120/208 Volt System

Phase A - Black

Phase B - Red

Phase C - Blue

Neutral - White or Gray

b. 277/480 Volt System

Phase A - Brown

Phase B - Orange

Phase C - Yellow

Neutral - White or Gray

3.3 DANGER SIGNS

A. In addition to installation of danger signs required by governing regulations and authorities, install appropriate danger signs at locations indicated and at locations subsequently identified by Installer of electrical work as constituting similar dangers for persons in or about project.

B. High Voltage: Install danger signs wherever it is possible, under any circumstances, for persons to come into contact with electrical power voltages higher than 110-120 volts.

3.4 EQUIPMENT/SYSTEM IDENTIFICATION

A. Install engraved, plastic laminate sign on each major unit of electrical equipment in building, including central or master unit of each electrical system including communication/signal systems, unless unit is specified with its own self-explanatory identification or signal system. Except as

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otherwise indicated, provide single line of text, 1/2" high lettering on 1-1/2" high sign (2" high where 2 lines are required), white lettering in black field. Provide text matching terminology and numbering of the contract documents and shop drawing. Provide signs for each unit of the following categories of electrical work:

1. Panelboards, electrical cabinets and enclosures.

2. Access panel/doors to electrical facilities.

3. Major electrical switchgear, main and feeder circuit breakers and/or disconnects..

4. Power transfer equipment.

B. Install signs at locations for best convenience of viewing without interference with operation and maintenance of equipment. Secure to substrate with fasteners, except use adhesive where fasteners should not or cannot penetrate the substrate.

3.5 JUNCTION AND PULL BOX IDENTIFICATION

A. Emergency Systems: Each junction and pull box cover shall be painted orange. Use black indelible liquid marker to label "EMERG." in 3/8" letters minimum.

B. Fire Alarm System: Each junction and pull box cover shall be painted red. Use black indelible liquid marker to label "F.A." in 3/8" letters minimum.

C. Feeders Shown on Single Line Diagram: Each junction and pull box shall be marked with black indelible liquid marker with the assigned feeder number "FDR #38" in 3/8" letters minimum.

END OF SECTION

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SECTION 26 01 10

RACEWAYS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The general provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other conditions, if any) and Division 1 as appropriate, apply to the Work specified in this Section.

B. Refer to Section 260000 for General Provisions - Electrical.

1.2 DESCRIPTION OF WORK

A. Types of raceways in this section include the following:

Rigid metal conduit

Intermediate metal conduit

Electrical metallic tubing.

Polyvinyl chloride conduit (Exterior Underground Only)

Flexible metal conduit.

Liquid-tight flexible metal conduit.

Wireways.

1.3 REFERENCE STANDARDS

A. Refer to Section 260000 for a general description of requirements applying to this Section.

1.4 QUALITY ASSURANCE

A. Refer to Section 260000 for a general description of requirements applying to this Section.

1.5 WARRANTY/GUARANTEE

A. All work and materials are subject to the general warranty as described in the General Conditions of the Contract and in Division 1, GENERAL REQUIREMENTS.

1.6 COORDINATION

A. The drawings and details there upon are scheme and/or diagrammatic in nature, and indicate the need and intent of the design. These are to be used for general guidance only. It shall be the responsibility of the Electrical Contractor to coordinate, with other Division Subcontractors, the installation of all raceways, raceway supports, junction boxes and required fittings. This coordination will include

conduit layout to allow access to equipment for maintenance.

B. This coordination shall be carried out prior to actual installation; this shall be done to eliminate the possibility of conflicts between trades on items such as access, clearances and maintenance issues that may arise after completion of construction.

C. Should the coordination not be carried out prior to installation, and a conflict exists, the installing contractor shall remove and reinstall the equipment as required to clear the conflict at no additional cost to the Owner and no delay in project completion.

PART 2 – PRODUCTS

2.1 MATERIALS AND EQUIPMENT

A. Rigid Metal Conduit:

1. Raceway: Full weight, heavy wall rigid steel with zinc coating conforming to ANSI-C80.1.

2. Fittings: Cast malleable iron fittings with threaded hubs, insulated throat and zinc protective coating.

3. Subject to compliance with requirements, provide products of one of the following:

Allied Tube and Conduit Corporation

LTV Steel Tubular Products Co.

Wheatland Tube

B. Intermediate Metal Conduit:

1. Raceway: Light weight, rigid steel, hot dipped galvanized manufactured in accordance with UL1242.

2. Fittings: Cast malleable iron fittings with threaded hubs, insulated throat and zinc protective coating.

3. Subject to compliance with requirements, provide products of one of the following:

Allied Tube and Conduit Corporation

LTV Steel Tubular Products Co.

Wheatland Tube

C. Electrical Metallic Tubing:

1. Raceway: Light weight, thin wall, rigid steel, hot dipped galvanized manufactured in accordance with ANSI C80.3.

2. Fittings: Raintight, insulated throat, compression type with zinc protective coating.

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3. Subject to compliance with requirements, provide products of one of the following:

   Allied Tube and Conduit Corp.

   LTV Steel Tubular Products Co.

   Wheatland Tube Co.

D. Polyvinyl Chloride Conduit:

1. Raceway: Heavy wall, rigid non-metallic, schedule 40 with bell type end, designed for above ground exposed applications, direct earth burial, and concrete encasement.

2. Fittings: Polyvinyl chloride, heavy duty, glue type, designed for Schedule 40 application.

3. Subject to compliance with requirements, provide products of one of the following:

   Allied Tube & Conduit

   Carlon

   Queen City Plastics, Inc.

   Scepter Electric Systems

E. Flexible Metal Conduit:

1. Raceway: Construct of single strip, flexible, continuous, interlocked, and double-wrapped steel, galvanized inside and outside.

2. Fittings: Steel, insulated throat, with zinc protective coating.

3. Subject to compliance with requirements, provide products of one of the following:

   AFC

   Alflex Corp.

   Electri-Flex Company

F. Liquid-Tight Flexible Metal Conduit:

1. Raceway: Construct of single strip, flexible, continuous, interlocked, and double-wrapped, galvanized inside and outside, coat with liquid-tight jacket of flexible polyvinyl chloride.

2. Fittings: Steel, water and oiltight, insulated throat, with zinc protective coating.

3. Subject to compliance with requirements, provide products of one of the following:

   AFC

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Alflex Corp.

Electri-Flex Company

G. Wireways:

1. Furnish electrical wireways of the type, size, and style for each service indicated. Wireway shall be a complete assembly including but not necessarily limited to, couplings, offsets, elbows, adapters, hold-down clips, end-caps and other components and accessories as needed for a complete system.

2. System shall fulfill wiring requirements as indicated in contract documents, and shall comply with applicable portions of Article 362 of the National Electrical Code.

3. Subject to compliance with requirements, provide products of one of the following:

Circle AW Products Co.

The EMF Company, Inc.

Hoffman Engineering Company

Square "D" Company

H. The above items shall include the statement "Approved Equal" and/or "Approved Substitute". This statement requires that the product or item be in compliance with the written intent of this specification and the submission meets the requirements of Section 260000.

PART 3 – EXECUTION

3.1 INSTALLATION OF ELECTRICAL RACEWAYS

A. Install electrical raceways in accordance with manufacturer's written instructions, applicable requirements of NEC and NECA "Standard of Installation", and complying with recognized industry practices.

B. Coordinate with other work as necessary to interface installation of electrical raceways, wireways and required components.

C. Raceways used for distribution, feeders, or branch circuits shall be a minimum size of 3/4" or equal equivalent cross-sectional area. Raceways used for control and signal shall be a minimum size of 1/2" or equal equivalent cross-sectional area.

D. All raceways shall be concealed within the building construction, where indicated on the floor plans surface raceway shall be installed. Should it be impossible or impracticable to install a raceway concealed and surface raceway is not indicated, the Contractor shall consult with the Architect or Engineer for approval prior to installation.

E. All raceways installed in ceiling cavities and exposed within mechanical spaces shall be run parallel with building lines and installed level and square at the proper elevation/height.

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F. Complete the installation of electrical raceways before starting the installation of cables/wires within the raceway.

G. Furnish and install one (1) nylon or fiberglass pull cord in each empty raceway. Each empty raceway shall be cleaned, capped, and tagged as to its termination location.

H. Install liquid-tight flexible metal conduit for connections to motors and for other electrical equipment when subject to movement and vibration, and also where subjected to one or more of the following conditions:

1. Exterior locations.
2. Moist or humid atmosphere when condensation can be expected to accumulate.
3. Corrosive atmosphere.
4. Subjected to water spray.
5. Subjected to dripping oil, grease or water.

I. Install Electrical Metallic Tubing for building interior electrical work except:

1. Underground
2. In gravel, cinder, concrete or other sub-base floor construction.
3. Horizontal runs in concrete floor slabs.
4. Where exposed to the elements.
5. In masonry construction below finished grade.
6. Vertically in poured concrete walls.

J. Refer to Section 260000 for excavation, shoring and pumping, concrete and backfilling requirements.

K. Where and whenever possible, install horizontal electrical raceways as tight to building construction as possible and above water, drain and steam piping. A separation of at least six (6) inches shall be maintained between electrical conduits and hot water and steam piping.

L. In accordance with NEC requirements, install Rigid or Intermediate Metal Conduit where Electrical Metallic Tubing is not permitted.

M. In all instances where recessed type panelboards are installed, furnish and install one (1) one inch raceway for each two (2) future circuits for which "space" or "spare" provisions have been made in the panelboard. These raceways shall extend between the panelboard cabinet and a convenient location above an access panel or a removable tile ceiling construction and capped.

N. Refer to Section 260190 – Supporting Devices, for supporting conduit runs to building structure.

3.2 CLEANING

A. Upon completion of installation of raceways, inspect interiors of raceways; remove burrs, dirt and construction debris.

END OF SECTION

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SECTION 26 01 20

WIRES AND CABLES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. This section is a Division 26 Basic Materials and Methods section and is part of each Division 26 Section making reference to wires and cables specified herein.

1.2 DESCRIPTION OF WORK

A. Electrical wire and electrical cable work is indicated by drawings and specifications.

B. Types of wire, cable and connectors in this section include, but not limited to the following:

Copper conductors.

Tap type connectors.

Split-bolt connectors.

C. Refer to other sections of Division 26 for, but not limited to, raceways, connections used in conjunction with wire and cable work.

D. Applications for wire, cable and connectors required for project are as follows unless otherwise indicated:

1. Power Distribution Circuitry.
2. Appliance and Equipment Circuitry.
3. Motor Branch Circuitry.
4. Control Circuitry.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Wire and Cable

Anaconda Wire and Cable Co.

Advance Wire and Cable, Inc.

American

Cerro Wire and Cable Co.

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Electrical Conductors, Inc.

General Cable Corp.

Rome Cable Corp.

Southwire Company

Triangle PWC,, Inc.

General Electric Co.

Connectors

Burndy Corp.

Eagle Electric Mfg. Co., Inc.

Gould, Inc.

Ideal Industries, Inc

Joslyn Mfg. and Supply Co.

O-Z/Gedney Co.

Pyle National Co.

Thomas and Betts Co.

2.2 WIRE, CABLE AND CONNECTIONS

A. Except as otherwise indicated, provide wire, cable and connectors of manufacturer's standard materials, as indicated by published product information; designed and constructed as recommended by manufacturer, and as required for the installation. Minimum wire and cable size is #12 AWG for power and branch circuits and #14 AWG for control and signal/communication circuits unless otherwise indicated.

B. Wire: Provide factory fabricated wire of sizes, ratings, materials and types indicated for each service. Where not indicated, provide proper selection as determined by Installer to comply with project's installation requirements and NEC standards. Select from the following types, materials, conductor configurations, insulation and coverings:

UL Type: THHN

UL Type: TW

UL Type: THW

UL Type: THWN

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UL Type: TF

UL Type: XHHW

UL Type: MC (Metal Clad)

Material: Copper

Conductors: Solid (AWG 14 to AWG 10 only).

Conductors: Concentric-lay-stranded (standard flexibility)

Outer Covering: Nylon

Outer Covering: Thermoplastic

C. Connectors: Provide factory fabricated metal connectors of sizes, ratings, materials, types and classes as required for each service. Where not indicated, provide proper selection as determined by Installer to comply with installation requirements and NEC standards. Select from the following types, classes, kinds and styles:

Type: Pressure

Type: Crimp

Type: Threaded

Class: Insulated

Class: Non-insulated

Kind: Copper (for CU to Cu connection).

Style: Butt connection

Style: Elbow connection

Style: Combined "T" and straight connection

Style: "T" connection.

Style: Split-bolt parallel connection

Style: Tap connection

Style: Pigtail connection

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PART 3 – EXECUTION

3.1 INSTALLATION

A. Install electrical cables, wires and connectors, in compliance with manufacturer's written instructions, applicable requirements of NEC and NECA's "Standard of Installation", and in accordance with recognized industry practices.

B. Coordinate cable and wire installation work with electrical raceway and equipment installation work, as necessary for proper interface. Pull conductors together where more than one is being installed in a raceway. Use pulling compound or lubricate, where necessary; compound must not deteriorate conductor or insulation. Use pulling means including fish tape, cable or rope which cannot damage raceway. Rope must be used as pulling means when pulling wires or cables into plastic conduit and duct. Keep conductor splices to a minimum and install in junction boxes only. No splices shall be permitted within conduit. Install splices and tapes which have mechanical strength and insulation rating equivalent or better than conductor. Use splice and tape connectors which are compatible with conductor material.

3.2 FIELD QUALITY CONTROL

A. Prior to energization, test cable and wire for continuity of circuitry and also for short circuits. Correct malfunctions when detected.

B. Subsequent to wire and cable hook-ups, energize circuitry and demonstrate functioning in accordance with requirements.

END OF SECTION

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SECTION 26 01 21

WIRE CONNECTIONS AND DEVICES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. This section is a Division 26 Basic Materials and Methods Section and is part of each Division 26 Section making reference to connectors and termination devices specified herein.

1.2 DESCRIPTION OF WORK

A. Extent of electrical connectors and termination work is indicated by drawings and specifications.

B. Types of connectors and termination devices in this section include, but are not limited to the following:

1. Tap type connectors.

2. Split-bolt connectors.

C. Refer to other sections of Division 26 for, but not limited to, raceways, wires and cables used in conjunction with connectors and termination devices.

D. Applications for connectors and termination devices required for project are as follows unless otherwise indicated:

1. Branch circuitry

2. Equipment circuitry

1.3 SUBMITTALS

A. Product Data: Submit manufacturer's data on electrical connectors, high voltage termination to the Engineer.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Subject to compliance with requirements, provide connectors, high voltage terminations of one of the following manufacturers for each item used:

Burndy Corp.

Eagle Electric Mfg. Co., Inc.

Gould, Inc.

Ideal Industries, Inc.

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Joslyn Mfg. and Supply Co.

O-Z/Gedney Co.

Pyle National Co.

Thomas and Betts Co.

Cooper Power Systems

2.2 CONNECTORS

A. Provide factory fabricated metal connectors of sizes, ratings, materials, types and classes as indicated for each service. Where not indicated, provide proper selection as determined by Installer to comply with installation requirements and NEC standards.

Type: Pressure

Crimp

Threaded

Class: Insulated

Non-Insulated

Kind: Copper (for CU to Cu connection).

Style: Butt Connection

Elbow connection

Combined "T" and straight connection

"T" connection

Split-bolt parallel connection

Tap connection

Pigtail connection

PART 3 – EXECUTION

3.1 600 VOLT CABLE CONNECTOR INSTALLATION

A. Install electrical connectors, in compliance with manufacturer's written instructions, applicable requirements of NEC and NECA's "Standard of Installation", and in accordance with recognized industry practices.

B. Coordinate cable, wire and connector installation work with electrical raceway and equipment

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installation work, as necessary for proper interface. Pull conductors together where more than one is being installed in a raceway. Use pulling compound or lubricate, where necessary, compound must not deteriorate conductor of insulation, and must be in accordance with wire and cable manufacturer's recommendations. Use pulling means including fish tape, cable or rope which shall not damage raceways including plastic conduits and ducts.

3.2 FIELD QUALITY CONTROL

A. Prior to energization, test cable and wire for continuity of circuitry and also for short circuits. Correct malfunctions when detected.

B. Subsequent to wire and cable hook-ups, energize circuitry and demonstrate functioning in accordance with requirements.

END OF SECTION

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SECTION 26 01 35

ELECTRICAL BOXES & FITTINGS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. This section is a Division 26 Basic Materials and Methods section, and is a part of each Division 26 section making reference to electrical wiring boxes and fittings specified herein.

1.2 DESCRIPTION OF WORK

A. Types of electrical boxes and fittings in this section include the following:

Outlet boxes.

Junction boxes.

Pull boxes.

Conduit bodies.

Bushings.

Locknuts.

Knockout closures.

PART 2 – PRODUCTS

2.1 INTERIOR METALLIC OUTLET BOXES

A. Provide galvanized flat rolled sheet steel interior outlet non-gangable wiring boxes, of types, shapes and sizes, including box depths, to suit each respective location and installation; construct with stamped knockouts in back and sides and with threaded screw holes with corrosion-resistant screws for securing box covers and wiring devices.

B. Provide outlet box accessories as required for each installation, including mounting brackets, wallboard hangers, extension rings, fixture studs, cable clamps and metal straps for supporting outlet boxes, which are compatible with outlet boxes being used and fulfilling requirements of individual wiring situations. Choice of accessories is Installer's option.

C. Manufacturer: Subject to compliance with requirements, provide interior outlet boxes of one of the following:

Appleton Electric Co.

Bell Electric/Square D Co.

Pass and Seymour, Inc.

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RACO, Inc.

Steel City/Midland-Ross Corp.

2.2 WEATHERPROOF OUTLET BOXES

A. Provide corrosion resistant cast-metal weatherproof outlet wiring boxes, of types, shapes and sizes, including depth of boxes, with threaded conduit ends, cast-metal face plates with spring-hinged waterproof caps suitably configured for each application, including face plate gaskets and corrosion-resistant fasteners.

B. Manufacturer: Subject to compliance with requirements, provide weatherproof outlet boxes of one of the following:

Arrow-Hart Div., Crouse-Hinds Co.

Bell Electric/Square D Co.

Harvey Hubbell, Inc.

O-Z/Gedney Co.

Slater Electric Co.

C. Refer to Section 260140 – WIRING DEVICES for exterior receptacle outlet boxes.

2.3 JUNCTION PULL BOXES

A. Provide galvanized code-gauge sheet steel junction and pull boxes, with screw-on covers; of types, shapes and sizes, to suit each respective location and installation; with welded seams and equipped with stainless steel nuts, bolts, screws and washers.

B. Manufacturers: Subject to compliance with requirements, provide junction and pull boxes of one of the following:

Adalet-PLM Div., Scott and Fetzer Co.

Appleton Electric Co.

Arrow-Hart Div., Crouse-Hinds Co.

Bell Electric/Square D Co.

GTE Corporation

Keystone Columbia, Inc.

O-Z/Gedney Co.

Slater Electric Co.

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Spring City Elect. Mfg. Co.

2.4 CONDUIT BODIES

A. Provide galvanized cast-metal conduit bodies, of types, shapes, and sizes, to suit respective locations and installation, construct with threaded-conduit-entrance ends, removable covers, and corrosion-resistant screws.

B. Manufacturers: Subject to compliance with requirements, provide conduit bodies of one of the following:

Appleton Electric Co.

Crouse-Hinds Co.

Gould, Inc.

Killark Electric Mfg. Co.

O-Z/Gedney Co.

Spring City Electrical Mfg. Co.

2.5 BUSHINGS, KNOCKOUT CLOSURES AND LOCKNUTS

A. Provide corrosion-resistant punched-steel box knockout closures, conduit locknuts and insulated malleable iron conduit bushings, offset connectors, of types and sizes to suit respective uses and installation.

B. Manufacturers: Subject to compliance with requirements, provide bushings, knockout closures, locknuts and connectors of one of the following:

Appleton Electric Co.

Burndy Corp.

Crouse-Hinds Co.

Gould, Inc.

O-Z/Gedney Co.

RACO, Inc.

Steel City/Midland-Ross Corp.

Thomas and Betts Co., Inc.

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PART 3 – EXECUTION

3.1 INSTALLATION OF ELECTRICAL BOXES AND FITTINGS

A. Install electrical boxes and fittings, complying with manufacturer's written instructions, applicable requirements of NEC and NECA's "Standard of Installation", and in compliance with recognized industry practices to ensure that products fulfill requirements.

B. Coordinate installation of electrical boxes and fittings with wire/cable and raceway installation work.

C. Provide weatherproof outlets for interior and exterior locations exposed to weather or moisture.

D. Provide knockout closures to cap unused knockout holes where blanks have been removed.

E. Install boxes and conduit bodies in those locations to ensure ready accessibility of electrical wiring.

F. Avoid using round boxes where conduit must enter box through side of box, which would result in difficult and insecure connections when fastened with locknut or bushing on rounded surface.

G. Fasten boxes rigidly to substrates or structural surfaces to which attached, or solidly embed electrical boxes in concrete or masonry.

H. Provide electrical connections for installed boxes.

I. Pull boxes and junction boxes shall be furnished and installed in all conduit runs at intervals not exceeding 100 feet maximum.

J. Identify each circuit in all pull boxes and junction boxes whether the box contains one or more circuits.

END OF SECTION

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SECTION 26 01 40

WIRING DEVICES

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK

A. The extent of wiring device work is indicated by drawings, schedules and specifications. Wiring devices are defined as single discrete units of the electrical distribution system which are intended to carry but not utilize electric energy.

B. Types of electrical wiring devices in this section include the following:

Switches.

Device plates.

Energy Control Devices

1.2 SUBMITTALS

A. Product Data: Submit manufacturer's data on electrical wiring devices.

PART 2 – PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products of one of the following (for each type of wiring device):

Legrand Co.

Hubbell, Inc.

Leviton Mfg. Co.

Lutron Electronics Co., Inc.

Cooper Wiring Devices

Square D Co.

Eaton Corp.

Siemens

Wattstopper

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2.2 FABRICATED WIRING DEVICES

A. Provide factory fabricated wiring devices, in types, styles, colors, and electrical ratings for applications indicated and complying with NEMA Standards Pub. No. WD 1. Where types and grades are not indicated, provide proper selection as determined by Installer to fulfill wiring requirements, and complying with NEC and NEMA Standards for wiring devices. Color selection to be verified by Contractor with Architect/Engineer.

2.3 SWITCHES

A. Toggle Switch: Provide extra heavy duty, industrial series flush toggle, 1 pole, 2 pole, 3-way, 4-way AC quiet switch rated 20 amperes @ 120/277 volts with green hexagonal equipment ground screw, metal plaster earls, and side wired screw terminals. Similar to Hubbell Series HBL Series or approved substitute.

2.4 DEVICE PLATES

A. Provide switch and receptacle outlet wall plates for wiring devices, of types, sizes, and with ganging and cut outs required by the devices being installed. Construct with metal screws for securing plates to devices; screw heads colored to match finish of plates; plates colored to match wiring devices to which attached. Provide device plates possessing the following additional construction features: **Receptacle outlet plates to be permanently marked with panel designation and circuit number on back side of plate.**

1. Metal Plates to be stainless steel of non-corrosive and non-magnetic 302 alloy, .032" nominal thickness. Plates shall have brushed satin finish.

B. Weatherproof device plates shall have spring-hinged waterproof cap suitably configured for each application, including face plate gaskets and corrosion-resistant fasteners. Boxes and devices shall be recessed, weatherproof with smoke gray opaque in-use covers. Intermatic Cat. #WP1000(H)GRC.

C. Existing mechanical spaces where concealed work is impractical, such as masonry pr block walls, Provide 4” square boxes, surface mounted, with ½” deep surface mounted device plates consisting of same material for devices indicated on plans, whether single or double gang. Use of plaster flange and standard cover plate will not be acceptable.

2.5 ENERGY CONTROL DEVICES (Occupancy Sensors)

A. Line Voltage:

1. Combination wall switch and sensor shall be Dual Technology Passive Infrared and Ultrasonic, designed for single gang outlet box installation, with a coverage of 180° for a maximum of 400 square feet. Device shall be suitable for 120/277 dual voltage operation, and have vandal resistant, hard sensor lens. Device shall be similar to Sensor Switch Cat. No. WSD-PDT or Wattstopper DW-100 Series, DW-103 Series for multi-way, DW-200 for dual relay, DW-203 for multi-way dual relay, or approved substitute.

2. Ceiling sensor shall be Dual Technology Passive Infrared and Ultrasonic 360° coverage, 1200 square feet maximum. Self Contained Relay Device shall be suitable for 120/277 Dual Voltage operation. Device shall be similar to Sensor Switch Cat. No. CMR-PDT, Wattstopper DT-355 or approved substitute.

B. Low Voltage:

1. Ceiling mounted sensor shall be Dual Technology Passive Infrared and Ultrasonic with 360° coverage up to 2o feet. Device accepts 12 to 24 volt AC or DC. Device shall be similar to Sensor Switch Cat. No. CM-PDT or approved substitute.

2. Sensor power pack shall be a low voltage power supply with an input of either 120 volts or 277 volts AC and an output of 24 volts DC @ 150 mA. Device shall contain a 20 AMP isolated load control relay. When relay is used, power supply output shall be reduced to 24 volts DC @ 114 mA. Device shall be similar to Sensor Switch PP-20 or approved substitute.

PART 3 – EXECUTION

3.1 INSTALLATION OF WIRING AND CONTROL DEVICES

A. Install wiring devices as indicated, in compliance with manufacturer's written instructions, applicable requirements of NEC and NECA's "Standard of Installation", and in accordance with recognized industry practices to fulfill project requirements.

B. Coordinate with other work, including painting, electrical box and wiring work, as necessary to interface installation of wiring devices with other work.

C. Install wiring devices only in electrical boxes which are clean, free from building materials, dirt and debris.

D. Provide electrical connections for wiring and control devices.

E. Delay installation of all wiring and control devices until wiring work is completed.

F. Isolated Ground Receptacle Devices shall be connected to the system ground by way of an insulated ground conductor color coded green with a yellow stripe.

3.2 PROTECTION OF WALL PLATES AND RECEPTACLES

A. At time of Substantial Completion, replace those items which have been damaged, including those burned and scorched by faulty plugs.

3.3 GROUNDING

A. Provide electrically continuous, tight grounding connections for wiring and control devices.

3.4 TESTING AND COMMISSIONING

A. Prior to energizing circuitry, test wiring devices for electrical continuity and proper polarity connections. After energizing circuitry, test wiring devices to demonstrate compliance with requirements.

B. After energizing circuitry, the Electrical Contractor shall test and adjust all control devices to provide optimum operation and performance.

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C. All areas where energy control devices are specified shall be verified for full coverage and accurate operation. If any area is determined by the Owner, Architect, or Engineer to have inadequate coverage or operation, Contractor shall provide additional energy control devices to remedy the coverage or operation issue. For bidding purposed, own 5 extra devices fully installed. After successful commissioning, uninstalled devices shall be handed over to the Owner for spare devices. Device types shall be as required for commissioning, or as selected by Owner for space devices as applicable.

END OF SECTION

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SECTION 26 01 55

MOTOR STARTERS

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK

A. Extent of motor starter work is indicated by drawings, schedules and specifications.

B. Refer to sections of other divisions of these specifications for driven equipment specified without motor starters. Motor starters for such equipment are the work of this section.

C. Types of motor starters in this section include the following:

Manual.

Magnetic Full Voltage, Non-Reversing.

Combination Disconnect Switch and Magnetic Starter.

Adjustable Frequency Drive (AFD).

1.2 SUBMITTALS

A. Product Data: Submit manufacturer's data on motor starters and accessories.

1.3 COORDINATION

A. The drawings and details there upon are scheme and/or diagrammatic in nature, and indicate the need and intent of the design. These are to be used for general guidance only. It shall be the responsibility of the Electrical Contractor to coordinate with other Division subcontractors, the installation of all motor starters, the need for control devices including the wiring and conduit, to and from the device.

B. This coordination shall be carried out prior to actual installation. This shall be done to eliminate the possibility of conflicts between trades on items such as access, clearances and maintenance issues that may arise after completion of coordination.

C. During the coordination phase of the project, the Electrical Contractor shall consult with Division 1 thru 23 subcontractors with regard to base design equipment characteristics. Any differences from the electrical plans and specifications shall be considered a change. The trade's contractor making the change at no additional cost to the Owner or delay in project completion shall handle these additional costs.

PART 2 – PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products of one of the following (for each type and rating of motor starter):

NOT FOR BIDDING PURPOSES

Allen-Bradley Co.

Cutler Hammer Products

Furnas Electric Co.

Square D Co.

Siemens

2.2 MOTOR STARTERS

A. Provide motor starters and ancillary components; of types, sizes, ratings and electrical characteristics indicated which comply with manufacturer's standard materials, design and construction in accordance with published product information, and as required for complete installations.

B. Fractional HP Manual Motor Starters: Provide manual, single phase, fractional HP motor starters for each motor rated less than 1/2 HP, of types, ratings and electrical characteristics indicated. Equip unit with thermal overload relay for protection of 120 volt AC motors. Provide starters with quick-make, quick-break, trip free toggle mechanisms, selector switches for hand-off-automatic control; mount starter in NEMA Type 1 or Type 4 enclosure as indicated or required by the NEC.

C. Magnetic Motor Starter: Provide magnetic full voltage, non-reversing starters for each motor rated 1/2 HP and more of types, ratings and electrical characteristics indicated; equip with solid state overload relays, control transformers with 120V secondary, with one secondary fuse and one grounded secondary lead, two normally open and two normally closed auxiliary contacts, hand-off-automatic selector switch, red and green pilot lights wired and mounted through front of the enclosure. Mount starter in NEMA Type 1 or Type 4 enclosure as required by the NEC.

D. Combination Disconnect Switch Magnetic Starter: Provide full-voltage, non-reversing, combination non-fused disconnect switch and magnetic starter for each motor rated 1/2 horsepower and more, of types, ratings and electrical characteristics indicated; equip with solid state overload relays, control transformer with 120 volt secondary, one secondary fuse and one grounded secondary lead, two normally open and two normally closed auxiliary contacts, hand-off- automatic switch, red and green pilot lights wired and mounted through the front of the enclosure. Mount starter in NEMA Type 1 or Type 4 enclosure as required by the National Electrical Code (NEC).

e. Three (3) phase, full voltage, non-reversing magnetic motor starters, horsepower rating with minimum NEMA size #0 shall be as follows:

NEMA Size	Continuous Rating	Maximum Horsepower	
		208 Volt	480 Volt
0	18 AMPs	3HP	5HP
1	27 AMPs	7-1/2HP	10HP
2	45 AMPs	10HP	25HP

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3	90 AMPs	25HP	50HP
4	135 AMPs	40HP	100HP
5	270 AMPs	75HP	200HP

Motor full-load current shall not exceed continuous ampere rating of starter.

G. Adjustable Frequency Drive (AFD): The AFD shall convert the input AC main power to an dadjustable frequency and voltage. The output frequency and voltage of the AFD shall be adjustable to maintain a constant voltage/hertz ratio throughout the operating range. The AFD shall be designed to operate from a 480 volt, three phase, 60 hertz main supply that is within +10% or -10% of nominal line voltage. The AFD control technique shall employ the pulse width modulated (PWM) technology.

1. Ratings:

   a. The AFD shall be capable of supplying 120% of rated full load current for one minute at maximum ambient temperature.

   b. Unit shall be rated for installation in a power system capable of delivering up to 65,000 RMS symmetrical amperes.

   c. Minimum power factor shall be .95 throughout the entire speed range.

   d. The AFD efficiency shall be 98% at full speed.

2. Adjustments:

   a. The acceleration and deceleration ramp rates shall be adjustable from 1 to 60 seconds.

   b. The overload trip shall be adjustable from 0 to 100% of rated output current.

   c. The current limit shall be adjustable from 60 to 120% of rated output current to maximize starting torque.

   d. Voltage boost shall be adjustable from 100 to 400% of nominal voltage/hertz ratio at 1 hertz tapering to 100% at 20 Hertz.

   e. The drive shall provide a control for adjusting the minimum frequency setting up to 45 Hertz and a maximum operating frequency adjustable over a range of 40 to 60 Hertz.

3. Protection:

   a. A non-adjustable instantaneous overcurrent trip shall be set to 250% of rated output current.

   b. AFD protection shall be accomplished with fuseless electronic protective circuits, to protect from the following conditions:

      - Short circuit at AFD output.

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- Ground fault at AFD output.
- Open circuit at AFD output.
- Input undervoltage.
- DC bus overvoltage.
- Loss of input phase.
- AC line switching transients.
- Instantaneous overload.
- Sustained overload exceeding 100% of rated current.
- Overtemperature.

4. Control:

   a. All the following operator controls shall be mounted to the front panel which is integral to the AFD:

      - Manual speed potentiometer.
      - Hand-Off-Auto (HOA) switch. The AFD shall accept an input signal of 4 to 20 Ma. DC. as an automatic speed reference signal when the AFD is in the automatic mode of operation. The manual speed potentiometer shall control the AFD when the switch is in the manual mode.
      - The AFD shall be furnished with an isolated follower with a setpoint control of 4 to 20 Ma. DC with PI control from an isolated ground signal.

5. Operator Interface:

   a. The AFD shall be furnished with an alphanumeric display and keypad to allow the operator access to drive modes, parameters and status conditions.

   b. Operator control and setup functions shall include the following:

      (1) Frequency setpoint

      (2) Acceleration/Deceleration time

      (3) Minimum/Maximum Output Frequencies

      (4) Proportional Gain

      (5) Integral Gain

      (6) Setpoint

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(7) Drive Reset

(8) Elapsed Time

(9) Enable PI (Setpoint) Control

(10)Auto Reference Source Select

Operating status information will consist of the following:

(1) Frequency Output

(2) Output Current

(3) Output Voltage

(4) Accel/Decel Ramp Time

(5) Forward/Reverse Direction

(6) Hand/Auto Local Indicator

(7) Elapsed Time

The diagnostic and fault conditions available via the operator interface will include the following:

(1) Output Frequency

(2) Output Current

(3) Output Voltage

(4) Shutdown Reference Status

(5) Jog Status

(6) Mode of Operation

(7) Input Signal Levels

(8) Faults

(9) Overload Timer Activated

(10)Motor Current Limit

6. Enclosure:

   a. The enclosure shall be NEMA Type 1 with a dead front and back construction with all components and load, line and control terminations fully front accessible. The enclosure shall be self-ventilated and have provisions for top and bottom entry of conduit and wire.

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PART 3 – EXECUTION

3.1 INSTALLATION OF MOTOR STARTERS

A. Install motor starters in accordance with manufacture's written instructions, applicable requirements of NEC, NEMA Standards, and NECA's "Standard of Installation", and in compliance with recognized industry practices to ensure that products fulfill requirements.

B. The Electrical Contractor shall consult and cooperate with the Control Contractor in assisting him in making control connections to the automatic position of the selector switch and to the auxiliary contacts.

C. Motor Data: Before installing wiring for motors and starters, the Electrical Contractor shall consult the respective parties furnishing the equipment and obtain from them all data necessary to properly connect the apparatus, and for selection of thermal overload relays in accordance with motor nameplate. Any variance in loads or electrical characteristics from the contract drawings should be reported to the Engineer before proceeding with the work.

D. When packaged equipment is furnished, all unit starters shall be furnished, mounted and wired by the installing contractor. The Electrical Contractor shall furnish and install a disconnect switch, as specified in Section 260170, and wire between unit's main terminal block and the disconnect switch.

E. When packaged rooftop equipment is furnished, the unit disconnect switch and all starters shall be furnished, mounted and wired by the installing contractor. The Electrical Contractor shall wire between the line side of the disconnect switch and the building system.

F. Provide connections for motor starters.

3.2 ADJUST AND CLEAN

A. Inspect operating mechanisms for malfunctioning and where necessary adjust units for free mechanical movement.

B. Touch-up scratched or marred surfaces to match original finish.

3.3 FIELD QUALITY CONTROL

A. Subsequent to wire/cable hookup, energize motor starters and demonstrate functioning of equipment in accordance with requirements.

END OF SECTION

NOT FOR BIDDING PURPOSES

SECTION 26 01 70

MOTOR AND CIRCUIT DISCONNECTS

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK

A. Extent of motor and circuit disconnect switch work is indicated by drawings and schedules.

B. Types of motor and circuit disconnect switches in this section include the following:

Equipment disconnects.

Appliance disconnects.

Motor-circuit disconnects.

1.2 SUBMITTALS

A. Product Data: Submit manufacturer's data including specifications, installation instructions and general recommendations, for each type of motor and circuit disconnect switch required.

1.3 COORDINATION

A. The drawings are scheme and/or diagrammatic in nature, and indicate the need and intent of the design. These are to be used for general guidance only. It shall be the responsibility of the Electrical Contractor to coordinate, with other Division Subcontractors, the installation of all motor and circuit disconnect switches, supporting hardware, including wiring and conduit, to and from the equipment. This coordination will include conduit layout to allow access to equipment for maintenance.

B. This coordination shall be carried out prior to actual installation; this shall be done to eliminate the possibility of conflicts between trades on items such as access, clearances and maintenance issues that may arise after completion of construction.

C. Should the coordination not be carried out prior to installation, and a conflict exists, the installing contractor shall remove and reinstall the equipment as required to clear the conflict at no additional cost to the Owner and no delay in project completion.

PART 2 – PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

A. Manufacturer: Subject to compliance with requirements, provide products of one of the following (for each type of switch):

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Cutler-Hammer, Inc. (Eaton)

Square D Company

Siemens

2.2 FABRICATED SWITCHES

A. Safety Switches: Safety switches shall be of sizes noted on the drawings, fusible or non-fusible and contained in a general purpose enclosure. All switches shall be type HD and have quick-make, quick- break operation. All switches shall be of proper horsepower rating as applicable and have dual interlocks designed to interlock the switch box door with the switch operating mechanism. Unit shall be provided with a suitable means of interlock release. An arrangement shall be provided for locking the operating handle in the "ON" or "OFF" position. Safety switches shall have the proper type metal enclosure, i.e., standard, weatherproof, etc., to suit their specific location as required by the National Electrical Code.

B. Fuses: Provide fuses for safety switches, as recommended by switch manufacturer, of classes, types and ratings needed to fulfill electrical requirements for service indicated.

C. When packaged rooftop equipment is furnished, the unit disconnect switch shall be furnished, mounted and wired by the installing contractor.

D. When rooftop exhaust fans rated less than 1/2 HP at 120 volts, single phase, are furnished, except utility sets, the unit disconnect switch shall be furnished, mounted and wired by the installing contractor.

PART 3 – EXECUTION

3.1 INSTALLATION OF MOTOR AND CIRCUIT DISCONNECT SWITCHES

A. Install motor and circuit disconnect switches where indicated, complying with manufacturer's written instructions, applicable requirements of NEC, NEMA, and NECA's "Standard of Installation", and in accordance with recognized industry practices to ensure that products fulfill requirements.

B. Install disconnect switches used with motor-driven appliances, and motors and controllers within sight of controller position unless otherwise indicated.

C. Provide electrical connections for motor and circuit disconnect switches.

END OF SECTION

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SECTION 26 01 80

OVERCURRENT PROTECTIVE DEVICES

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK

A. Extent of overcurrent protective device work is indicated by drawing schedules and specifications.

B. Types of overcurrent protective devices in this section include the following:

1. Molded case circuit breaker.

1.2 SUBMITTALS

A. Product Data: Submit manufacturer's data on overcurrent protective devices, including: voltages and current ratings, interrupting ratings, current limitations, internal inductive and non-inductive loads, time-current trip characteristic curves, and mounting requirements.

B. Shop Drawings: Submit layout drawings of overcurrent protective devices, showing spatial relationships of units to associated electrical equipment, and connections to electrical power supplies.

PART 2 – PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include the following:

1. Circuit-Breakers

Cutler-Hammer, Inc. (Eaton)

Square D Co.

Siemens

2.2 CIRCUIT BREAKERS

A. Except as otherwise indicated, provide circuit breakers and ancillary components, of types, sizes, ratings and electrical characteristics indicated, which comply with manufacturer's standard design, materials, components, and construction in accordance with published product information, as required for a complete installation.

B. Molded-Case Circuit Breakers: Provide factory assembled, molded-cased circuit breakers of frame size indicated; 120/208 volts, and 277/480 volts 60 Hertz, one, two, or three poles with a short circuit symmetrical ampere interrupting rating as indicated by the panel schedule and/or as

shown by the single line riser diagram. Provide circuit breakers with permanent thermal instantaneous magnetic trips in each pole with ampere ratings as indicated. Construct with overcenter, trip-free, toggle type operating mechanisms with quick-make, quick- break action and positive handle trip indication. Construct devices for mounting and operating in any physical position and operating in an ambient temperature of 40 degrees C. Provide circuit breakers with mechanical screw type connector lugs, AL/CU rated.

PART 3 – EXECUTION

3.1 INSTALLATION OF OVERCURRENT PROTECTIVE DEVICES

A. Install overcurrent protective devices as indicated in contract documents, in accordance with the manufacturer's written instructions and with recognized industry practices to ensure that protective devices comply with requirements. Comply with NEC Standards for Installation of overcurrent protective devices.

B. Coordinate with other work, including electrical wiring work, as necessary to interface installation of overcurrent protective devices with other work.

C. Fasten circuit breakers without causing mechanical stresses, twisting or misalignment being exerted by clamps, supports, or cabling.

3.2 ADJUST AND CLEAN

A. Inspect circuit-breaker operating mechanisms for malfunctioning and, where necessary, adjust units for free mechanical movement.

3.3 FIELD QUALITY CONTROL

A. Prior to energization of overcurrent protective devices, test devices for continuity of circuitry and for short-circuits. Correct malfunctioning units, and then demonstrate compliance with requirements.

END OF SECTION

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SECTION 26 01 90

SUPPORTING DEVICES

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK

A. Types of supports, anchors, sleeves and seals specified in this section include the following:

Hangers.

Riser Clamps.

C-clamps

I-beam clamps.

One-hole conduit straps.

Two-hole conduit straps.

Round steel rods.

Lead expansion anchors.

Toggle bolts.

U-Channel Strut Systems.

PART 2 – PRODUCTS

2.1 MANUFACTURED SUPPORTING DEVICES

A. Provide supporting devices, complying with manufacturer's standard materials, design and construct in accordance with published product information, and as required for a complete installation, and as herein specified.

B. Supports: Provide supporting devices of types, sizes and materials having the following construction features:

Hangers: For supporting EMT conduit, electro-galvanized steel, with 1/4" minimum diameter hole for round steel rod; approximately MSS types 5, 7, 9 or spring steel conduit clips.

Reducing Couplings: Steel rod reducing coupling, 1/4" minimum black steel.

C-Clamps: Black malleable iron, 1/4" minimum rod size.

I-Beam Clamps: Black steel, 1-1/4" x 3/16" stock; 3/8" cross bolt; flange width 2"; approx. 52 pounds per 100 units.

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One-Hole Conduit Straps: For supporting EMT conduit, electro- galvanized steel.

Two-Hole Conduit Straps: For supporting EMT conduit, electro-galvanized steel; 3/4" strap width; and 2-1/8" between center of screw holes.

Hexagon Nuts: For 1/4" rod size; galvanized steel.

Round Steel Rod: Black steel; 1/4" min. dia.

Offset Conduit Clamps: For supporting rigid metal conduit; black steel.

C. Anchors: Provide anchors of types, sizes and materials indicated; and having the following construction features:

Lead Expansion Anchors: 1/4" - 20 Minimum.

Toggle Bolts: Springhead; 3/16 x 4".

D. Manufacturer: Subject to compliance with requirements, provide anchors of the following:

Ackerman Johnson Fastening Systems, Inc.

Elcen Metal Products Co.

Ideal Industries, Inc.

Rawlplug Co., Inc.

Star Expansion Co.

U.S. Expansion Bolt Co.

Erico Products, Inc. (Caddy)

Hilti, Inc.

E. U-Channel Strut Systems: Provide U-channel strut system for supporting electrical equipment, 16-gauge hot dip galvanized steel, construct with 9/16" dia. holes, 8" o.c. on top surface, with standard hot dip galvanized finish, and with the following fittings which mate and match with U-channel.

Beam clamps.

Thinwall conduit clamps.

Conduit hangers.

U-bolts.

F. Manufacturers: Subject to compliance with requirements, provide channel systems of one of the following:

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B-Line Systems, Inc.

Elcen Metal Products Co.

Power-Strut Div.; Van Huffel Tube Corp.

Unistrut Div.; GTE Products Corp.

Hilti, Inc.

PART 3 – EXECUTION

3.1 INSTALLATION OF SUPPORTING DEVICES

A. Install hangers and anchors in accordance with manufacturer's written instructions and with recognized industry practices to insure supporting devices comply with requirements. Comply with requirements of NECA, NEC and ANSI/NEMA for installation of supporting devices.

B. Install hangers, supports, clamps and attachments to support piping properly from building structure. Arrange for grouping of parallel runs of horizontal conduits to be supported together on trapeze type hangers where possible. Install supports with maximum spacings.

C. Indicated supports shall be connected to building steel/structure by way of supplemental steel, strut and/or clamps. A built-up roofing system is not structural and shall not be supported from under, no circumstances.

END OF SECTION

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SECTION 26 04 52

GROUNDING

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK

A. Types of grounding in this section include the following:

Grounding:

Underground metal piping.

Underground metal water piping.

Grounding rods.

Service equipment.

Enclosures.

Systems.

Equipment.

Building Structural Steel (Bonding)

PART 2 – PRODUCTS

2.1 GROUNDING

A. Except as otherwise indicated, provide each electrical grounding system indicated, with assembly of materials including, but not necessarily limited to, cables/wires, connectors, terminals (solderless lugs), and other items and accessories needed for complete installation. Where materials or components are not otherwise indicated, comply with NEC, NEMA, and established industry standards for applications indicated.

B. Provide conduit, tube, duct, cable and fittings complying with Division 26 Basic Materials and Methods section, "Raceways", in accordance with the following listing:

Rigid steel conduit.

Electrical metallic tubing.

Flexible metal conduit.

Liquid-tight flexible metal conduit.

Rigid metal conduit fittings.

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EMT fittings.

Flexible metal conduit fittings.

Liquid-tight flexible metal conduit fittings.

2.2 ELECTRICAL GROUNDING CONDUCTORS

A. Unless otherwise indicated, furnish a green insulated equipment grounding conductor for all feeders and branch circuits, matching power supply wiring materials and sized according to NEC.

2.3 BONDING PLATES, CONNECTIONS, TERMINALS & CLAMPS

A. Provide electrical bonding plates, connectors, terminals and clamps as recommended by bonding plate, connector, terminal and clamp manufacturers for applications.

2.4 GROUND RODS & PLATES

A. Ground Rods: Steel with copper welded exterior, 3/4" dia. x 10'.

PART 3 – EXECUTION

3.1 INSTALLATION OF GROUNDING SYSTEMS

A. Install electrical grounding systems in accordance with manufacturer's written instructions and with recognized industry practices to ensure grounding complies with requirements. Comply with requirements of NEC, NESC, NEMA and UL standards for installation of grounding systems.

B. Coordinate with other electrical work as necessary to interface installation of grounding system with other work.

C. Clamp cable connections to ground rods.

D. Install bonding jumpers with ground clamps on water meter piping to electrically bypass water meter.

E. Install clamp-on connectors only on thoroughly cleaned metal contact surfaces, to ensure electrical conductivity and circuit integrity.

3.2 FIELD QUALITY CONTROL

A. Upon completion of installation of electrical grounding system, test ground resistance with ground resistance tester. Where tests show resistance-to-ground is over 25 ohms, take appropriate action to reduce resistance to 25 ohms or less by driving additional ground rods and/or by chemically treating soil encircling ground rods with sodium chloride, calcium chloride, copper sulphate, or magnesium. Then retest to demonstrate compliance.

END OF SECTION

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SECTION 26 04 72

BRANCH CIRCUITS

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK

A. Branch circuit work is indicated by drawings.

B. The branch circuits shall include furnishing and installing a complete wire and conduit or cable system between panelboards and lighting fixtures, receptacles, fractional horsepower motors, and small single phase loads.

C. Types of equipment to be furnished and installed in this section include the following:

Rigid Raceways – See Section 260110

Electrical Metallic Tubing (EMT)

MC (Metal Clad) (Concealed Work only)

Wires and Cables

Junction Boxes

Pull Boxes

Conduit Bodies

Bushings

Locknuts

Supporting Devices

PART 2 – PRODUCTS

2.1 BRANCH CIRCUITS

A. Furnish each branch circuit with an assembly of materials, including but not necessarily limited to, conduit, wire, cable, pull boxes, junction boxes and other items and accessories needed for a complete installation. Where materials or components are not otherwise indicated, comply with NEC, NEMA and established industry standards for applications indicated.

2.2 CONVENIENCE BRANCH CIRCUITS

A. Intent:

1. The intent of this portion of the specifications is to describe the requirements of a convenience circuit as it applies to 120-volt receptacles.

2. All convenience branch circuits may consist of more than one 120 volt receptacle.

B. Convenience Circuit - General: A circuit consisting of a phase and neutral conductor, which may share its neutral with other phase conductors provided that the neutral conductor does not become overloaded due to circuit phase relationship. This type of circuit shall also include an equipment grounding conductor as described under the grounding section of the specifications.

C. Convenience Circuit - Dedicated: A circuit consisting of a phase and neutral conductor which DOES NOT share conductors with any other circuits. This type of circuit shall also include an equipment grounding conductor as described under the grounding section of the specifications.

PART 3 – EXECUTION

3.1 INSTALLATION OF BRANCH CIRCUITS

A. Install branch circuits, complying with equipment manufacturer's written instructions, applicable requirements of NEC, NEMA, and NECA's "Standard of Installation", and in accordance with recognized industry practices.

B. Multiple circuits within a single raceway or cable shall be permitted under this section. It shall be the responsibility of the Electrical Contractor to assure that the neutral conductors do not become overloaded due to circuit phase relationship, and isolated grounds not become voided or compromised due to miswiring or wrong connections.

C. The Electrical Contractor may elect to use metal clad cable in lieu of electrical metallic tubing (EMT) in wall cavities, and/or above tile or dry wall ceilings. In all areas of exposed construction, electrical metallic tubing (EMT) shall be installed.

END OF SECTION

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SECTION 26 05 10

BUILDING LIGHTING

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK

A. Lighting fixture work is indicated by specifications, drawings and schedules.

B. Types of lighting fixtures in this section include the following:

1. LED

C. Applications of lighting fixtures required for the project include the following:

1. General Lighting.

2. Supplementary Lighting.

3. Emergency Lighting.

4. Support of fixtures shall be as specified in applicable Division 26 Supporting Devices.

1.2 SUBMITTALS

A. Product Data: Submit manufacturer's data on building lighting fixtures.

B. Shop Drawings: Submit dimensioned drawings of lighting fixture installations, including but not necessarily limited to, layout, relation to associated panelboards, and connections to panelboards. Submit fixture shop drawings in booklet form with separate sheet for each fixture, assembled in luminaire "type" alphabetical order, with proposed fixture and accessories clearly indicated on each sheet.

PART 2 – PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

A. Each lighting fixture type specified represents a specific style and quality of fixture acceptable for this project.

B. The Engineer reserves the right to reject any shop drawing and to request a resubmission should the contractor submit a shop drawing of an equivalent manufacturer which is viewed as being of an incompatible style or inferior quality.

C. No fixture shop drawing shall be submitted, nor will any be accepted, for any manufacturer which is not specifically listed for that fixture type. When a fixture manufacturer is listed for a specific fixture type, this does not provide him with the right to submit for fixtures he is not listed under. A bidding Contractor may elect to bid using non listed fixtures for the listed Lighting Representatives. The Engineer and the Architect shall make the final decision on whether the submitted fixture meets the project's requirements during shop drawing review.

D. Should the Contractor be unable to obtain approval of the resubmitted manufacturer, then he should submit the basis of design specified manufacturer/fixture.

2.2 LIGHTING FIXTURES

A. Provide lighting fixtures of the size, type and rating indicated complete with, but not necessarily limited to, housings, lamp holders, reflectors, ballast, lamps, mounting frames, pendants and wiring; wired and connected in place, complete, tested and left in satisfactory operating condition.

B. LED Drivers

1. All LED fixtures shall be provided with integral drivers (unless noted otherwise) and must operate at line voltage as indicated on drawings (unless noted otherwise).

2. LED drivers shall have operating temperature of 50°F - 140°F unless noted otherwise.

3. LED drivers shall carry a 5-year warranty.

C. Fixture Lamps: For the type, number and color of the fixture lamps, refer to the Lighting Fixture Schedule on the drawings.

PART 3 – EXECUTION

3.1 INSTALLATION OF LIGHTING FIXTURES

A. Install lighting fixtures at locations and heights as indicated, in accordance with fixture manufacturer's written instructions, applicable requirements of NEC, NECA's "Standard of Installation", NEMA Standards and with recognized industry practices to ensure that lighting fixtures fulfill requirements of the project.

B. Install lighting fixtures in removable tile ceilings using 3/8" flexible metal conduit with 3 # 12 awg. conductor. Maximum length of flexible lead shall not exceed 60". Flexible lead shall extend from the fixture to the junction box. The junction box shall be securely fastened to the building structure above the removable tile ceiling and shall not serve more than two (2) lighting fixtures, nor shall the junction box support any of the lighting fixtures.

3.2 LIGHTING FIXTURE MOUNTING

A. 1' x 4', 2' x 2' and 2' x 4' fixtures installed in a removable tile ceiling shall be installed using T-Bar grid safety clips as provided by the fixture manufacturer and as required by the NEC.

B. 2'x 2' and 2' x 4' fixtures installed in a removable tile ceiling shall be installed using support wires at all four corners of the fixture. The support wires shall be carried up to the building structure and securely anchored using screwed or bolted hardware. Pressure type clips will not be acceptable. The Electrical Contractor shall be responsible for installing or having installed these four (4) support wires.

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C. 1' x 4' fixtures installed in a removable tile ceiling shall be installed using support wires at two (2) corners of the fixture. The support wires shall be carried up to the building structure and securely anchored using screwed or bolted hardware. Pressure type clips will not be acceptable. The Electrical Contractor shall be responsible for installing or having installed these Two (2) support wires.

D. Surface mounted fixtures installed on removable tile ceilings or dry wall ceilings shall be installed in accordance with fixture manufacturer's written instructions and recommendations.

1. Fixtures installed on removable tile ceilings shall be anchored to the T-Bar grid system using snap-on clips with threaded studs and wing nuts. The Electrical Contractor shall furnish and install a support wire from each snap-on clip carried up to building construction and securely anchor using screwed or bolted hardware.

2. Fixtures installed on dry wall ceilings shall be mounted using spring-loaded toggle bolts. The number and location of the anchors shall depend on the fixture manufacture's written instructions and recommendations. It shall be the responsibility of the Electrical Contractor to follow these instructions and recommendations.

3.3 ADJUST and CLEAN

A. Clean lens, reflectors and interiors of all lighting fixtures of dirt and construction debris upon completion of installation.

B. Protect installed lighting fixtures from damage during the remainder of the construction period.

3.4 FIELD QUALITY CONTROL

A. Upon completion of the installation of the lighting fixtures, and after the building circuitry has been energized, apply electrical energy to demonstrate capability and compliance with project requirements. Where possible, correct malfunctioning units at the site, then retest to demonstrate compliance; otherwise, remove and replace with new units, and proceed with retesting.

B. At the time of Substantial Completion, replace lamps in lighting fixtures which are observed to be noticeably dimmed after Contractor's use and testing, as judged by the Architect/Engineer. Furnish stock of fixtures amounting to 5% of each type. Deliver the replacement stock, as directed, to the Owner's Storage Area.

C. Replace defective and burned out fixtures for a period of two (2) years following the time of Substantial Completion.

3.5 GROUNDING

A. Provide tight equipment grounding connections for each lighting fixture installation, in accordance with fixture manufacturer's recommendations and the NEC's requirements.

END OF SECTION

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SECTION 26 08 00

COMMISSIONING OF ELECTRICAL

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Description

B. Responsibilities

C. Related Work

D. Test Equipment

1.2 DESCRIPTION

A. The purpose of this section is to specify Division 26 responsibilities in the commissioning process.

B. The systems to be commissioned are listed in Section 01 91 00.

C. Commissioning requires the participation of the Division 26 Contractor to ensure that all systems are operating in a manner consistent with the Contract Documents. The general commissioning requirements and coordination are detailed in Section 01 91 00. Division 26 Contractor shall be familiar with all parts of Section 01 91 00 and shall execute all commissioning responsibilities assigned to them in the Contract Documents.

1.3 RESPONSIBILITIES

A. Refer to Section 01 91 00.

1.4 RELATED WORK

A. Specific commissioning requirements are given in the following sections of these specifications. All the following sections apply to the Work of this section.

1. Division 01 Section 01 91 00 – General Commissioning Requirements
2. Division 22 Section 22 08 00 - Commissioning of Plumbing
3. Division 23 Section 23 08 00 - Commissioning of HVAC

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PART 2 - PRODUCTS

2.1 TEST EQUIPMENT

A. The Contractor shall provide all test equipment necessary to fulfill the testing requirements of this Division. This equipment includes, but is not limited to, the following:

1. Test equipment required for NETA Acceptance Testing.
2. Light meter.
3. Sound level meter.
4. Digital multimeter capable of measuring voltage (AC/DC), current, and resistance.
5. Power quality and energy analyzer capable of capturing waveform (3 phase) and data recording.
6. Handheld thermal imaging camera.

B. All testing equipment shall be of sufficient quality and accuracy to test and/or measure system performance with the tolerances specified in the related specifications. All equipment shall be calibrated according to the manufacturer's recommended intervals and when dropped or damaged. Calibration tags shall be affixed or certificates readily available.

C. Refer to Section 01 91 00 for additional Division 26 requirements.

PART 3 - EXECUTION

A. Refer to Section 01 91 00.

END OF SECTION