



**ALACHUA COUNTY  
GENERAL CONSTRUCTION AGREEMENT FOR BID NO. 25-525-LC**

**PROJECT NO. 923291  
AGREEMENT NO. 14532  
RENOVATION OF PROPERTY FORMERLY KNOWN AS SCOTTISH INN**

**ULLOA MANAGEMENT GROUP, LLC**

## GENERAL CONSTRUCTION AGREEMENT

THIS GENERAL CONSTRUCTION AGREEMENT ("Agreement") is made and entered into by and between Ulloa Management Group, LLC, a Florida limited liability corporation, whose principal address is 1021 Three Forks Court , Saint Augustine, Florida 32092 (hereinafter referred to as "Contractor"), and Alachua County, charter county and political subdivision of the State of Florida, by and through its Board of County Commissioners, (hereinafter referred to as the "County"). Collectively, the County and Contractor are hereinafter referred to as the "Parties."

### WITNESSETH:

**WHEREAS**, the County issued Bid No. 25-525-LC seeking the bids from contractors to provide all labor, materials, equipment and supervision for the Renovation of Property Formerly Known as Scottish Inn, located at 4341 Southwest 13<sup>th</sup> Street, Gainesville, Florida 32608 ("Project"); and

**WHEREAS**, after evaluating and considering all timely responses to Bid No. 25-525-LC the County identified Contractor as the lowest priced, responsive, and responsible bidder; and

**WHEREAS**, the County desires to contract with Contractor to perform the Work described in Bid No. 25-525-LC and Contractor desires to perform the Work to or for the County in accordance with the terms and conditions set forth herein; and

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

### 1. **THE WORK:**

- 1.1. Bid No. 25-525-LC requested the Contractor to provide pricing for a Lump Sum Base Bid and 7 Alternates. This Agreement awards the Scope of Work included in the Base Bid plus Alternates 2, 3, 4, 6, and 7 only. This Agreement does not include Alternates 1 and 5.
- 1.2. Contractor shall furnish all labor, material, equipment, apparatus and perform all work covered by the General Terms and Conditions, attached hereto and incorporated by reference as **Exhibit 1**, the Scope of Work, attached hereto and incorporated by reference as **Exhibit 2**, and the Plans, *Scottish Inn Conversion, 4341 Southwest 13<sup>th</sup> Street, Gainesville, Florida*, Permit Set Construction Documents dated October 25, 2024, for *Invitation to Bid No. 25-525-LC, Project No: 923291, "#14532 - Scottish Inn Renovations"* hereby incorporated by reference and made part of this Agreement as if fully set forth herein (collectively the documents referenced and attached as Exhibit 1, 2, and the Plans, *Scottish Inn Conversion, 4341 Southwest 13<sup>th</sup> Street, Gainesville, Florida*, Permit Set Construction Documents dated October 25, 2024, are hereinafter referred to as the "Contract Documents"); and all incidental and necessary work and services thereto (collectively, the "Work"). Contractor shall complete the Work by the date specified in the Notice to Proceed (NTP), which shall be issued by the County after the Effective Date of this Agreement. The form of the NTP is attached hereto as **Exhibit 4**.

### 2. **TERM OF AGREEMENT:**

This Agreement shall be effective upon execution by both Parties ("Effective Date"). The term of the Agreement shall be from the Effective Date until the Work is completed and all duties and responsibilities under this Agreement have been completed ("Term") unless amended or terminated as provided herein.

### 3. **CLOSEOUT:**

The Contractor's obligation to the County shall not end until all closeout requirements are completed.



Activities during the close-out period shall include, but are not limited to, making final payments, submitting final reimbursement request and final activity/accomplishment report to the County, disposing of project assets (including the return of all equipment, and receivable accounts to the County), and determining the custodianship of records. Agreement closeout is not considered final until the County is fully satisfied that project objectives have been met, and the Contractor has submitted the Contract Closeout Checklist, attached hereto and incorporated herein as **Exhibit 5**.

**4. COMPENSATION AND PAYMENT:**

- 4.1. For completion of all Work in accordance with this Agreement, Contractor shall be paid the sum of Four Million, Seventy-Nine Thousand, Four Hundred Nine Dollars and Zero Cents (\$4,079,409.00 (the “Contract Amount”), allocated as provided in the Bd Form/Schedule of Values, attached hereto and incorporated by reference as **Exhibit 3** attached hereto and incorporated herein.
- 4.2. As a condition precedent for any payment, Contractor shall submit a monthly invoice to the County requesting payment for Work completed. Contractor's invoice shall describe with reasonable particularity the Work completed, the date thereof, the time expended if such Work were rendered pursuant to a fee and the person(s) rendering such Work. Contractor's invoice shall be accompanied by such documentation or data in support of expenses for which payment is sought as the County may require. Each invoice shall bear the signature of a representative of the Contractor, which signature shall constitute Contractor's representation to the County that the Work indicated in the invoice have reached the level stated, have been properly and timely performed as required herein, that the expenses included in the invoice have been reasonably incurred in accordance with this Agreement, that all obligations of Contractor covered by prior invoices have been paid in full, and that the amount requested is currently due and owing, there being no reason known to Contractor that payment of any portion thereof should be withheld.
- 4.3. Contractor shall submit invoices to the County at the following address:  
Alachua County Facilities Management Director  
915 SE 5<sup>th</sup> Street  
Gainesville, FL 32601  
[FacFiscal@alachuacounty.us](mailto:FacFiscal@alachuacounty.us)
- 4.4. All applications for payment shall be processed and paid in accordance with the provisions of Chapter 218, Part VII Florida Statutes (“Local Government Prompt Payment Act”), and the County shall remit all payments to:  
Ulloa Management Group, LLC  
1021 Three Forks Court  
Saint Augustine, Florida 32092  
[management@ulloagroupllc.com](mailto:management@ulloagroupllc.com)
- 4.5. Except as otherwise authorized in Section 4.1, the County shall not pay or reimburse Contractor for any expenses incurred by Contractor to perform the Work.

**5. DAVIS BACON WAGE RATE:**

For this Contract, payment of predetermined minimum wages applies. The U.S. Department of Labor (USDOL) Wage Rates applicable to this Contract are listed in Wage Rate Decision Number FL20250194, as modified up through ten days prior to the opening of bids. Obtain the applicable General Decision(s) (Wage Tables) through the USDOL website and ensure that employees receive the minimum compensation applicable. Review the General Decisions for all classifications necessary to complete the project. Request additional classifications through the Engineer’s office when needed. For guidance on the requirements for the payment of wages and benefits and the submittal of certified payrolls, and for general guidance and examples of multiple wage rates when assigned to a Contract, refer to the USDOL website. Questions

regarding wage rates and the applicability of wage tables should be submitted to the County Engineer or his representative. FL20250194 is hereby incorporated in this Agreement as **Exhibit 13**.

**6. PROGRESS PAYMENTS AND RETAINAGE:**

- 6.1. That it is agreed by both Parties hereto that progress payments and final payment for Work performed will be made in accordance with the Contract Documents.
- 6.2. It is agreed that five percent (5%) of the amount earned through each progress payment shall be withheld by the County. The retainage shall be paid to Contractor pursuant to Section 6.3.
- 6.3. Within thirty (30) days of Substantial Completion of the Work as defined herein, or if not defined upon reaching beneficial occupancy or use, Contractor and County will develop a list (the "List") of items required to achieve final completion of the Work. The List shall include the estimated cost of completion of each item on the List. Contractor will provide a first draft of the List within five (5) days of notice of Substantial Completion. The County will notify Contractor of acceptance or of any changes requested within ten (10) days of receipt of the draft List. The County shall deliver the final List to the Contractor no later than five (5) days after it has been developed as set forth above. The failure to include on the List any corrective work or pending items not yet completed does not alter, waive or release Contractor of its responsibility to complete such corrective work, pending items, or any other Work pursuant to the Agreement. Within twenty (20) business days after the list is created, the County shall pay the Contractor the remaining contract balance that includes all retainage previously withheld by the County less an amount equal to one hundred fifty percent (150%) of the estimated cost to complete the items on the list. Upon completion of all items on the List, Contractor may apply for Final Payment for all remaining retainage withheld by the County. If a good faith dispute exists as to whether one or more items identified on the List have been completed pursuant to this Agreement, the County may continue to withhold an amount equal to one hundred and fifty percent (150%) of the total cost to complete such items until Contractor has rendered complete, satisfactory and acceptable to the County such items. All items that require correction under the Agreement and that are identified after the preparation and delivery of the List remain the obligation of Contractor. This section is intended to comply with the provisions of Section 218.735, Florida Statutes; in the event of any conflict, Florida law will prevail over this section.
- 6.4. The County shall not be obligated to make payment to Contractor for amounts that are the subject of a good faith dispute, or a claim brought pursuant to §255.05, Florida Statutes.

**7. ASBESTOS FREE MATERIALS:**

- 7.1. All Work under this Agreement will be performed with asbestos free materials. A written, notarized statement on company overhead is to be submitted with the executed Agreement certifying this fact. All payments shall be withheld until such statement is submitted.
- 7.2. Contractor agrees that if materials containing asbestos are subsequently discovered at any future time to have been included in the construction done by Contractor or any of its Subcontractors or agents and were not specified in the design or required by the Agreement, Contractor shall be liable for all costs related to the abatement of such asbestos and damages or claims against the County.

**8. LIQUIDATED DAMAGES:**

- 8.1. It is agreed by both Parties that **TIME IS OF THE ESSENCE** for the completion of the Work. The Contract Time shall begin with the date provided in the NTP to Contractor by the County. Contract Time for Substantial Completion is One Hundred Eight (108) Working Days, as defined in **Exhibit 1: General Terms and Conditions**, from the begin date listed in the NTP. Contract Time for Final Completion is 30 working days from the date the County delivers the final List to the Contractor as provided in section 6.3, above, unless extended in accordance with

§218.735(7)(c), Florida Statutes.

- 8.2. Inasmuch as failure to complete the Work within the time herein fixed will result in substantial injury to the County and whereas damages arising from such failure cannot be calculated with any degree of certainty, it is hereby agreed that if such Work is not Substantially Completed as herein defined or within such further time, if any, as shall be allowed for Contractor to achieve Substantial Completion in accordance with the provisions of this Agreement, Contractor shall pay the County as liquidated damages and not as a penalty the sum of Two Hundred Fifty Dollars and Zero Cents (\$250.00) per day for each and every working day after the date fixed for Substantial Completion the Work.
- 8.3. Inasmuch as failure to complete the Work within the time herein fixed will result in substantial injury to the County and whereas damages arising from such failure cannot be calculated with any degree of certainty, it is hereby agreed that if the Work is not finally completed as herein defined or within such further time, if any, as shall be allowed for Contractor to achieve final completion in accordance with the provisions of this Agreement, Contractor shall pay the County as liquidated damages and not as a penalty the sum of One Hundred Fifty Dollars and Zero Cents (\$150.00) per day for each and every working day after the date fixed for such completion for the Work.

**9. RELEASE OF CLAIMS:**

- 9.1. It is agreed that when all Work contemplated by this Agreement has been completed and has been inspected and approved by the County or the County's authorized representatives, Contractor shall furnish to the County Contractor's Final Payment Affidavit in the form provided in **Exhibit 9**, attached hereto. Contractor shall also provide a Waiver of Right Against Payment Bond from every subcontractor, material man and supplier that has provided services or materials to the Project in the form provided in **Exhibit 10**, attached hereto, or on a form acceptable to the County.

**10. GOVERNING ORDER OF DOCUMENTS:**

In cases of discrepancy, the governing order of the documents is as follows:

- 10.1. Amendments and Change Orders;
- 10.2. This Agreement;
- 10.3. General Terms and Conditions from Bid No. 25-525-LC (**Exhibit 1**);
- 10.4. Scope of Service/Technical Specifications from Bid No. 25-525-LC (**Exhibit 2**);
- 10.5. *Scottish Inn Conversion, 4341 Southwest 13<sup>th</sup> Street, Gainesville, Florida*, Permit Set Construction Documents dated October 25, 2024, for Invitation to Bid No. 25-525-LC ;
- 10.6. Notice to Proceed;
- 10.7. Vendor's Bid Submittal

**10. INDEMNIFICATION:**

- 10.1. To the maximum extent permitted by Florida law, but subject to the monetary limitation that the extent of Contractor's indemnification obligation shall not exceed One Million Dollars and Zero Cents (\$1,000,000.00) or the Contract Amount of this Agreement (whichever is larger), Contractor agrees to indemnify and hold harmless the County, and its officers, commissioners and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of Contractor and other persons employed or utilized by Contractor in the performance of the Agreement. Contractor agrees that indemnification of the County shall extend to any and all work performed by Contractor, its subcontractors, employees, agents, servants or assigns.
- 10.2. Contractor's obligation to indemnify under this Article will survive the expiration or earlier termination of this Agreement until it is determined by final judgment that an

action against the County or an indemnified party for the matter indemnified hereunder is fully and finally barred by the applicable statute of limitations.

- 10.3. This obligation shall in no way be limited in any nature whatsoever by any limitation on the amount or type of Contractor's insurance coverage. This indemnification provision shall survive the termination of the Agreement between the County and the Contractor.
- 10.4. In any and all claims against the County or any of its agents or employees by any employee of Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Article shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under workers' compensation acts, disability benefit acts or employee benefit acts.
- 10.5. Nothing contained herein shall constitute a waiver by the County of sovereign immunity or the provisions or limits of liability of §768.28, Florida Statutes.

#### **11. PUBLIC RECORDS:**

- 11.1. In accordance with §119.0701, Florida Statutes, Contractor, *when acting on behalf of the County*, shall, as required by Florida law:
- 11.2. Keep and maintain public records required by the County to perform the Services.
- 11.3. Upon request from the County's custodian of public records, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Florida law or as otherwise provided by law.
- 11.4. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following completion of the Agreement if Contractor does not transfer the records to the County.
- 11.5. Upon completion of the Agreement, transfer, at no cost, to the County all public records in possession of Contractor or keep and maintain public records required by the County to perform the Services. If Contractor transfers all public records to the County upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the County's information technology systems.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE COUNTY'S PUBLIC RECORDS CUSTODIAN AT [publicrecordsrequest@alachuacounty.us](mailto:publicrecordsrequest@alachuacounty.us) OR (352) 264-6906 OR 12 SE 1<sup>ST</sup> STREET, GAINESVILLE, FL 32601.**

- 11.6. If Contractor fails to comply with this section, Contractor will be deemed in default under this Agreement. The County may enforce as set forth in §119.0701, Florida Statutes. Contractor who fails to provide the public records in response to a request within a reasonable time may be subject to penalties imposed under §119.10, Florida Statute, and costs of enforcement, including fees, under §119.0701 and §119.12, Florida Statutes.

- 11.7. Contractor will take reasonable measures to protect, secure and maintain any data held by Contractor in an electronic form that is or contains exempt, confidential, personal information or protected information, as defined by Florida or federal law, related to or in connection with performance of the Services. If Contractor suspects or becomes aware of a security breach or unauthorized access to such data by a third party, Contractor shall immediately notify the County in writing and will work, at Contractor's expense, to prevent or stop the data breach.

**13. AUDITING RIGHTS AND INFORMATION:**

- 13.1. Contractor shall keep all records and supporting documentation which concern or relate to the Work hereunder for a minimum of ten (10) years from the date of termination of this Agreement or the date the Work is completed, whichever is later or such longer period of time as may be required by law. Contractor shall require all of its subcontractors to likewise retain all of their Project records and supporting documentation. County, and any duly authorized agents or representatives of County, shall be provided access to all such records and supporting documentation at any and all times during normal business hours upon request by County. Further, County, and any duly authorized agents or representatives of County, shall have the right to audit, inspect and copy all of Contractor's and any subcontractor's Project records and documentation as often as they deem necessary and Contractor shall cooperate in any audit, inspection, or copying of the documents. Employees' personal information is excluded, if exempt under Ch. 119, F.S. The access, inspection, copying and auditing rights shall survive the termination of this Agreement.
- 13.2. If at any time, County conducts such an audit of Contractor's records and documentation and finds that Contractor overcharged County, Contractor shall pay to County the Overcharged Amount which is defined as the total aggregate overcharged amount together with interest thereon (such interest to be established at the rate of 12% annum). If the Overcharged Amount is equal to or greater than \$50,000.00, Contractor shall pay to County the Overcharged Amount and the Audit Amount which is defined as the total aggregate of County's reasonable audit costs incurred as a result of its audit of Contractor. County may recover the Overcharged Amount and the Audit Amount, as applicable, from any amount due or owing Contractor with regard to the Project or under any other agreement between Contractor and County. If such amounts owed Contractor are insufficient to cover the Overcharged Amount and Audit Amount, as applicable, then Contractor hereby acknowledges and agrees that it shall pay such remaining amounts to County within seven (7) business days of its receipt of County's invoice for such remaining amounts. In no event shall the Overcharged Amount or the Audit Amount be deemed a reimbursable Cost of the Work.

**14. INSURANCE:**

Throughout the term of this Project, Contractor shall provide and maintain insurance of the types and in the amounts set forth in **Exhibit 8**. A current Certificate of Insurance showing coverage of the types and in the amounts required is attached hereto as **Exhibit 8-A**.

**15. PERMITS:**

Contractor will obtain and pay for all necessary permits, permit application fees, licenses or any fees required that may in any way affect the Work outlined in this Agreement. If Contractor is not familiar with state and local laws, ordinances, code rules and regulations, Contractor remains liable for any violation and all subsequent damages or fines.

**16. BONDS:**

- 16.1. At least ten (10) days PRIOR to furnishing any labor, services or material in connection with the Project, Contractor shall provide the County with Payment and Performance Bonds, in the

amount of one hundred percent (100%) of the Contract Amount, in the form attached hereto as **Exhibits 6 & 7**, the costs of which are to be paid by Contractor. It is mutually agreed between the Parties hereto that if, at any time after the execution of this Agreement and the required surety bond for its faithful performance and payment, the County shall deem the surety or sureties upon such bond to be unsatisfactory, or if, for any reason, such bond ceases to be adequate to cover the performance of the Work Contractor shall, at its own expense, within five (5) days after the receipt of notice from the County to do so, furnish an additional bond or bonds in such form and amount, and with surety or sureties as shall be satisfactory to the County. In such event, no further payment to Contractor shall be deemed to be due under this Agreement until such new or additional security for the faithful performance of the Work shall be furnished in a manner and form satisfactory to the County.

- 16.2. In accordance with the requirements of §255.05(1)(a), Florida Statutes, Contractor shall record a copy of the Performance and Payment Bonds in the Public Records of Alachua County, Florida, within five (5) days of furnishing the Performance and Payment Bonds to the County. Contractor shall deliver a certified copy of the recorded Performance and Payment Bond to the County as evidence of recording said Bonds, within five (5) days of recording. The delivery of such evidence is a condition precedent to the County's obligation to make any payments to Contractor.

**17. SEVERABILITY AND AMBIGUITY:**

It is understood and agreed by the Parties to this Agreement that if any of the provisions of the Agreement shall contravene or be invalid under the laws of the State of Florida, such contravention or invalidity shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provision or provisions held to be invalid, and the rights and obligations of the Parties shall be construed and enforced accordingly. In the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if jointly drafted by the Parties and no presumption, inference, or burden of proof shall arise favoring or disfavoring a Party by virtue of authorship of any or all of the Agreement's provisions. Each Party represents and agrees that it has had the opportunity to seek the advice of appropriate professions, including legal professionals, in the review and execution of this Agreement.

**18. AMENDMENT:**

This Agreement may be amended by mutual written agreement that is executed by both of the Parties hereto. Further, this Agreement, including without limitation all changes in the maximum indebtedness, Scope of Work, time of completion, and other material terms and conditions, may be changed only by such written and executed amendment.

**19. INDEPENDENT CONTRACTOR:**

In the performance of this Agreement, Contractor will be acting in the capacity of an independent contractor, and not as an agent, employee, partner, joint venture, or associate of the County. Contractor shall be solely responsible for the means, methods and techniques, sequences and procedures utilized by Contractor in the full performance of this Agreement. Neither Contractor nor anyone employed by Contractor shall represent, act, purport to act, or to be deemed to be the agent, representative, employee or servant of the County.

**20. OPTIONAL PARTICIPATION OF CONSULTANT:**

The County is free to elect to have an authorized agent or a consultant on the Project site to respond to requests for information made by Contractors, and to approve any payment requests. If the County does not elect to have a Consultant on the job site, any provisions incorporated in this Agreement referring to the Consultant shall be disregarded, and any requests for information and approvals of payment requests shall be made by the County's Facilities Management Manager or their designee.

**21. CHOICE OF LAW:**

The laws of the State of Florida shall govern this Agreement, and the duties and obligations stated within this Agreement. The sole and exclusive venue for any action under this Agreement shall be Alachua County, Florida.

**22. LAWS AND REGULATIONS:**

Contractor will comply with all laws, ordinances, regulations, and building code requirements applicable to Work required by this Agreement. Contractor is presumed to be familiar with all state and local laws, ordinances, code rules and regulations that may in any way affect the Work outlined in this Agreement. If Contractor is not familiar with state and local laws, ordinances, code rules and regulations, Contractor remains liable for any violation and all subsequent damages or fines.

**23. COMPLETE AGREEMENT:**

This Agreement contains the sole and entire Agreement between the County and Contractor and supersedes any other written or oral Agreements between them not incorporated herein.

**24. NON-WAIVER:**

The failure of any party to exercise any right in this Agreement will not waive such right in the event of any further default or non-compliance.

**25. SUCCESSORS AND ASSIGNS:**

Contractor shall not assign its rights hereunder, excepting its right to payment, nor shall it delegate any of its duties hereunder without the written consent of the County. Subject to the provisions of the preceding sentence, each Party hereto binds itself, its successors, assigns and legal representatives to the other and to the successors, assigns and legal representatives of such other Party.

**26. NO THIRD-PARTY BENEFICIARIES:**

Nothing contained herein shall create any relationship, contractual or otherwise, with, or any rights in favor of, any third party.

**27. COUNTERPARTS:**

This Agreement may be executed in any number of and by the different Parties hereto on separate counterparts, each of which when so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same instrument.

**28. WAIVERS OF CLAIMS AND CONTINUING OBLIGATIONS:**

28.1. Contractor's obligations to perform and complete the Work in accordance with the Contract Documents shall be absolute. Neither approval of any progress, nor approval of final payment by a County employee, nor the issuance of a certificate of substantial completion, nor any payment by the Clerk of the Court to Contractor under the Contract Documents, nor any use or occupancy of the Project or any part thereof by the County, nor any act of acceptance by the County, nor any failure to do so, nor any correction of faulty or defective Work by the County shall constitute an acceptance of Work not in accordance with the Contract Documents.

28.2. The making and acceptance of final payment shall constitute a waiver of all claims by Contractor against the County, other than those previously made in writing and still unsettled.

**28. TERMINATION FOR DEFAULT:**

28.1. Contractor shall be considered in material default of this Agreement and such default shall be considered cause for County to terminate the Agreement, in whole or in part, as further set forth in this Article, if Contractor: (1) fails to begin the Work under the Contract Documents within the time specified herein; or (2) fails to properly and timely perform the Work as directed by



County or Design Professional or as provided in the approved Master Project Schedule; or (3) performs the Work unsuitably or neglects or refuses to remove materials or to correct or replace such Work as may be rejected as unacceptable or unsuitable; or (4) discontinues the prosecution of the Work contrary to the requirements of the Agreement; or (5) fails to resume Work which has been suspended within a reasonable time after being notified to do so; or (6) becomes insolvent or is declared bankrupt, or commits any act of bankruptcy; or (7) allows any final judgment to stand against it unsatisfied for more than ten (10) days; or (8) makes an assignment for the benefit of creditors; (9) fails to obey any applicable codes, laws, ordinances, rules or regulations with respect to the Work; or (10) fails to promptly pay its subcontractors and suppliers; or (11) materially breaches any other provision of this Agreement.

- 28.2. If County determines that Contractor is in default under this Agreement, County shall notify Contractor in writing of Contractor's default(s). If County determines that Contractor has not remedied and cured the default(s) within seven (7) calendar days following receipt by Contractor of said written notice, then County, at its option, without releasing or waiving its rights and remedies against Contractor's sureties and without prejudice to any other right or remedy it may be entitled to hereunder or by law, may terminate Contractor's right to proceed under the Agreement, in whole or in part, and take possession of all or any portion of the Work and any materials, tools, equipment, and appliances of Contractor, take assignments of any of Contractor's subcontracts and purchase orders that County may designate, and complete all or any portion of Contractor's Work by whatever means, method or agency which County, in its sole discretion, may choose. If default is solely a result of Contractor's failure to construct in accordance with the Master Project Schedule, then twenty-one (21) calendar days shall be allowed to cure the default. In making either the initial determination that Contractor is in default under this Contract or the subsequent determination that Contractor has failed to satisfactorily cure its default, County may rely solely upon the Design Professional's certification to County that in the Design Professional's opinion the Contractor is in default or has failed to satisfactorily cure its default. The Library Director has authority to terminate this Agreement.
- 28.3. If County deems any of the foregoing remedies necessary, Contractor shall not be entitled to receive any further payments hereunder until after the Work is completed. All monies expended and all of the costs, losses, damages and extra expenses, including all management, administrative and other overhead and other direct and indirect expenses (including Design Professional and attorneys' fees) or damages incurred by County incident to such completion, shall be deducted from the unpaid balance of the Contract Amount/GMP, and if such expenditures exceed the unpaid balance of the Contract Amount/GMP, Contractor shall pay promptly to County on demand the full amount of such excess, including costs of collection, attorney's fees (including appeals) and interest thereon at the maximum legal rate of interest until paid. If the unpaid balance of the Contract Amount/GMP exceeds all such costs, expenditures and damages incurred by County to complete the Work, Contractor shall not be entitled to any portion of such excess, except for the unpaid portion of the Contractor's Fee earned and the Cost of Work incurred prior to Contractor's right to continue performance under this Contract being terminated. Any amounts to be paid to County by Contractor pursuant to this provision shall be certified by Design Professional, upon application, and this obligation for payment shall survive termination of the Agreement.
- 28.4. The liability of Contractor hereunder shall extend to and include the full amount of any and all sums paid, expenses and losses incurred, damages sustained, and obligations assumed by County in good faith under the belief that such payments or assumptions were necessary or required, in completing the Work and providing labor, materials, equipment, supplies, and other items therefor or re-letting the Work, and in settlement, discharge or compromise of any claims, demands, suits, and judgments pertaining to or arising out of the Work hereunder. Further, in the event County has exercised its right to terminate due to Contractor's default, Contractor shall be



prohibited from bidding or otherwise seeking additional work from County in accordance with County's then current debarment policy.

- 28.5. If, after notice of termination of Contractor's right to proceed pursuant to this Section, it is determined for any reason that Contractor was not in default, or that its default was excusable, or that County is not entitled to the remedies against Contractor provided herein, then such termination shall be deemed a termination for County's convenience and Contractor's remedies against County shall be the same as and limited to those afforded Contractor under Section 29 below.

**29. TERMINATION FOR CONVENIENCE AND RIGHT OF SUSPENSION:**

29.1. County shall have the right to terminate this Agreement without cause upon seven (7) calendar days' written notice to Contractor. In the event of such termination for convenience, Contractor's recovery against County shall be limited to that portion of the Contract Amount/GMP earned through the date of termination, together with any retainage withheld and reasonable termination expenses incurred but Contractor shall not be entitled to any other or further recovery against County, including, but not limited to, damages, consequential or special damages, or any anticipated profit on portions of the Work not performed.

29.2. County shall have the right to suspend all or any portions of the Work upon giving Contractor two (2) calendar days' prior written notice of such suspension. If all or any portion of the Work is so suspended and later recommenced, Contractor's sole and exclusive remedy shall be to seek an extension to the Contract Time in accordance with the procedures set forth in the Contract Documents. In no event shall Contractor be entitled to any additional compensation or damages, except as otherwise expressly provided for in the Contract Documents. Provided, however, if the ordered suspension exceeds ninety (90) calendar days, Contractor shall have the right to terminate the Agreement with respect to that portion of the Work which is subject to the ordered suspension.

**30. WORKPLACE VIOLENCE:** Employees of Contractor are prohibited from committing any act of Workplace violence. Violation may be grounds for termination. Workplace violence means the commission of any of the following acts by a Contractor's employee.

30.1. Battery: intentional offensive touching or application of force or violence to another.

30.2. Stalking: willfully, maliciously and repeatedly following or harassing another person.

**32. DUTIES AND OBLIGATIONS:** The rights and remedies available hereunder, and, in particular without limitation, the warranties, guarantees and obligations imposed upon Contractor by this Agreement (No. 14532) and the rights and remedies available to the County thereunder, shall be in addition to and not a limitation of any otherwise imposed or available law, by special guarantee or other provisions of the Contract Documents and Specifications.

**33. POLLUTION ABATEMENT:** Contractor shall comply with all Federal, State and Local laws and regulations controlling pollution of the environment. It shall take necessary precautions to prevent pollution of streams, lakes and ponds with fuels, oils, bitumens, chemicals and other harmful materials. It shall take necessary measures to minimize soil erosion.

**34. INJURY OR DAMAGE TO PEOPLE OR PROPERTY:** Should the County or Contractor suffer injury or damage to its person or property because of any error, omission or act of the other or of any of Contractor's employees or agents or others for whose acts Contractor is legally liable, claim shall be made in writing to the County within a reasonable time of the first observance of such injury or damage.

**35. HEALTH CONSIDERATIONS:** Contractor shall provide and maintain, in a neat and sanitary condition, such accommodations for the use of its employees as are necessary to comply with the

requirements and regulations of the State and Local Boards of Health. Contractor shall commit no public nuisance.

**36. ELECTRONIC SIGNATURES:** The Parties agree that an electronic version of this Agreement shall have the same legal effect and enforceability as a paper version. The Parties further agree that this Agreement, regardless of whether in electronic or paper form, may be executed by use of electronic signatures. Electronic signatures shall have the same legal effect and enforceability as manually written signatures. The County shall determine the means and methods by which electronic signatures may be used to execute this Agreement and shall provide Contractor with instructions on how to use said method. Delivery of this Agreement or any other document contemplated hereby bearing an manually written or electronic signature by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in "portable document format" (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

**37. E-VERIFY:** Pursuant to F.S. sec. 448.095, Contractor shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees of the Contractor during the term of the Agreement. Contractor shall require any subcontractors performing work or providing Services under this Agreement to register and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees of the subcontractor during the term of this Agreement and otherwise comply with Florida law. The E-Verify system is located at <https://www.uscis.gov/E-Verify>. Failure to comply with this section is grounds for termination and the contractor (a) may not be awarded a contract with the County for at least 1 year after the date on which the contract was terminated and (b) is liable for any additional costs incurred by the County as a result of termination of this Agreement.

**38. HUMAN TRAFFICKING AFFIDAVIT OF NO COERCION FOR LABOR OR SERVICES:**

- 38.1. Section 787.06(13), Florida Statutes, requires any governmental entity when executing, renewing, or extending a contract, must obtain an affidavit from the non-governmental entity attesting that it does not use coercion for labor or services. The terms "coercion" and "labor" are defined respectively in sections 787.06(2)(a) 1-72 and 787.06(2)(e)3, Florida Statutes.
- 38.2. The Contractor will certify this understanding, obligation, through the completion of the No Coercion for Labor or Services Affidavit, a copy of which is attached to this Agreement as **Exhibit 11**.

**39. CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN PROHIBITED:**

- 39.1. Section 2838, Florida Statutes, prohibits any governmental entity, which includes "district", from contracting with entities of foreign countries of concern if the contract provides the vendor with access to an individual's personal identifying information and:
  - 39.1.1. The entity is owned by the government of a foreign country of concern;
  - 39.1.2. The government of a foreign country of concern has a controlling interest in the entity;  
or
  - 39.1.3. The entity is organized under the laws of or has its principal place of business in a foreign country of concern.
- 39.2. The statute identifies foreign countries of concern as: The People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic does not have a controlling interest in the Supplier.

39.3. The Contractor will certify this understanding, obligation, through the completion of the Foreign Country of Concern Affidavit, attached hereto and incorporated herein as **Exhibit 12**.

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**IN WITNESS WHEREOF**, the Parties have caused this Agreement to be executed for the uses and purposes therein expressed on the day and year first written below.

**ALACHUA COUNTY, FLORIDA**

By: \_\_\_\_\_  
Charles Chestnut, IV, Chair

Board of County Commissioners

Date: \_\_\_\_\_

**ATTEST**

**APPROVED AS TO FORM**

\_\_\_\_\_  
J.K. "Jess" Irby, Esq., Clerk  
(SEAL)

\_\_\_\_\_  
Alachua County Attorney's Office

**CONTRACTOR**

Signed by:  
By:  \_\_\_\_\_  
1DA688FE83C646E...

Print: Paul Fernando Ulloa Jarrin \_\_\_\_\_

Title: Owner \_\_\_\_\_

Date: 2/18/2025 \_\_\_\_\_

**IF CONTRACTOR IS NOT A NATURAL PERSON, PLEASE PROVIDE A CERTIFICATE OF INCUMBENCY AND AUTHORITY, OR A CORPORATE RESOLUTION, LISTING THOSE AUTHORIZED TO EXECUTE AGREEMENTS ON BEHALF OF YOUR ORGANIZATION. IF ARE A NATURAL PERSON, THEN YOUR SIGNATURE MUST BE NOTARIZED.**

## **EXHIBIT 1: GENERAL TERMS AND CONDITIONS**

### **1. PRICING:**

The Schedule of Values, attached hereto and incorporated by reference as **Exhibit 3**, provides pricing for the Work performed under the Agreement will be as provided in the Scope of Work/Technical Specifications (**Exhibit 2**) and the NTP.

### **2. HOURS OF WORK:**

- 2.1. Standard hours of the Work will be from 7:00 AM to 5:00 PM, Monday through Friday, unless alternate standard hours are agreed to and adopted. Under no circumstances will Contractor perform any Work at any time or access the site of the Work without specific written (by memorandum or email) of the County's representative.
- 2.2. Non-standard hours are hours required by the County to be worked before 7:00 AM and after 5:00 PM (unless alternate standard hours are agreed and adopted), Monday thru Friday, and all hours worked on Saturdays, Sundays and holidays will be considered non-standard hours.
- 2.3. Non-standard hours worked by Contractor to regain schedule or for Contractor's convenience shall not be entitled to additional compensation.
- 2.4. County Holidays - Holidays falling on Saturday will be observed on the Friday preceding the holiday and those falling on Sunday will be observed on the Monday following the holiday.
  - New Year's Day
  - Martin Luther King Day
  - Memorial Day
  - Juneteenth Day
  - 4<sup>th</sup> of July
  - Labor Day
  - Veteran's Day
  - Thanksgiving Day and the day after Thanksgiving
  - Christmas Day and one additional day as designated by County Manager

### **3. WORK AUTHORIZATION:**

- 3.1. Any Work required under this Agreement shall be authorized by issuance of formal, written NTP, based on the Scope of Work (**Exhibit 2**).
- 3.2. Alachua County shall issue a revised Notice to Proceed in the form of **Exhibit 4**.
- 3.3. NTPs issued under this Agreement shall authorized by signature of the County designee.
- 3.4. Amendments to the NTP (Change Orders) will be approved in accordance with County Policy and Ordinance and shall be issued in the form of the NTP Amendment.

### **4. SCHEDULING OF WORK:**

- 4.1. The County will issue an NTP for the Work. The first day of performance under an NTP shall be the effective date specified in the Notice to Proceed. Any preliminary work started, or material ordered or purchased before receipt of the Notice to Proceed shall be at the risk and expense of Contractor. Contractor shall diligently prosecute the Work to completion within the time set forth in the NTP. The period of performance includes allowance for mobilization, holidays, weekend days, normal inclement weather, and cleanup. Therefore, claims for delay based on these elements will not be allowed. When Contractor considers the Work complete and ready for its intended use Contractor shall request Alachua County to inspect the Work to determine the status of completion.
- 4.2. Job placement of materials and equipment shall be made with a minimum of interference to Alachua County operations and personnel.
- 4.3. Furniture and portable office equipment in the immediate work area will be moved to a designated location by Contractor and replaced to its original location upon completion of the Work. If the furniture and portable office equipment cannot be replaced to its original location, the County will

designate new locations. If furniture and portable office equipment (or other items) must be moved and/or stored outside the immediate area, Alachua County will compensate Contractor for any such transportation and storage costs incurred through an Amendment to the NTP.

- 4.4. Contractor shall take all precautions to ensure that no damage will result from its operations to private or public property. All damages shall be repaired or replaced by Contractor at no cost to Alachua County.
- 4.5. Contractor shall be responsible for providing all necessary traffic control, such as street blockages, traffic cones, flagmen, etc., as required for the Work. Proposed traffic control methods shall be submitted to Alachua County for approval, prior to placement.

**5. CONTRACTOR'S RESPONSIBILITIES:**

- 5.1. Contractor shall supervise, perform and direct the Work using the best skill and attention. Contractor shall be solely responsible for all construction means, methods, techniques, safety, sequences and procedures, and for coordinating all portions of the Work under this Agreement. Contractor shall ensure that the completed Work complies accurately with the Contract Documents.
- 5.2. Contractor's Superintendent: Contractor shall employ a competent resident superintendent who shall be at the Project site during the progress of the Work. The superintendent shall be satisfactory to County and shall not be changed except with the written approval of the County. The superintendent shall represent Contractor at the site and shall have full authority to act on behalf of Contractor. All communications given to the superintendent shall be binding on Contractor. All oral communications affecting Contract Time, Contract Amount and Contract interpretation will be confirmed in writing to the County.

**6. DESIGN:**

- 6.1. Contractor's duties under the Agreement may include the preparation of additional shop drawings or sketches necessary to permit orderly construction of the Work. Contractor agrees to provide detailed design drawings and plans if requested by the County, with reimbursement included in an amended NTP and said cost should be incidental to the Project.
- 6.2. Incidental means not exceeding 10% or \$5,000, whichever is higher of the total Project cost, unless properly justified and approved by the County.

**7. ALACHUA COUNTY-FURNISHED UTILITIES:**

- 7.1. The County shall provide at no cost to Contractor utilities and toilet facilities that are existing and available at each site for Work performed under the Agreement. If utilities and/or toilet facilities are not existing and available, an equitable price will be negotiated and included in the NTP to compensate Contractor for providing such items.
- 7.2. Water:
  - 7.2.1. Alachua County shall furnish to Contractor from existing Alachua County facilities and without cost to Contractor, a supply of water necessary for the performance of Work under this Agreement. Alachua County will in no case furnish or install any required supply connections and piping for the purpose of implementing the availability of the water supply. It is the responsibility of Contractor to determine the extent to which existing Alachua County water supply source is adequate for the needs of the Agreement.
  - 7.2.2. All taps, connections, and accessory equipment required in making the water supply source available will be accomplished by and at the expense of Contractor, and costs included in the Scope of Work. All Work in connection therewith shall be coordinated, scheduled, and performed as directed and approved by the County. Said taps, connections, and accessory equipment shall be maintained by Contractor in a Workmanlike manner in accordance with the rules and regulations of the local authority. Upon completion of this Agreement the

removal of all taps, connections and accessories will be accomplished by and at the expense of Contractor, so as to leave the water supply source and facility in its original condition. Such removal shall also be subject to the approval of the County.

7.3. Electricity:

7.3.1. The County shall furnish to Contractor from existing County facilities and without cost to Contractor, electricity necessary for the performance of Work under this Agreement. It is the responsibility of Contractor to determine the extent to which existing County electrical facilities are adequate for the needs of this Agreement.

7.3.2. All taps, connections, and necessary equipment required in making the electrical power available will be accomplished by and at the expense of Contractor, and costs included in the Bid or proposal. All Work in connection therewith shall be coordinated, scheduled and performed as directed and approved by the County. Said taps, connections, and accessory equipment shall be maintained by Contractor in a Workman like manner in accordance with the rules and regulations of the local authority. Upon completion of this Agreement the removal of all taps, connections and accessories will be accomplished by and at the expense of Contractor, and costs included in the Bid or proposal, so as to leave the electrical power source and facility in its original condition. Such removal shall also be subject to the approval of County.

**8. DIRECT PURCHASE OF MATERIALS:**

County may purchase materials directly and provide them to Contractor for use on the Project. Within forty-five (45) days of the issuance of the NTP Contractor will provide County with a list of bulk materials needed on the Project, the cost for those materials including sales tax, and a schedule of values showing when those items are needed. If County elects to purchase certain items, Contractor will prepare a deductive change order to the Agreement. County shall issue a purchase order and Contractor has sole responsibility for establishing delivery and schedule. There will be no reimbursement to Contractor if the materials are obtained by the County at less than the estimated cost.

**9. PROCEDURES:**

9.1. Pre-Construction Conference: After award of the Agreement and before the issuance of the initial NTP under this Agreement, the County will conduct a conference to acquaint Contractor with County policies and procedures that are to be observed during the prosecution of the Work and to develop mutual understanding relative to the administration of the Agreement.

9.2. The Work of this Agreement shall be determined by the Scope of Work (**Exhibit 2**). Contractor shall perform its construction Work in accordance with this Agreement including provision of all pricing, management, shop drawings, documents, labor, materials, supplies, parts (to include system components), transportation, facilities, supervision, and equipment needed to complete the Work. Contractor shall provide quality assurance as specified in strict accordance with the Contract Documents. Contractor shall also be responsible for site safety as well as site preparation and cleanup.

9.3. Contractor shall prepare and submit required reports, maintain current record drawings, and submit required information. Contractor shall provide materials lists to include trade names, brand names, model number, and ratings (if appropriate) for all materials necessary for a complete job.

9.4. Contractor representative shall be available for a site visit with the County representative as mutually agreed prior to the issuance of the NTP.

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**EXHIBIT 2: SCOPE OF WORK/ TECHNICAL SPECIFICATIONS**

THE PROJECT MANUAL FOR

ALACHUA COUNTY  
SCOTTISH INN RENOVATION

4341 Southwest 13<sup>th</sup> Street  
Gainesville, Florida 32608

October 25, 2024

PAUL STRESING ASSOCIATES, INC.

14617 Main Street  
Alachua, Florida 32615  
Telephone (386) 462-6407  
E-Mail: psa@paulstresingassociates.com  
CA #AA0003377  
PSA 24-835



ALACHUA COUNTY SCOTTISH INN RENOVATION  
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## **SECTION 00100 - INSTRUCTIONS TO BIDDERS**

### **1.0 SPECIFICATION TERMINOLOGY**

- 1.01 Hard Bid Project Delivery: Bidder is required to obtain a copy of the Owner's Contract for their reference and familiarity.
- 1.02 Definition of Terms: Whenever in the Specifications the following terms or pronouns in place of them are used; their intent and meaning shall be interpreted as follows:
- A. Owner: Alachua County Board of County Commissioners, Florida.
  - B. Architect/Engineer: Acting directly or through a duly-authorized representative also considered owner's agent.
  - C. Inspector: An authorized representative of the Architect/Engineer or Owner assigned to inspect any of the materials, workmanship or completed work entering into the work.
  - D. Bidder: Any individual, firm, partnership or corporation submitting a proposal for the work contemplated.
  - E. Surety: The corporate body, which is bound with and for the Contractor, which is primarily liable and which guarantees the faithful performance of the Agreement.
  - F. Proposals: The approved forms on which the Bidder will submit his bid for the work contemplated.
  - G. Drawings: The authorized plans and other drawings or reproductions thereof pertaining to the work to be done.
  - H. Project Manual: The Conditions of the Contract, Detailed Technical Specifications and such other descriptions of the work as are set forth in any of the Contract Documents.
  - I. Agreement: "Agreement" shall mean the document entitled "Form of Agreement Between Construction Manager & Subcontractor for Construction of Buildings", including all Addenda issued prior to execution of Agreement and all modifications issued subsequent thereto.
  - J. Contract: "Contract" shall mean the Contract Documents as defined and listed in the Agreement.

### **2.0 FAMILIARITY WITH LAWS**

- 2.01 The Bidder is required to be familiar with all Federal, State and local laws, ordinances, rules and regulations that in any manner affect the work. Unfamiliarity or misinterpretation on the part of the Bidder will in no way relieve him from applicable responsibilities. The contractor and his subcontractor are to be aware of all codes and regulations relating to the work being provided by them. It is the Contractor's Subcontractors sole responsibility to install this work in compliance with all governing codes regardless of whether they are shown or identified in the construction documents.

### **3.0 PROGRESS PAYMENTS**

- 3.01 Based upon Applications for Payment submitted to the Architect/Engineer by the Contractor and Certificates for Payment issued by the Architect/Engineer, the Owner shall make progress payments to the Contractor as provided in the Agreement. No payment will be allowed for any material or equipment stored off the project site.

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**SECTION 00100 - INSTRUCTIONS TO BIDDERS****4.0 BIDDING DOCUMENTS**

- 4.01 All of the descriptions of the work as well as of the instruments of procedure which are contained in and embraced by the Drawings and Specifications and including Addenda not contained therein comprise the Bidding Documents.

**5.0 ALTERNATES**

- 5.01 If the Owner wishes to learn the relative or additional construction cost of an alternative method of construction, an alternative use of type of material, or an increase or decrease in scope of the project, these items will be defined as Alternates and will be specifically described by the Drawings and/or Specifications. Alternates will be listed in the Proposal Form in such a manner that the Bidder shall be able to clearly indicate what sums he will add to his Base Bid. The alternatives are in no specific order.
- 5.02 Such alternates may or may not be accepted. The alternate will be accepted or rejected solely by the decision of Owner. The Bidder shall add to his base bid dollar amounts for each of the items listed in the Bid Proposal Form, including any Alternates.

**6.0 ADDENDA**

- 6.01 In case the Architect/Engineer finds it expedient to supplement, modify or interpret any portion of the Bidding Documents during the bidding period, such procedure will be accomplished by the issuance of written Addenda to the Bidding Documents which will be delivered or mailed to all prospective Bidders at the respective addresses furnished for such purposes.

**7.0 INTERPRETATION OF BIDDING DOCUMENTS**

- 7.01 No interpretation of the meaning of the Drawings, Specifications, or other Bidding Documents, no correction of any apparent ambiguity, inconsistency or error therein will be made to any Bidder orally. Every request for such interpretation or correction should be in writing, addressed to the Architect/Engineer. If the Contractor proceeds with a verbal request it is assumed that the modification is done at no additional cost and that the contractor has a full and complete understanding of the change implications and is responsible for its coordination, and the contractor could be held responsible for reworking the modification to what was originally designed or insinuated or implied. All such interpretation and supplemental instructions will be in the form of written Addenda to the Bidding Documents. Each specialty contractor is expected to be knowledgeable in their trade and is to provide all necessary components and support requirements to ensure the product they are providing is complete and includes all miscellaneous incidentals whether shown or not.
- 7.02 Only the interpretation or correction so given by the Architect/Engineer, in writing, shall be binding and prospective Bidders are advised that no other source is authorized to give information concerning or to explain or interpret the Bidding Documents.

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## **SECTION 00100 - INSTRUCTIONS TO BIDDERS**

- 7.03 **The Intent of the Drawings and Specifications:** The Contractor shall complete all work as provided, suggested, inferred or implied for in Contract Documents including Drawings and Specifications. Anything mentioned or implied in Specifications and not shown on Drawings or shown or implied on the Drawings and not mentioned in the Specifications, shall be furnished and installed as if shown and mentioned in both to insure a complete installation of the implied scope of work, in full compliance with the governing codes. The Contractor shall furnish all materials, incidentals, and/or labor required to complete work required by code, shown or implied on the Drawings (as in a typical Building Section, etc.) and called out in the Specifications, to include labor and material requirements reasonably inferable therefrom as being necessary to complete the work whether or not each and every single item necessary to completion is specified or detailed. Individual systems with component systems will be required to furnish any and all components and miscellaneous incidentals for a complete installation whether identified or not. These systems will be considered specialized and the responsibility of the specialty supplier and / or vendor.
- 7.04 **Contractor Responsible for Work Required:** The organization of the Specifications into Divisions, Sections, and Paragraphs and the arrangement of the Drawings are not intended to control the Contractor in dividing the work among Subcontractors or to establish the limits and extent of work to be performed by a particular trade. The General Contractor alone is responsible for the completion of the entire work as drawn, specified, or implied, complete in place and in functional or operating conditions including all miscellaneous incidentals. The division of the Specifications into Sections and Paragraphs is for convenience only and not for the purpose of limiting or restricting the performance of any portion of the work to any particular trade.
- 7.05 **Measurements:** Before ordering materials or doing any work, the Contractor shall in all cases verify measurements at the site or premises and check same against Drawings. No extra charge or compensation will be allowed on account of differences between actual dimensions and measurements shown on Drawings. Any differences found shall be submitted to the Architect for resolution before proceeding with the work.
- 7.06 **Coordination:** It is the responsibility of the Contractor to conduct coordination meetings with all their various trade contractors to discuss and develop all necessary coordination drawings which define protocol and priorities of each system being installed to eliminate conflicts during construction. These meetings are to define which system installation has priority over another and what, if any, concerns one trade may have that could be helped or hindered by another trade. Contractor to ensure that one trade does not support or suspend their system components off another system component if not specifically designed to do so. Contractor to ensure that no work-in-place is cut, punctured or penetrated to accommodate another without first receiving approval from Architect/Engineering and trade contractor whose work is to be altered.
- 8.0 EXAMINATION OF BIDDING DOCUMENTS AND SITE WORK**
- 8.01 Bidders are required, before submitting their proposals, to visit the site of the proposed work, consult with the tradesman being proposed in his proposal, and completely familiarize themselves with the nature and extent of the work and any local conditions that may in any manner affect the work to be performed and the equipment, materials, and

SECTION 00100 - INSTRUCTIONS TO BIDDERS

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## **SECTION 00100 - INSTRUCTIONS TO BIDDERS**

labor required. The bidder and his subcontractors are also required to examine carefully the Drawings, Specifications and other Bidding Documents to inform themselves thoroughly regarding any and all conditions and requirements that may in any manner affect the work. Each trade is responsible for providing a complete installed system and adjusted as required to perform as designed and recommended by manufacturer.

### **9.0 SURETY COMPANIES ACCEPTABLE**

### **10.0 LISTING AND APPROVAL OF SUBCONTRACTORS**

10.01 In order that the Owner may be assured that only qualified and competent subcontractors will be employed or appropriate products are used on the project, each Bidder shall submit with his Proposal a list of any & all subcontractors and major manufacturers or vendors who will perform the work in these Specifications as indicated by the "List of Subcontractors and Major Manufacturers" form contained in these Specifications. The Bidder shall have determined to his own complete satisfaction that a listed subcontractor with the appropriate product has been successfully engaged in this particular type of business for a reasonable length of time, has successfully completed installations comparable to that which is required by this Agreement and is qualified and approved by the manufacturer both technically and financially to perform that pertinent phase of this work for which he is listed. Each Subcontractor shall be currently certified and licensed to perform that phase of the work for which he is listed and their credentials and qualifications comply with any specific requirements that are identified in the specific division of each section contained within this project manual. Only one subcontractor shall be listed for each phase of the work. The Owner/Architect has the right to accept or reject the name of any subcontractor or material vendor or product listed if they deem it is in their best interest. The Architect has the final decision as to the appropriateness of the vendor and manufacturer and if it meets or exceeds the product specified. List of subcontractors/major manufacturers to include both subcontractor and major manufacturer where asked for both. Non-conforming lists of subcontractors and material manufacturers will constitute a non-conformance bid submittal and will be rejected. The Owner & Contractor may elect to read the list of subcontractors/major manufacturers prior to reading the bid proposal to verify conformance with the specifications and approved manufacturers.

10.02 After public opening of Proposals, the Listing of Subcontractors submitted by the apparent competitive low Bidders available for reading if required.

10.03 No change shall be made in the list of subcontractors before or after the award of a contract, unless agreed to in writing by the Owner.

### **11.0 BASIS FOR BIDDING - TRADE NAMES**

11.01 For clarity of description and as a standard of comparison, certain equipment, materials, etc., have been specified by trade names or manufacturers to insure a uniform basis for bidding. The Bidder shall base his Proposal on the particular system, equipment or material specified. After the contract is let, other equipment materials, etc., as manufactured by other manufacturers may be accepted only if, in the opinion of the

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Architect/Engineer, same is equivalent in quality and workmanship and will perform satisfactorily its intended purpose. Certain materials are specified as a basis for design resulting from the physical or structural properties it may have in an overall composite or component system. If a section identifies such a component or system an interested vendor/manufacturer is responsible for submitting all required testing required and all information required for architect/engineer to adequately evaluate the system being proposed. If a cost is involved for the architect/engineer to adequately evaluate the product the contractor is responsible for compensation.

### **12.0 TAXES**

- 12.01 Although the Owner is not subject to the Florida Sales and Use Tax, any Contractor who purchases materials which will be used in the construction of state-owned building will not be exempted from the Sales Tax on these materials as evidenced by the following excerpt from the Florida statutes:

"The State, any county, municipality or political subdivision of this State is exempt from the sales tax, except this exception shall not include sales of tangible personal property made to contractors employed either directly or as agents of any such government of political subdivision thereof when such tangible personal property goes into or becomes a part of public works owned by such government or political subdivision thereof."

- 12.02 The Owner is not subject to:
- A. Federal Excise Taxes on materials or appliances that are incorporated into and become a part of the completed improvement.
  - B. Federal Tax on Transportation of Property.
- 12.03 In every case of a purchase of materials to be incorporated in the work which are subject to Federal Excise Tax, the Owner will furnish to the Contractor the necessary Federal Excise Tax Exemption Certificate upon receipt of a copy of the supplier's invoice showing the item or items, the net price, and Federal Excise Tax separately.
- 12.04 The Bidder shall take these factors into consideration in preparing his proposal, including therein the cost of the State Sale and Use Tax on materials, but excluding the cost of those taxes not applicable.
- 12.05 Refer to Alachua County Front end General Specifications.

### **13.0 PERMITS**

- 13.01 Building permits and assessments of fees for building permits, and ordinances shall be the responsibility of the Contractor. Once the project has been awarded, the Building Department may elect to waive the building permit fee at their discretion.

### **14.0 GOVERNING CODES**

- 14.01 Florida Building Code: 8<sup>th</sup> Edition.

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**SECTION 00100 - INSTRUCTIONS TO BIDDERS**

**14.02 State Requirements**

- A. Florida Building Code: 8<sup>th</sup> Edition
- B. Florida Plumbing Code: 8<sup>th</sup> Edition
- C. Florida Mechanical Code: 8<sup>th</sup> Edition
- D. Florida Fire Prevention Code: 8<sup>th</sup> Edition
- E. NFPA 10 (2022): Fire Code
- F. NFPA 101 (2024): Life Safety Code
- G. NFPA 70 (2023) National Electrical Code
- H. Other Standards as referenced or specified in other Sections

**(END OF SECTION 00100)**

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**SECTION 00810 - PROGRESS PAYMENTS**

**1.0 GENERAL**

- 1.01 Owner will retain 10% of the amount earned by the Contractor until Final Payment is made, unless otherwise noted in the owner / contractor agreement.
- 1.02 Owner will at intervals, make progress payments to the Contractor as provided in the Agreement. Payment will be as follows:
  - A. Monthly payments for work completed, less 10% retainage.
  - B. Final Payment of balance due, at final completion of the project, subject to other conditions of the project documents.
- 1.03 Job will be considered 100% complete after the final inspection and acceptance by the Architect/Engineer and the Alachua County Board of County Commissioners and any other inspection required by the Architect/Engineer or State Agencies are complete and all closeout material is submitted, reviewed and approved by Architect/Engineer.
- 1.04 Request for payment must be in the Office of the Architect a minimum of (7) days prior to the day payment is made.
- 1.05 The Alachua County Board of County Commissioners issues payments on designated days of the month, which will be identified during the pre-construction meeting.
- 1.06 The Contractor shall request such compensation except for final payment by submitting:
  - A. A properly completed and notarized Application for Progress Payment (AIA Document G702) using AIA Document G703, most current edition or a mutually agreed schedule.
  - B. A schedule of Contract Values using AIA Document G703, most current edition. A computer-generated form may be used provided it contains all the information required by AIA Document G703, most current edition.
  - C. See Section 01700 Contract Closeout for submittals required for Final Payment.
- 1.07 The Contractor shall, within ten (10) days from the date of value of each item shall include a true proportionate amount of the Contractor's overhead and profit. The sum of all such scheduled values shall equal the Contract Sum as evidenced by the Agreement.
- 1.08 The approved form of Schedule of Contract Values will accompany and support the Contractor's periodic Applications for Payment and shall indicate the value of suitably stored material as well as labor performed and materials incorporated into the work for each subdivision of the schedule during the period for which the requisition is prepared.

**2.0 EXCLUSION OF OWNER FROM LIABILITY**

- 2.01 Notwithstanding any other provision of the Contract Documents, should the Contractor sustain loss or be damaged by act or omission of a separate Contractor, the Owner shall not be liable for any such loss or damage and the Contractor shall not be entitled to obtain any monetary relief from the Owner to compensate for any such loss or damage, but shall be limited to such recovery as is otherwise available at law from persons and/or entities other than the Owner.

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**SECTION 00810 - PROGRESS PAYMENTS**

**3.0 SUBSTITUTION OF MATERIALS AND EQUIPMENT**

- 3.01 Whenever a material, article or piece of equipment is identified on the Drawings or in the Specifications by reference to manufacturers' or vendors' names, trade names, catalog numbers, or the like, it is so identified for the purpose of establishing a standard, and any material, article, or piece of equipment of other manufacturers or vendors which will perform adequately the duties imposed by the general design will be considered equally acceptable provided the material, article, or piece of equipment so proposed is, in the opinion of the Architect/Engineer, of equal substance, appearance and function. Any substitution shall be clearly identified to the Architect/Engineer and it shall not be purchased or installed by the Contractor without the Architect/Engineer's written approval.

(END OF SECTION 00810)

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**SECTION 00860 - PURCHASE OF PROJECT DOCUMENTS**

Additional sets required by the Contractor or Subcontractors will be provided upon request for the cost of printing and handling.

**(END OF SECTION 00860)**

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**SECTION 00900 - SPECIAL CONDITIONS**

**1.0 SPECIFICATION TERMINOLOGY**

- 1.01 Hard Bid Project Delivery: Bidder is required to obtain a copy of the Owner's Contract for their reference and familiarity.
- 1.02 Definition of Terms: Whenever in the Specifications the following terms or pronouns in place of them are used; their intent and meaning shall be interpreted as follows:
  - A. Owner: Alachua County Board of County Commissioners, Florida.
  - B. Architect/Engineer: Acting directly or through a duly-authorized representative also considered owner's agent.
  - C. Inspector: An authorized representative of the Architect/Engineer or Owner assigned to inspect any of the materials, workmanship or completed work entering into the work.
  - D. Bidder: Any individual, firm, partnership or corporation submitting a proposal for the work contemplated.
  - E. Surety: The corporate body, which is bound with and for the Contractor, which is primarily liable, and which guarantees the faithful performance of the Agreement.
  - F. Proposals: The approved forms on which the Bidder will submit his bid for the work contemplated.
  - G. Drawings: The authorized plans and other drawings or reproductions thereof pertaining to the work to be done.
  - H. Project Manual: The Conditions of the Contract, Detailed Technical Specifications and such other descriptions of the work as are set forth in any of the Contract Documents.
  - I. Agreement: "Agreement" shall mean the document entitled "Form of Agreement Between Construction Manager & Subcontractor for Construction of Buildings", including all Addenda issued prior to execution of Agreement and all modifications issued subsequent thereto.
  - J. Contract: "Contract" shall mean the Contract Documents as defined and listed in the Agreement.

**2.0 FAMILIARITY WITH LAWS**

- 2.01 The Bidder is required to be familiar with all Federal, State and local laws, ordinances, rules and regulations that in any manner affect the work. Unfamiliarity or misinterpretation on the part of the Bidder will in no way relieve him from applicable responsibilities. The contractor and his subcontractor are to be aware of all codes and regulations relating to the work being provided by them. It is the Contractor's Subcontractors sole responsibility to install this work in compliance with all governing codes regardless of whether they are shown or identified in the construction documents.

**3.0 PROGRESS PAYMENTS**

- 3.01 Based upon Applications for Payment submitted to the Architect/Engineer by the Contractor and Certificates for Payment issued by the Architect/Engineer, the Owner shall make progress payments to the Contractor as provided in the Agreement. No payment will be allowed for any material or equipment stored off the project site.

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### **4.0 BIDDING DOCUMENTS**

- 4.01 All of the descriptions of the work as well as of the instruments of procedure which are contained in and embraced by the Drawings and Specifications and including Addenda not contained therein comprise the Bidding Documents.

### **5.0 ALTERNATES**

- 5.01 The Owner may wish to learn the relative construction cost add or deduct of an alternative method of construction, an alternative use of type of material, or an increase or decrease in scope of the project, these items will be defined as Alternates and will be specifically described by the Drawings and/or Specifications. Alternates will be listed in the Proposal Form in such a manner that the Bidder shall be able to clearly indicate what sums he will add to his Base Bid. The alternatives are in no specific order and can be an additive or deductive to the base bid.
- 5.02 Such alternates may or may not be accepted. The alternate will be accepted or rejected solely by the decision of Owner. The Bidder shall add to his base bid dollar amounts for each of the items listed in the Bid Proposal Form, including any Alternates.

### **6.0 ADDENDA**

- 6.01 In case the Architect/Engineer finds it expedient to supplement, modify or interpret any portion of the Bidding Documents during the bidding period, such procedure will be accomplished by the issuance of written Addenda to the Bidding Documents which will be delivered or mailed to all prospective Bidders at the respective addresses furnished for such purposes.

### **7.0 INTERPRETATION OF BIDDING DOCUMENTS**

- 7.01 No interpretation of the meaning of the Drawings, Specifications, or other Bidding Documents, no correction of any apparent ambiguity, inconsistency or error therein will be made to any Bidder orally. Every request for such interpretation or correction should be in writing, addressed to the Architect/Engineer. If the Contractor proceeds with a verbal request it is assumed that the modification is done at no additional cost and that the contractor has a full and complete understanding of the change implications and is responsible for its coordination, and the contractor could be held responsible for reworking the modification to what was originally designed or insinuated or implied. All such interpretation and supplemental instructions will be in the form of written Addenda to the Bidding Documents. Each specialty contractor is expected to be knowledgeable in their trade and is to provide all necessary components, support requirements, and miscellaneous incidentals whether shown or not to ensure the product they are providing is complete.
- 7.02 Only the interpretation or correction so given by the Architect/Engineer, in writing, shall be binding and prospective Bidders are advised that no other source is authorized to give information concerning or to explain or interpret the Bidding Documents.
- 7.03 The Intent of the Drawings and Specifications: The Contractor shall complete all work as provided, suggested, inferred or implied for in Contract Documents including Drawings

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and Specifications. Anything mentioned or implied in Specifications and not shown on Drawings or shown or implied on the Drawings and not mentioned in the Specifications, shall be furnished and installed as if shown and mentioned in both to ensure a complete installation of the implied scope of work including all miscellaneous incidentals, in full compliance with the governing codes. The Contractor shall furnish all materials, incidentals, and/or labor required to complete work required by code, shown or implied on the Drawings (as in a typical Building Section, etc.) and called for in the Specifications, to include labor and material requirements reasonably inferable therefrom as being necessary to complete the work whether or not each and every single item necessary to completion is specified or detailed. Individual systems with component systems will be required to furnish any and all components and miscellaneous incidentals for a complete installation whether identified or not. These systems will be considered specialized and the responsibility of the specialty supplier and / or vendor.

- 7.04 **Contractor Responsible for Work Required:** The organization of the Specifications into Divisions, Sections, and Paragraphs and the arrangement of the Drawings are not intended to control the Contractor in dividing the work among Subcontractors or to establish the limits and extent of work to be performed by a particular trade. The General Contractor alone is responsible for the completion of the entire work as drawn, specified, or implied, complete in place and in functional or operating conditions including all miscellaneous incidentals. The division of the Specifications into Sections and Paragraphs is for convenience only and not for the purpose of limiting or restricting the performance of any portion of the work to any particular trade.
- 7.05 **Measurements:** Before ordering materials or doing any work, the Contractor shall in all cases verify measurements at the site or premises and check same against Drawings. No extra charge or compensation will be allowed on account of differences between actual dimensions and measurements shown on Drawings. Any differences found shall be submitted to the Architect for resolution before proceeding with the work. It should be noted that because of the scale of the drawings graphical symbol representation could be distorted such as electrical devices which would be un-ledge able if drawing to scale.
- 7.06 **Coordination:** It is the responsibility of the Contractor to conduct coordination meetings with all their various trade contractors to discuss and develop all necessary coordination drawings which define protocol and priorities of each system being installed to eliminate conflicts during construction. These meetings are to define which system installation has priority over another and what, if any, concerns one trade may have that could be helped or hindered by another trade. Contractor to ensure that one trade does not support or suspend their system components off another system component if not specifically designed to do so. Contractor to ensure that no work-in-place is cut, punctured or penetrated to accommodate another without first receiving approval from Architect/Engineering and trade contractor whose work is to be altered.
- 8.0 EXAMINATION OF BIDDING DOCUMENTS AND SITE WORK**
- 8.01 Bidders are required, before submitting their proposals, to visit the site of the proposed work, consult with the tradesman being proposed in his proposal, and completely familiarize themselves with the nature and extent of the work and any local conditions that may in any manner affect the work to be performed and the equipment, materials, and labor required. The bidder and his subcontractors are also required to examine carefully

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the Drawings, Specifications and other Bidding Documents to inform themselves thoroughly regarding any and all conditions and requirements that may in any manner affect the work. Each trade is responsible for providing a complete installed system and adjusted as required to perform as designed and recommended by manufacturer.

**9.0 COMMON REFERENCE STANDARDS**

9.01 Reference in the Contract Documents to known standards such as codes, standard specifications, etc., promulgated by professional or technical associations, institutes, societies mean the latest edition of each such standard adopted and published as of the date of the Contract for the work of this Project, except where otherwise specifically indicated. The following is a representative list of such standards together with the abbreviation by which each is identified:

AAMA	Architectural Aluminum Manufacturers Association
AA	Aluminum Association
AASHTO	American Association of State Highway and Transportation Officials
ACI	American Concrete Institute
AIEE	American Institute of Electrical Engineers
AISC	American Institute of Steel Construction
ANSI	American National Standards Institute
API	American Petroleum Institute
ASHRAE	American Society of Heating, Refrigerating and Air Conditioning Standard 62-1 Ventilation for acceptable indoor air quality
ASME	American Society of Mechanical Engineers
ASTM	American Society for Testing and Materials
AWSC	American Welding Society Code
AWWA	American Water Works Association
CRSI	Concrete Reinforcing Steel Institute
CS	Commercial Standard of National Bureau of Standards
FGMA	Flat Glass Marketing Association
NAAMM	National Association of Architectural Metal Manufacturers
NEC	National Electrical Code
NEMA	National Electrical Manufacturers Assoc.
NFPA	National Fire Protection Association
SDI	Steel Deck Institute
SMACNA	Sheet Metal & Air Conditioning National Association
SSPC	Steel Structures Painting Council
TCA	Tile Council of America, Inc.
UL	Underwriters' Laboratories, Inc

**10.0 PROJECT MEETINGS**

10.01 To enable orderly review during progress of the Work, and to provide for systematic discussion of problems, the Architect/Engineer will conduct project meetings throughout the construction period.

- A. Minutes: The Architect/Engineer will review the Contractor meeting minutes and edit them for each project meeting prior to distribution and will furnish copies to the Owner and the Building Official as needed. The Contractor may make and

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- distribute such other copies as he wishes.
- B. Except as noted below for the Preconstruction meeting, project meetings will be held as necessary, but at least monthly. Coordinate as necessary to establish a mutually acceptable schedule for meetings.
- C. To the maximum extent practicable, meetings will be held at the job site.
- D. The Preconstruction Meeting will be scheduled after the Owner has received the contract signed by the contractor. Provide attendance with authorized representatives of the Contractor and all major subcontractors. The Architect/Engineer will advise other interested parties and request their attendance.

**11.0 CONSTRUCTION SCHEDULING**

- 11.01 Employ a scheduler who is thoroughly trained and experienced in compiling construction schedule data, in analyzing by use of Critical Path Method or PERT, and in preparation and issue of periodic reports as required below.
- 11.02 Within ten (10) days after receipt of Notice to Proceed, submit one (1) reproducible and four (4) prints of construction schedule.
- 11.03 On the first working day of each month following the submittal described above, submit four (4) prints of the construction schedule updated.

**12.0 PRODUCT DATA AT JOB SITE**

- 12.01 Satisfactory evidence as to the kind and quality of all materials and equipment, in the form of shop drawings, manufacturer's literature, samples, or certification shall be readily available at the job site at all times for the Architect/Engineer's inspection regardless of whether such evidence has been required in the project manual for submittal to the Architect/Engineer.
- 12.02 Facilities: Alachua County and the Architect reserves the right to inspect the bidder's facilities at any time with prior notice.
- 12.03 Contractor to provide from each material vendor the applicable Product Approval Number verifying compliance with the Florida Building Code 8<sup>th</sup> Edition. The list of building components for the required products and manufacturers is as follows:
  - 1. Roofing.
  - 2. Storefront.

Note: The list shown above is not comprehensive. No effort was made to list each and every possible aperture in the building envelope. The architect/engineer shall check to see what apertures apply and furnish the applicable Product Approval Number as issued by the Department of Community Affairs (DCA) or required certification.

**13.0 TESTS**

- 13.01 The Contractor will schedule the tests giving sufficient time for the execution of the work mutually agreed upon between the Testing Laboratory and the Contractor. The Contractor

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is responsible for review of each section of the specifications to determine specifics of the testing requirements. For the convenience of the Contractor, the following list of tests is provided. If a required test is omitted, or is in conflict with the Technical Specifications, the strictest requirements will prevail.

- 13.02 List of Required Tests:  
Bacteria Test on domestic water (if water is disrupted)
- 13.03 Distribution of Test, and Inspection Reports: The Testing Agency shall distribute copies of all reports to the offices of the parties concerned as follows:
  - One (1) copy to the Architect/Engineer
  - One (1) copy to the Owner
  - One (1) copy to the Building Official
  - One (1) copy to the Project Representative
  - Two (2) copies to the Contractor
  - Two (2) copies to the Supplier being tested

**14.0 RECORD DRAWINGS (AS-BUILTS)**

- 14.01 In accordance with the requirements of the General Conditions, the Architect/Engineer will provide the Contractor with a set of reproducible drawings of the original bidding documents, as required and at Contractor's expense as follows:
  - A. If the Contractor elects to vary from the Contract Documents, and secures prior approval of the Architect/Engineer, for any phase of the work other than those listed below, he shall record in a neat, readable manner all such variances on the reproducible drawings furnished.
  - B. Record Drawings shall be maintained by the Contractor as the work progresses and as follows:
    - 1) All deviations from sizes, locations and from all other features of all installations shown in the Contract Documents shall be recorded.
    - 2) In addition, it shall be possible, using these drawings, to correctly and easily locate, identify, and establish sizes of all piping, directions and the like, as well as all other features of work which will be concealed underground and/or in the finished building.
      - a) Locations of underground work shall be established by dimensions to column lines of walls, locating all turns, etc., and by properly referenced centerline or invert elevations and rates of fall.
      - b) For work concealed in the building, sufficient information shall be given so it can be located with reasonable accuracy and ease. In some cases, this may be by dimension. In others it may be sufficient to illustrate the work on the drawings in relation to the spaces in the building near which it was actually installed. Architect's/Engineer's decisions shall be final.
    - 3) The following requirements apply to all Record Drawings:
      - a) They shall be maintained at the Contractor's expense.
      - b) All such drawings shall be done carefully and neatly by a competent draftsman and in form approved by the Architect/Engineer.
      - c) The record drawings, neatly prepared by an experienced draftsman, shall be returned to the Architect/Engineer upon

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- completion of the work and are subject to the approval of the Architect/Engineer.
- d) They shall be kept up-to-date during the entire course of the work and shall be available on request for examination by the Architect/Engineer and, when necessary, to establish clearances for other parts of the work.
- e) Additional drawings shall be provided as necessary for clarifications.
- f) Contractor is to provide an original, clean As-Built set of drawings and a scan on a CD of the final As-Built documents.
- 4) Shop drawing records – a complete set of shop drawings readily available on site at all times to use by the building inspector, Architect / Engineers.

**15.0 OPERATION AND MAINTENANCE MANUALS**

- 15.01 Submit **two (2)** hard copies and **two (2)** flash drives of Operation and Maintenance Manual prior to indoctrination of operation and maintenance personnel. Include at least the following:
- A. Neatly typewritten index near the front of the manual, giving immediate information as to location within the Manual of all emergency data regarding the installation.
  - B. Complete instructions regarding operation and maintenance of all equipment involved, including lubrication, disassembly, and reassembly.
  - C. Complete nomenclature of all parts of all equipment.
  - D. Complete nomenclature and part number of all replaceable parts name and address of nearest vendor, and all other pertinent data regarding procurement procedure.
  - E. A copy of all guarantees and warranties issued.
  - F. Manufacturer's bulletins, cuts, and descriptive data, where pertinent, clearly indicating the precise items included in this installation and deleting, or otherwise clearly indicating, all manufacturer's data with which this installation is not concerned.
  - G. Such other data as required in pertinent other Sections of these specifications.
  - H. MSDS sheet on all material used.

**16.0 CLEANING UP**

- 16.01 In addition to the provisions of Article 4.15 of the General Conditions, the following shall be required:
- A. Besides the "removal of waste materials", the following special cleaning shall be required just prior to acceptance:
    - 1) Use only the cleaning materials and equipment which are compatible with the surface being cleaned, as recommended by the manufacturer of the material or as approved by the Architect/Engineer.
  - B. In addition to clean-up provisions of the Specifications, Contractor shall take appropriate steps to prevent airborne dust due to the work of this Contract. Water shall be applied wherever practical to settle and hold dust to a minimum, particularly during excavation and moving of materials.

**17.0 TOXIC SUBSTANCES**

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17.01 The State of Florida has prepared a list of toxic substances. The Contractor shall review the list to determine if any materials, which he will be installing, are listed.

17.02 The Contractor will notify the Owner in writing three (3) days prior to use of any toxic substances in the construction efforts of the facility modernization.

17.03 The Contractor shall comply with all State, Federal and Local Regulations for the use of any toxic substances.

**18.0 LEAD**

18.01 No lead product shall be used on this project.

18.02 The use of solder which contains lead or paint which contains lead is not acceptable on this project.

18.03 The General Contractor is responsible for notifying all Subcontractors and Suppliers that no lead containing products is acceptable on this project.

18.04 The General Contractor and Painting Subcontractor shall provide written certification prior to substantial completion, that no lead has been used on this project, and agrees to replace any lead, if discovered, at no expense to the County. The certification shall be addressed to the County Manager of Alachua County, Florida.

**19.0 ASBESTOS**

19.01 Building "A" contains asbestos based products. Building A's current vinyl snap lock floating floor system encapsulates the buildings original 9x9 asbestos base floor tile and mastic. In addition, building A's composite soffit system panels and batten strips contain asbestos.

19.02 New building material – No asbestos or products containing asbestos will be used on this project.

- Base Bid consists of removing the floating vinyl floor and preparing the existing original floor to receive a new glue down LVT flooring system to re-encapsulate the original 9x9 flooring. In addition, Base Bid will include the preparation and repainting of the existing composite soffit panels and batten strips. Note: in front of the Tenant Space No.102 a small area of the soffit was removed to gain visual access to the walkway attic cavity space and testing. This access hole will be covered with a 0.050 aluminum sheet metal cover with hammered edges securely glued and edges neatly caulked prior to painting the entire soffit system, this will eliminate the possibility of airborne panel dust.
- Additive Alternate No.4 will abate the existing asbestos soffit system and replace with a new prefinished vented 0.040 aluminum soffit system.
- Additive Alternate No.5 will preserve the existing asbestos base soffit system and install an encapsulating 0.040 aluminum soffit system.
- Additive Alternate No.6 will abate the existing asbestos base flooring prior to the installation of a new glue down LVT flooring system.



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- 19.03 The Contractor shall be responsible for notifying all Subcontractors and Suppliers of this requirement.
- 19.04 If by Independent Test Laboratory studies the Owner discovers any asbestos products have been used on this project, the Contractor will be liable for necessary consulting fees, removal of asbestos products and installation of new product of similar value.
- 19.05 The General Contractor, the Mechanical Subcontractor, Electrical Subcontractor, Floor Subcontractor, Ceiling Tile Subcontractor, and Insulation Subcontractor shall provide, prior to substantial completion, a certification by the President of the Construction Company stating that no asbestos products have been used on this project and referring to the Agreement to remove any asbestos products, if discovered, addressed to the County Manager of Alachua County, Florida.

**20.0 CODES & INSPECTIONS**

- 20.01 General Requirements: In addition to all other requirements of this bid, the following general conditions are added and made a part of this bid. The ruling Code in all instances will be the Florida Building Code, Florida Building Code Plumbing, Florida Building Code Mechanical, Florida Building Code Electrical, and Florida Building Code Fuel Gas. Refer to SECTION 01000 General Requirements, subsection (9) AND SECTION 01060 Codes, Permits & Fees.
- 20.02 It shall be the responsibility of the successful Bidder to notify and request inspections by the District Building Official at all stages of the work where an inspection is required. Work may not proceed beyond that point until the Building Official has made the required inspection and provided a written release when a written release is required.
- 20.03 Required Inspections. The Building Official upon notification from the permit holder or his agent (which could be the Architect of Record and/or the Manufacturer's field inspector as allowed by the Authority Having Jurisdiction (AHJ) for the reroofing portion of the project) shall make the following inspections and shall either release that portion of the construction or shall notify the permit holder or his agent of any violations which must be corrected in order to comply with the technical codes. The Building Official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.
  - A. Installation and anchoring of the proposed roof system, windows and/or storefront and door units to reflect the Florida Product Approval test requirements.

**20.04 Written Release**

Work shall not be done on any part of a building, structure, or roof system beyond the point indicated in each successive inspection without first obtaining a written release from the building official, such written release shall be given only after an inspection has been made of each successive step in the construction or installation as indicated by each of the foregoing three inspections.

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**SECTION 00900 - SPECIAL CONDITIONS**

- 20.05 Inspections: The Contractor is to coordinate all required inspections with the building department.

(END OF SECTION 00900)

SECTION 00900 - SPECIAL CONDITIONS

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**SECTION 01000 – GENERAL REQUIREMENTS**

**SECTION INDEX**

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SECTION 01000 – GENERAL REQUIREMENTS

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**SECTION 01000 – GENERAL REQUIREMENTS**

**1.0 SPECIFICATION TERMINOLOGY**

- 1.01 Bidder is required to obtain a copy of Owners Contractual Agreement.
- 1.02 Definition of Terms: Whenever in the Specifications the following terms or pronouns in place of them are used their intent and meaning shall be interpreted as follows:
  - A. Owner: Alachua County Board of County Commissioners.
  - B. Architect/Engineer: Acting directly or through a duly authorized representative.
  - C. Inspector: An authorized representative of the Architect/Engineer or Owner assigned to inspect any of the materials, workmanship, or completed work entering into the work.
  - D. Bidder: Any individual, firm, partnership, or corporation submitting a proposal for the work contemplated.
  - E. Surety: The corporate body, which is bound with and for the Contractor, which is primarily liable, and which guarantees the faithful performance of the Agreement.
  - F. Proposals: The approved forms on which the Bidder will submit his bid for the work contemplated.
  - G. Drawings: The authorized plans and other drawings or reproductions thereof pertaining to the work to be done.
  - H. Project Manual: The Conditions of the Contract, Detailed Technical Specifications and such other descriptions of the work as are set forth in any of the Contract Documents.
  - I. Agreement: "Agreement" shall mean the document entitled "Form of Agreement Between Contractor and Owner for Construction of Buildings", including all Addenda issued prior to execution of Agreement and all modifications issued subsequent thereto.
  - J. Contract: "Contract" shall mean the Contract Documents as defined and listed in the Agreement.
  - K. Design Team:
    - Architect**  
Paul Stresing Associates, Inc.  
14617 Main Street, Alachua, FL 32615  
(386) 462-6407
    - Engineer**  
KPI Engineering, Inc.  
3203 Queen Palm Drive, Tampa, FL 33619  
(813) 241-6488

**2.0 FAMILIARITY WITH LAWS**

- 2.01 The Bidder is required to be familiar with all Federal, State and local laws, ordinances, rules, CODES, and regulations that in any manner affect the work. Unfamiliarity or misinterpretation on the part of the Bidder will in no way relieve him from applicable responsibilities. Each Contractor/Subcontractor, Material Vendor, and Applicator is expected to be trained and experienced in the field of their expertise and neglecting to comply with codes and special requirements unique to their discipline does not relieve them or the Contractor from providing it as if it were shown or called for.

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## **SECTION 01000 – GENERAL REQUIREMENTS**

### **3.0 BIDDING DOCUMENTS**

- 3.01 All of the descriptions of the work as well as of the instruments of procedure which are contained in and embraced by the Drawings and Specifications and including Addenda not contained therein comprise the Bidding Documents.

### **4.0 ALTERNATES**

- 4.01 If the Owner wishes to learn the relative or additional construction cost of an alternative method of construction, an alternative use of type of material, or an increase or decrease in scope of the project, these items will be defined as Alternates and will be specifically described by the Drawings and/or Specifications. Alternates will be listed in the Proposal Form in such a manner that the Bidder shall be able to clearly indicate what sums he will add to his Base Bid.
- 4.02 Such alternates may or may not be accepted. The alternate will be accepted or rejected solely by the decision of the assigned representative of the Alachua County Board of County Commissioners. The Bidder shall add to his base bid dollar amounts for each of the items listed in the Bid Proposal Form, including any Alternates.

### **5.0 ADDENDA**

- 5.01 In case the Architect/Engineer finds it expedient to supplement, modify or interpret any portion of the Bidding Documents during the bidding period, such procedure will be accomplished by the issuance of written Addenda to the Bidding Documents which will be delivered or mailed to all prospective Bidders at the respective addresses furnished for such purposes.

### **6.0 INTERPRETATION OF BIDDING DOCUMENTS**

- 6.01 No interpretation of the meaning of the Drawings, Specifications, or other Bidding Documents, no correction of any apparent ambiguity, inconsistency, or error therein will be made to any Bidder orally. Every request for such interpretation or correction should be in writing, addressed to the Architect/Engineer. All such interpretation and supplemental instructions will be in the form of written Addenda to the Bidding Documents.
- 6.02 Only the interpretation or correction so given by the Architect/Engineer, in writing, shall be binding and prospective Bidders are advised that no other source is authorized to give information concerning or to explain or interpret the Bidding Documents.
- 6.03 The Intent of the Drawings and Specifications: The Contractor shall complete all work as provided for in Contract Documents including Drawings and Specifications. Anything mentioned or implied in Specifications and not shown on Drawings or shown or implied on the Drawings and not mentioned in the Specifications, shall be furnished and installed as if shown and mentioned in both to insure a complete installation of the implied scope of work, in full compliance with the governing codes. The Contractor shall furnish all materials, incidentals, and/or labor required to complete work shown or implied on the Drawings (as in a typical Building Section, door hardware, schedule, service tie-ins, etc.) and called out in the Specifications, to include labor and material requirements reasonably inferable therefrom as being necessary to complete the work whether or not each and

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## **SECTION 01000 – GENERAL REQUIREMENTS**

every single item necessary to completion is specified or detailed. It should be noted that the Specialty Contractor is expected to be an expert in his field and is to immediately alert the Owner and Architect of any conflicts found in the project plans and specifications for clarification. The Contractor is to provide a complete Code compliant installation including any and all miscellaneous incidentals required for a complete installation as if it was specified.

- 6.04 **Contractor Responsible for Work Required:** The organization of the Specifications into Divisions, Sections, and Paragraphs and the arrangement of the Drawings are not intended to control the Contractor in dividing the work among Subcontractors or to establish the limits and extent of work to be performed by a particular trade he is a master of. The Contractor alone is responsible for the completion of the entire work as drawn, specified, implied or shown in typical elevations, details, etc. implying other walls not shown to be treated the same, install as if it were detailed, completed in place and in functional or operating conditions. The division of the Specifications into Sections and Paragraphs is for convenience only and not for the purpose of limiting or restricting the performance of any portion of the work to any particular trade. Material vendors and approved subcontractors for each product and its assembly are expected to be experts in their field of training and knowledgeable in the installation of the products being installed, and are expected to install their scope of work and all interfacing with adjoining systems with all necessary miscellaneous incidentals whether specified or identified or not; system means a complete code compliant and operational installation.
- 6.05 **Measurements:** Before ordering materials or doing any work, the Contractor shall in all cases verify measurements at the site or premises and check same against Drawings. No extra charge or compensation will be allowed on account of differences between actual dimensions and measurements shown on Drawings. Any differences found shall be submitted to the Architect for resolution before proceeding with the work.
- 6.06 If additional drawing, engineering, or investigative work is requested by the Architect or Engineers to entertain a modification or alteration to accommodate an alternate system, any and all costs associated with the request shall be the responsibility of the Contractor and their Subcontractors.

## **7.0 EXAMINATION OF BIDDING DOCUMENTS AND SITE WORK**

- 7.01 Bidders are required, before submitting their proposals, to visit the site of the proposed work and completely familiarize themselves with the nature and extent of the work and any local conditions that may in any manner affect the work to be performed and the equipment, materials, and labor required. They are also required to examine carefully the Drawings, Specifications, and other Bidding Documents to inform themselves thoroughly regarding any and all conditions and requirements that may in any manner affect the work.

## **8.0 BASIS FOR BIDDING - TRADE NAMES**

- 8.01 For clarity of description and as a standard of comparison, certain equipment, materials, etc., have been specified by trade names or manufacturers to insure a uniform basis for bidding. The Bidder shall base his Proposal on the particular system, equipment, or material specified. After the contract is let, other equipment materials, etc., as manufactured by other manufacturers may be accepted only if, in the opinion of the

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**SECTION 01000 – GENERAL REQUIREMENTS**

Architect/Engineer, same is equivalent in quality and workmanship and will perform satisfactorily its intended purpose.

**9.0 GOVERNING CODES**

9.01 Governing Code: Florida Building Code 8<sup>th</sup> Edition

9.02 Refer to SECTION 01060 CODES, PERMITS AND FEES

9.03 State Requirements:

- A. Florida Building Code: 8<sup>th</sup> Edition
- B. Florida Plumbing Code: 8<sup>th</sup> Edition
- C. Florida Mechanical Code: 8<sup>th</sup> Edition
- D. Florida Fire Prevention Code: 8<sup>th</sup> Edition
- E. NFPA 10 (2022): Fire Code
- F. NFPA 101 (2024): Life Safety Code
- G. NFPA 70 (2023) National Electrical Code
- H. Other Standards as referenced or specified in other Sections

**(END OF SECTION 01000)**

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## **SECTION 01010 - SUMMARY OF WORK**

### **1.0 GENERAL**

1.01 Related Documents: The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.

1.02 Description of Project:

#### **A. BASIC BUILDING INFORMATION**

All work and improvements to the existing Scottish Inn Motel located at 4341 Southwest 13th Street, Gainesville, Florida are confined to the areas indicated with the following construction documents (plans and project manual/specifications) requiring modernization and renovation restoring the individual motel rooms into an extended stay transient motel facility. The work required in this modernization effort is restricted to the two existing buildings, the original 1954 (Building "A"), single-story 11 unit building and a 1987 two-story (Building "B") free-standing addition with only minor cosmetic improvements to the site since there are little to no improvements needed.

#### **B. SCOPE OF WORK**

##### **BUILDING NO. 1:**

The original building constructed in 1954 is a single-story 6,346 sq. ft. reinforced masonry structure slab on grade and common framed 2 x 6 truss members @ 24" O.C. with 1 x 6 roof deck sheathing a felt underlayment with a shingle roof as the primary roof and a few small areas at the front Admin area having a modified Bitumen rolled roof as noted in the photographic documentation contained within the construction documents memorializing the existing conditions being improved.

- The front or entry walls of each unit have a large wood framed entry wood door and glass wall fronting the parking lot that will be removed and replaced with a new storefront and a new thermal metal door assembly.
- The existing roof is to have the original shingles and underlayment removed and replaced. Because of edge deck rot and decay the contractor will replace of the north elevations over the covered walkway first 36" of wood roof decking that has signs of compromise (see photographic documentation). As the re-roofing progresses contractor is to remove 36" wide area of edge decking along the entire north roof edge the contractor is to install a new fire sprinkler system main trunk line (unless installation can be accomplished by cutting in access holes in the existing ceiling from within the room to run the new sprinkler line before neatly patching the ceiling, either option is acceptable by Owner and Architect in order to equip each room with fire protection sprinkler system) as noted in the construction documents.
- The base bid work re-roofs the building with a new peel and stick underlayment and 25-year shingle with new metal flashings. The project also has an additive alternate for the installation of a 1 ½" high ribbed metal standing seam roof system in lieu of the shingles.

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- The exterior soffit system is to be prepped and repainted with an additive alternate to encapsulate the existing composite panel system with a new vented aluminum soffit system. There is a second additive alternate to abate the composite (asbestos base) soffit panel system in its entirety and install a new pre-finished vented aluminum soffit system. The existing fascia and sub fascia are to be replaced since more than 50% of the fascia is compromised (refer to photographic documentation) with rot and decay. Miscellaneous touch-up and patching will be required prior to repainting to obtain a cosmetic clean-up of the fascia and soffit system. Contractor to neatly caulk joints and transitions. Note: When encapsulated, if that option is used do not create any airborne dust as a result of the enhancement efforts.
- The exterior walls are to be cleaned up (remove abandoned devices, etc. from walls and patch and prep before repainting the exterior walls.
- The rear exterior wall (South wall) has abandoned thru-the-wall A/C units and wood infilled original window units (refer to photographic documentation and exterior elevations) which are to be cleaned up (wood removed, A/C sleeve etc.) and infilled with new EFIS thermal wall system as noted on drawings.
- The front Admin area extreme west end of Building "A" is to have its unpermitted attached storage room at its south corner removed and the concrete slab patched so that the slab can be used as an outside patio. The western most window unit along the rear or south wall of the southwest corner bedroom is to be removed, and a new exterior door installed to gain access to the slab and used as a patio.
- The existing Admin area is to have its interior non-structural walls removed to open the space up as a workroom and the bathroom reconfigured into a handicap accessible toilet room to serve the workroom. The existing kitchenette is to be removed and replaced with a cabinet segment with a sink, microwave and refrigerator to serve the workroom.
- The existing lobby is to be converted into a small computer room and the office fragmented walls cleaned up squaring the office area up.
- The existing laundry room is to be cleaned up, repainted, and the floor epoxy coated.
- All doors and frames are to be replaced and the interior finishes cleaned up and refinished, the snap lock vinyl plank floor removed, and the subfloor cleaned and prepped to receive a new LVT glue down floor system encapsulating the existing 9 x 9 floor tile (base bid is to re-encapsulate tile and additive alternate to abate). All electrical and plumbing is to be replaced as noted in the MEP series drawings.
- Each of the living quarter units is to have the vanity removed and area reconfigured to include a small kitchenette that includes a small refrigerator/freezer, a new kitchen sink and faucet, a two-burner induction cook top and a above microwave with built-in exhaust fan unit with a new solid surface top.
- Each of the living quarter units are to have its closet reconfigured to accommodate the kitchenette.
- Each unit's bathroom is to be modernized with new plumbing fixtures, new floor (base bid quartz poured epoxy additive alternate to remove and replace floor tile) and new wall tile, patching and painting.
- The utility and general storage rooms are to be cleaned up patched, caulked, and painted (refer to finish schedules).
- All gutters and downspouts are to be removed and replaced with new 0.040 units.
- All bathrooms are to receive new toilet specialties (mirror, toilet paper dispenser, towel bars, soap dispensers, etc.)



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## **SECTION 01010 - SUMMARY OF WORK**

In summary the bathrooms and vanity / kitchenette will be new. The units flooring will be new. Entry window / door unit replaced with storefront, interior patching and pantry, new mechanical, electrical, plumbing, exterior patching, painting, re-roof and addition of a new fire sprinkler system.

### **BUILDING NO. 2:**

- This building was constructed in 1987 and is configured into two buildings joined with an open breezeway at the east to west leg transitioning into the North/South unit leg as noted in the drawings, both building masses are under one "L" shape hip style roof (one common roof).
- This building is constructed with 8" reinforced CMU w/a 3 coat stucco exterior finish and a pre-cast/pre-stress concrete floor planks forming the floor system of the second floor and a pre-engineered wood truss system (hip style) with shingle over felt underlayment over plywood sheathing.
- The balance of the work mimics the work described in the single-story living quarter units 112 through 210 with a new fire sprinkler system, modernized restrooms, a new kitchenette and closet reconfiguration, new electrical, plumbing and mechanical systems and re-roofing with new metal soffit system.
- The new interior finishes after the existing finishes have been cleaned up (patched, caulked and repainted). In some cases, re-skim coating of the existing veneer base plaster wall and ceiling finishes. Note: The wall areas adjacent to the entry door are damaged by trespassers trying to kick in the door as shown in the project's photographic documentation.
- All doors and door frames are to be removed and replaced with thermal hollow metal units.
- Existing snap together vinyl floor planking and the substrate cleaned and prepped to receive new glue down LVT flooring and wood base.
- Each unit's entry window and door units are to be removed and replaced with a new storefront and a new thermal door.
- Once all interior and exterior surfaces have been prepared, corrected/patched the building is to be prepped and repainted and caulked. The west end of the east/west oriented buildings 2<sup>nd</sup> floor will be removed and replaced with new pre-finished 0.040 aluminum soffit panel system.
- The existing handrail and steel stair units are to be prepped and refinished.
- The abandoned thru-the-wall A/C unit is to be infilled with CMU and blended stucco finish before repainting the exterior.
- All spaces are to receive new electrical/mechanical and plumbing as noted in the MED series documents.

In conclusion, the goal of this construction is to clean up and modernize the existing single-story and two-story buildings inside and out.

- 1.03 All work is to be executed under direct supervision of a certified general contractor. The general contractor shall verify all site conditions, dimensions & coordinate all openings & inserts w/ the appropriate subcontractors. Hanging devices shall be installed so as not to overload the assembly or any other structural components. It is the contractor's sole

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### **SECTION 01010 - SUMMARY OF WORK**

responsibility to determine erection procedure & sequence to ensure the safety of the building, its components & all present on the site.

- 1.04 The contractor is to take due care in properly bracing, shoring & supporting existing & new construction as required to ensure that the various building systems are stabilized & secured prior to any cutting or removal of any building components relating to the task being performed.
- 1.05 The architect in all cases assumes no liability or responsibility for systems design & installation of others & those systems accepted and/or obtained by the owner.

**\*Note:** fire access: it is the contractor's responsibility to coordinate w/ the fire department having jurisdiction to maintain access for firefighting equipment when locating their construction equipment & staging areas & to maintain access to fire hydrant locations & other water supplies for firefighting operations (Florida Building Code-b 107.3.5).

- 1.06 Related documents: the general provisions of the contract, including the general conditions, supplemental conditions, & special conditions (if any), along w/ the general requirements apply to the work specified in this section.
- 1.07 Except as otherwise required by this section, all products & workmanship shall conform to the best quality & practices recognized by agencies, associations, councils, etc., as specified in individual sections.
- 1.08 In the absence of specified standards, the contractor shall conform to the requirements of the most widely recognized standards for each particular portion of the work.

All dimensions & elevations shown on the drawings shall be verified by the contractor to ensure the proper interfacing w/ existing conditions. If any conflict occurs between any part of these documents the contractor is to notify the arch. Immediately. If the arch. Is not afforded the opportunity to clarify or modify any conflicts, the contractor assumes responsibility for resolving any problems which may have developed.

Where conflicts occur between the specifications, referenced codes, notes & working drawings, the most stringent requirements shall apply. It is the contractor's sole responsibility to notify the arch. Immediately of any conflicts for direction. Each trade is responsible for reviewing the plans & specifications w/ regards to their scope of work. All trades are to review the drawings for sys interfacing to eliminate conflicts.

- 1.09 It is the contractor's sole responsibility to determine erection procedure & sequence to ensure the safety of the building & its component parts during erection. This includes but is not limited to the addition of whatever temporary bracing, guys or tie downs that may be necessary. Such material shall be removed & shall remain the property of the contractor after completion of the project. It is the contractor's responsibility to determine the means & methods required to achieve the intent of these drawings.
- 1.10 General contractor shall coordinate all openings & inserts w/ the appropriate

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**SECTION 01010 - SUMMARY OF WORK**

subcontractors according to the plans. See shop drawings for all supporting structures & inserts required by the various building sys. All support structures & hanging devices shall be installed so as not to overload the structure or any structural component. The contractor shall be responsible for the safety of the structure & its occupant.

- 1.11 The review of various submittals by the various subcontractors & pre-manufactured or pre-engineered sys engineer of record will be to: verify that the submittals have been furnished & prepared by a qualified person, that the preparer has understood the intent of the design & used the construction documents; no detailed review will be made by the architect & engineer; the general contractor shall check & stamp the shop drawings indicating that a thorough review was conducted to ensure conformance prior to forwarding them to the architect; the architect / engineer will review the shop drawing submittal once & if the submittal is found not to be in conformance, it will be rejected; for color selection, the contractor is to submit all color related products at one time to ensure continuity in the overall color scheme of the project.
- 1.12 All products used on this project to meet or exceed the Florida product approval requirements & certification for all major exterior building components (roof, windows, doors, etc.) Contractor to provide certification & test data w/ shop drawing submittals for review by architect & owner. It is the contractor's sole responsibility to verify product approval of interested vendors at time of bidding.
- 1.13 Refer to Section 01100 of this Project Manual for Alternates and Substitutions.
- 1.14 Protection of Property: Once the notice to proceed is issued, Contractor will be responsible for maintaining the roof to ensure there are no roof leaks. The work efforts are to be organized around manageable zones that will be demolished, with temporary roof installed in preparation for the new deck system. The contractor is to coordinate with daily weather conditions and have a small team available for unforeseen or sudden emergency leaks that could arise. The emergency team will be required to be available 24 hours – seven (7) days a week. In addition to the primary or call field mechanic, a backup person with contact information will be required.
- 1.15 Manufacturer's Representation: Manufacturer's technical representative is to be present at critical stages of the roof replacement to ensure the substrate is properly prepared, and the manufacturer's roof system is installed to reflect the manufacturer's recommendations. The manufacturer is to provide periodic inspection of the proposed roof system installation of interply and cap sheet. If at any time the manufacturer's technical representative has reason for concern, he is to advise the Roofing Contractor, Architect, and Owner immediately.
- 1.16 Oral comments and discussion are not binding unless memorialized in the Project Manual or in an Addendum.

(END OF SECTION 01010)

**SECTION 01020 - CUTTING AND PATCHING****1.0 GENERAL**

- 1.01 Related Documents: The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 Description of Work: "Cutting-and-patching" is hereby defined to include but is not necessarily limited to the cutting and patching of nominally completed and previously existing work, in order to accommodate the coordination of work, or the installation of other work, or to uncover other work for access or inspection, or to obtain samples for testing, or for similar purposes. It is defined to exclude integral cutting-and-patching during the manufacturing, fabricating, erecting, and installing process for individual units of work.
- 1.03 Demolition is recognized as an example of a related-but-separate category of work, which may or may not also require cutting-and-patching as defined in this section.
- 1.04 Refer to other sections of Project Manual for specific cutting-and-patching requirements and limitations applicable to individual units of work.
- 1.05 Quality Assurance:
- A. Requirements for Structural Work:
    1. Do not cut-and-patch structural work in a manner resulting in a reduction of load-carrying capacity or load/deflection ratio.
    2. Prior to cutting-and-patching the following categories of work, obtain the Architect's approval to proceed with cutting-and-patching as proposed in the submittal by the Contractor:
    3. Structural Steel - Miscellaneous Structural Metals, and similar categories of work.
      - a) Pressurized Piping, Vessels and Equipment
  - B. Operational and Safety Limitations:
    1. Do not cut-and-patch operational elements and safety-related components in a manner resulting in a reduction of capacities to perform in the manner intended or resulting in decreased operational life, increased maintenance, or decreased safety.
    2. Prior to cutting-and-patching the following categories of work and similar categories where directed, obtain the Architect's approval to proceed with cutting-and-patching as proposed in the submittal by the Contractor.
    3. Sheeting, shoring and cross-lot bracing.
    4. Primary Operational Systems and Equipment.
    5. Noise and Vibration Control elements and systems.
    6. Control, communication, conveying, and electrical wiring systems.
  - C. Visual Requirements - Do not cut-and-patch work which is exposed on the exterior or exposed in occupied spaces of the building, in a manner resulting in a reduction of visual qualities or resulting in substantial evidence of the cut-and-patch work, both as judged solely the Architect. Remove and replace work judged by the Architect to be cut-and-patched in a visually unsatisfactory manner.
  - D. Any and all interruptions of existing facilities services shall be coordinated with Architect and Owner with ample notice for coordination of such work.

**SECTION 01020 - CUTTING AND PATCHING**

- 1.05 **Submittals** - Where prior approval of cutting-and-patching is required, submit proposal well in advance of time work will be performed, and request approval to proceed. Include description of why cutting-and-patching cannot (reasonably) be avoided, how it will be performed, how structural elements (if any) will be reinforced, products to be used, firms and tradesmen to perform the work, approximate dates of the work, and anticipated results in terms of variations from the work as originally completed (structural, operational, visual and other qualities of significance).
- 1.06 **Materials** - Except as otherwise indicated or approved by the Architect, provide materials for cutting-and-patching which will result in equal-or-better work than the work being cut-and-patched, in terms of performance characteristics and including visual effect where applicable. Comply with the requirements, and use materials identical with the original materials where feasible and where recognized that satisfactory results can be produced thereby.
- 1.07 **Preparation** - Provide adequate temporary support for work to be cut, to prevent failure. Do not endanger other work. Provide adequate protection of other work during cutting-and-patching, to prevent damage and provide protection of the work from adverse weather exposure.
- 1.08 **Cutting-and-Patching** - All trades will perform the necessary cutting to allow their materials to pass through existing roof membrane. All patching will be performed by the individual trades who are experienced in roofing or roof framing as part of their type of work. It is the general contractor's sole responsibility to insure that the cutting and patchwork is properly sealed and patched at the end of each day to insure a watertight installation and erection.
- 1.09 **Restore exposed finishes** of patched areas and, where necessary, extend finish restoration onto retained work adjoining, in a manner, which will eliminate evidence of patching and insure continuity in the building system being cut or patched.
- 1.10 **Patch Blending** - Where patch occurs in a smooth painted surface, extend final paint coat over the entire unbroken surface containing the patch, after patched area has received prime and base coats, which have been properly feathered into adjoining areas.

(END OF SECTION 01020)

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**SECTION 01026 - UNIT PRICES**

**1.0 GENERAL**

1.01 Summary: It is the intent of this section to provide for unit prices for listed items in quantities shown and for additional quantities that may be required by Owner or Architect/Engineer as being necessary for a complete, secure installation.

1.02 Inclusions:

A. Within each Unit Price, include labor, materials, equipment, mobilization, overhead, profit, and including, but not limited to, handling, storing, protecting, connecting, adjusting, testing, finishing, cleaning, and completing.

1. Demolition, removal, and disposal of existing materials for each Unit Price shall be included as part of the Unit Price.

B. Execute work covered by a Unit Price in same manner as if included in a stipulated sum.

C. Include, as a part of the Base Bid, the sum of each allotted measurement for each Unit Price item.

**2.0 EXECUTION**

2.01 Unit Price No.1: \$ \_\_\_\_\_ /Per Sheet

Roof Sheathing 4 x 8 x ¾" plywood roof sheathing replacement of concealed compromised roof sheathing (Removal of damaged 1 x 6 roof sheathing and replacement)

2.02 Unit Price No.2: \$ \_\_\_\_\_ /Per Lin. ft

Building "B" Fascia (2x6 replacement) This price is to include removal of all damaged material, preparation and installation and painting of the new work

2.03 Unit Price No.3: \$ \_\_\_\_\_ /250 sq. ft.

Blown Thermal Insulation 8" thick this price represents make up thermal insulation if voids are encountered during construction

(END OF SECTION 01026)

**SECTION 01040 - COORDINATION, INSPECTION AND PROTECTION****1.0 GENERAL**

- 1.1 **Related Documents:** The General Provisions of the Contract, including the General Conditions, Supplementary Conditions and Special Conditions, (if any), along with the General Requirements, apply to the work specified in this Section.
- 1.2 **Written Direction: Completeness of System:** The Contractor shall compare and coordinate all Drawings and Specifications. When in the opinion of the Contractor or a Subcontractor, a discrepancy exists; he / she shall promptly report it to the Architect/Engineer for proper interpretation and any necessary adjustments before proceeding with the work. If the conflict or oversight is obvious and essential for the subcontractor to clarify to provide a complete scope of work, it is the subcontractor's sole responsibility to provide a complete system as if the conflict did not exist rather than trying to capitalize from the oversight.
- 1.3 **Typical Details:** In the event that certain features of the construction are not fully shown on the Drawings, then their construction shall be of the same character as for similar conditions that are shown, noted, or as required to complete the work.
- 1.4 **Accuracy of Survey:** Prior to commencing any work, the Contractor shall satisfy himself as to the accuracy of all survey data as indicated in these Plans and Specifications and/or As-Builts available from, or as provided by the Owner. Should the Contractor discover any inaccuracies, errors, or omissions in the data survey, he shall immediately notify the Architect/Engineer in order that proper adjustments can be anticipated and ordered. Commencement by the Contractor of any work shall be held as an acceptance of the survey data by him after which time the Contractor has no claim against the Owner resulting from alleged errors, omissions, or inaccuracies of the said survey data.
- 1.5 **General Coordination:**
- A. Coordinate the work of all the trades so that any related work or items shown or specified elsewhere throughout the documents are included and the work completed as intended.
  - B. Coordinate the work of all trades so that each will have sufficient space and time within which to work properly and efficiently.
  - C. Changes in the intended design of the project as a result of improperly-coordinated construction work will not be allowed. Delays in the work caused by rejections of installed materials due to improper coordination, and as otherwise specified, will not be considered valid justification for extensions of Contract time if such are requested by the Contractor. It is the General Contractor's responsibility to monitor the work performance and quality of his subcontractors on a daily basis prior to the Owner or Architect identifying problems or concerns with the various tradesmen's workmanship.
- 1.6 **Construction Lighting Levels:** Insofar as practical or if directed by the Architect / Engineer, HVAC systems and Lighting levels shall be operational at designed levels prior to installation of painting materials, wall coverings and like items which could be damaged by unstable environmental conditions.
- 1.7 **Altering of Structural Members:**
- A. No structural member shall be omitted, notched, cut blocked out, or altered for any reason without express written prior approval by the Architect/Engineer.

**SECTION 01040 - COORDINATION, INSPECTION AND PROTECTION**

B. If any structural member is found to have been altered, it shall be corrected as directed by the Architect/Engineer at no additional cost.

1.8 Unapproved Alteration: No deviation in the location of plumbing, mechanical, or electrical as shown will be allowed without approval of the Architect/Engineer.

**2.0 PRODUCTS**

2.1 Each trade shall review the work required of other trades and be aware of what products will be installed adjacent to their work. Complete, approved submittals and show drawings of the other trades shall be available for review at the job site at all times.

**3.0 EXECUTION**

3.1 All areas, substrates, and conditions under which any and/or all materials are to be installed shall be inspected and any conditions detrimental to proper and timely completion of the installation shall be documented to the Architect/Engineer. Work shall only proceed when such conditions have been properly corrected.

3.2 Protection: Coordinate the work of each trade so that upon completion of any installation protective conditions are maintained to ensure the work will be without damage or deterioration at the time of acceptance.

3.3 Inspection, Re-inspection, Re-approvals, and Delays:

A. If under the following conditions, the Contractor causes the Architect additional work, the Owner shall deduct such expenses from payment to the General or Prime Contractor. The Architect will inspect or review the work or submittals two times only, as part of the Contract. Except if after an approval the Contractor elects to make change and to resubmit, only the first review is so included. In the case of inspections (which may be phased with construction providing that each submittal must be completely informative) the criteria will apply to each separately. However, exhaustive inspection (or review) will not be required in ascertaining a continuing problem. Such a problem may be noted as a general application and it shall be the Contractor's obligation to find all such conditions and make corrections. On follow-up inspection or review, if the same problem becomes apparent as not having been corrected, further research will not be required, and general notice shall suffice. Such non-correction shall become the beginning of non-performance by the Contractor. And if in the situation of major error by the Contractor requiring extensive review and adjustment by the Architect, those costs will be deducted from the payment to the Contractor. If the contract time is exceeded by more than 5%, the Architect's costs for Contract Administration and construction observation after that time shall be deducted from payment to the Contractor with or without other damages.

B. Definitions: THE TERM "SUBSTANTIAL COMPLETION" SHALL MEAN THAT SUBSTANTIALLY ALL MATERIALS REQUIRED OR IMPLIED BY THE DRAWINGS AND SPECIFICATIONS ARE INCORPORATED IN THE PROJECT, THAT SUBSTANTIALLY ALL LABOR HAS BEEN PERFORMED AND THAT THE WORK IS READY FOR A FINAL CHECK OR INSPECTION BY THE ARCHITECT AND ALL LIFE SAFETY SYSTEMS ARE VERIFIED AND APPROVED AS BEING



**SECTION 01040 - COORDINATION, INSPECTION AND PROTECTION**

IN WORKING ORDER. "Substantial Completion" shall not mean the inclusion of such minor alterations as patching as the Final Inspection shall disclose, but shall mean the building is ready for beneficial occupancy without any inconveniences to the Owner. If, upon Final Inspection of the project, more than ten (10) items are found to be uncorrected, the Architect reserves the right to terminate the Final Inspection at that point, until such time as all items are completed.

**4.0 INSPECTION PROCEDURES**

- 4.1 The Contractor shall request from the Building Department all inspections identified on the appropriate building permit. This request shall be made a minimum of 24 hours in advance of the desired inspection time. The request shall be made in writing by fax. A copy shall also be sent to the project Architect/Engineer that he/she will coordinate the particular engineer to be present as required.
- 4.2 The Building Code inspector will sign off once the inspections have been successfully accomplished.
- 4.3 Should a particular section fail an inspection, the Contractor shall make appropriate correction and re-submit for re-inspection. Provide 24 hours notice.
- 4.4 The Contractor is required by the specifications to perform other test and inspections. The Contractor shall maintain in the field office copies of all test reports for review by the Building Code Inspector.

**(END OF SECTION 01040)**

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**SECTION 01050 – FIELD ENGINEERING**

**1.0 GENERAL**

1.01 Related Documents: The General Provisions of the Contract, including the General Conditions, Supplementary Conditions and Special Conditions, (if any), along with General Requirements, apply to the work specified in this Section.

1.02 Contractor is responsible for notifying the Architect of any and all need for field engineering prior to commencement of work.

**2.0 PRODUCTS – N/A**

**3.0 EXECUTION**

**(END OF SECTION 01050)**

SECTION 01050 – FIELD ENGINEERING

01050-1



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**SECTION 01060 - CODES, PERMITS AND FEES**

**1.0 GENERAL**

1.01 Related Documents: The General Provisions of the Contract, including the General Conditions, Supplementary Conditions and Special Conditions, (if any), along with the General Requirements, apply to the work specified in this Section.

1.02 All work contained under this Contract is based on the requirements contained in the latest one or more of the following:

- A. The Standard Florida Building Code 8th Edition
- B. Florida Standard Plumbing Code 8th Edition
- C. Florida Standard Mechanical Code 8th Edition
- D. Florida Standard Gas Code 8th Edition
- E. Florida Fire Prevention Code 8th Edition
- F. NFPA 70, National Electrical Code 2023
- G. NFPA 101 Life Safety Code 2024
- H. NFPA-72 National Fire Alarm & Signaling Code 2022
- I. NFPA-13 Standard Installation  
for Installation of Sprinkler Systems 2022
- J. NFPA-58-11 Liquefied Petroleum Gas Code 2020
- K. ANSI A117.1 (Physically Handicapped) 2017 (or latest edition).
- L. Other Standards as referenced or specified in other sections

1.03 Contractor and all Subcontractors shall comply with all laws, codes, and ordinances applicable to the work. This shall include Federal, State, County, and/or Municipal Entities having jurisdiction. Refer to Section 01000(9) for information on permits and Governing Codes.

1.04 If governing Laws, Codes or Ordinances conflict with this Specification, then the Laws, Codes or Ordinances shall take precedence, except where these Specifications exceed them in quality of materials or labor, then the Specifications shall be followed. When a conflict occurs, the Architect/Engineer shall be notified before proceeding with the work.

1.05 Except as otherwise required by this Section, all products and workmanship shall conform to the best quality and practices recognized by Agencies, Associations, Councils, etc., as specified in individual Sections.

1.06 In the absence of specified standards, the Contractor shall conform to the requirements of the most widely recognized standards for each particular portion of the work.

**(END OF SECTION 01060)**

**SECTION 01100 – ALTERNATES/SUBSTITUTIONS****1.0 SCOPE**

- 1.01 **Related Documents:** The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 It is the purpose of this section of the specifications to describe items that are to be included in the Contractor's proposal as Additive Alternates.
- 1.03 It is not the intent of this section of the specifications to describe methods of construction or installation of alternate items, but only to itemize the extent of Alternates. See Drawings for additional information concerning the extent of Alternates and their locations.
- 1.04 In the event that Alternates are accepted, all provisions of documents, contract drawings, other contract documents, and the various trade sections of these specifications will govern any Alternate construction, materials, or equipment.
- 1.05 Alternates may be accepted in any order the Owner selects up to the limit of monies available.
- 1.06 Each bidder shall state in his proposal the amounts to be added or deducted to the Base Bid for all Alternates in accordance with the following Alternate proposals.
- 1.07 A bidder may be excluded from consideration for the award of the contract if he has not submitted a price for a particular Alternate that the Owner chooses to accept.

**2.0 ALTERNATE PROPOSALS**

- 2.01 **Additive Alternate No. 1 – Standing Seam Metal Roof System:** Contractor is to provide a price to be added to the Base Bid representing the required material, labor, and all miscellaneous incidentals for the complete installation of a pre-finished galvalume metal roof system (color to be selected from standard available colors), flashings and all miscellaneous incidentals required for a complete installation of the alternate roof system.
- 2.02 **Additive Alternate No. 2 – Restroom Floor Ceramic Tile:** The Contractor is to provide a price to be added to the Base Bid representing the required material, labor, and all miscellaneous incidentals for the complete installation of 12"x12" ceramic floor tile in lieu of the base bid epoxy quartz poured seamless floor system (refer to section 09655 of this manual). This alternate is to include the removal of existing floor tile and sanitary base, grinding of the floor in preparation to receive a new ceramic tile floor and base finish system (refer to section 09311).
- 2.03 **Additive Alternate No. 3 – Additional Washer / Dryer Stack Assembly:** the contractor is to provide a price to be added to the base bid representing the required material, labor, and all necessary miscellaneous incidentals for the complete installation of two staked washer / dryer columns adjacent to the two base bid stacked washer / dryer columns.

**SECTION 01100 – ALTERNATES/SUBSTITUTIONS**

- 2.04 **Additive Alternate No.4 – Building “A” Exterior Soffit Abatement & Replacement:**  
The contractor is to provide a price to be added to the base bid representing the required material, labor and all incidentals required for the removal of the existing asbestos soffit system in its entirety and installation of a new prefinished vented 0.040 soffit system.
- 2.05 **Additive Alternate No.5 – Building “A” Encapsulating the Existing Soffit with a new Pre-finished Aluminum Vented Soffit:** The contractor is to provide a price to be added to the base bid representing the required material, labor and necessary miscellaneous incidentals required for the installation of an encapsulated 0.040 aluminum soffit system that floats below the existing 9x9 asbestos base soffit panels to leave the existing soffit undisturbed.
- 2.06 **Additive Alternate No.6 (Add or Deduct) – Shower / Bath Solid Surface Inserts:** The contractor is to provide a price to be added to either added or deducted from the base bid for the preparation and installation of new solid surface retrofit wall panels and floor panel in lieu of the installation of new floor and wall ceramic tile refer to Section 09311 of the project manual.
- 2.07 **Additive Alternate No.7 – Building “A” 9x9 Tile Flooring Abatement & Replacement:**  
The contractor is to provide a price to be added to the base bid representing the required material, labor and all incidentals required for the removal of the existing asbestos tile flooring and related mastic in its entirety and prep the concrete slab for installation of a new LVT glue down flooring assembly.

**3.0 REQUEST FOR SUBSTITUTIONS**

- 3.01 Alternate or substitute products, materials or equipment to be submitted for consideration for acceptance as meeting the intent of the design shall be submitted to the Architect/Engineer for review. This submittal shall include all pertinent data necessary for comparison to specified items. Submittal and sample must be presented in a timely manner to allow review and - if approved - notification to all bidders by written Addendum seven (7) calendar days prior to the bid date. Contractor to review any and all proposed requests for approval prior to submitting to Architect for consideration and complete the General Request for Substitution form that follows.
- 3.02 Alternate or substitute products to be fairly considered should contain all data necessary to perform a side-by-side comparison with characteristics meeting or exceeding the basis for design item being considered. Any and all deviations are to be clearly itemized to allow assessment of deviations prior to rendering a decision. Failure to provide the data in the submission may jeopardize its approval. Prime Contractor is to complete the attached Request for Substitution Form.

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**SECTION 01100 – ALTERNATES/SUBSTITUTIONS**

**GENERAL CONTRACTOR'S REQUEST FOR SUBSTITUTION FORM**

REQUEST NUMBER: \_\_\_\_\_  
 [Submit in Duplicate. Use Separate Form for Each Submittal.]

DATE: \_\_\_\_\_

SUBMITTED TO: PAUL STRESING ASSOCIATES, INC.  
 [ARCHITECT] 14617 Main Street  
Alachua, Florida 32615  
(386) 462-6407 / E-Mail: psa@paulstresingassociates.com

REGARDING:  
 PROJECT NAME \_\_\_\_\_ PROJECT NO. \_\_\_\_\_

SUBMITTED BY: \_\_\_\_\_  
 [CONTRACTOR] \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

The Contractor hereby formally requests approval of the following product or system as an approved substitution:

NAME AND DESCRIPTION OF SPECIFIED PRODUCT OR SYSTEM		
SPECIFICATION SECTION NO. _____ PAGE(S) _____ PARAGRAPH(S) _____ DRAWING SHEET NO. _____ DETAIL OR SECTION NO. _____		

PRODUCT COMPARISON	SPECIFIED PRODUCT	SUBSTITUTION / ALTERNATE
PRODUCT CHARACTERISTICS		
Material:		
Flammability:		
Smoke Density:		
Fuel Contributed:		
Flame Spread:		
Moisture Absorption:		
Elasticity:		
Water Resistance:		
Substrate Compatibility:		
Warranty:		

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**SECTION 01100 – ALTERNATES/SUBSTITUTIONS**

INSTALLATION ON		
Concrete: ( Lt. Wt. / Reg. / High Strength)		
Steel Frames:		
Wood Studs / Metal Stud:		
Drywall or other:		
TEST REPORTS		
Is Exact Condition Covered?		
Rated Assembly?		
Roofing – Provide side-by-side product comparison of characteristics of specified product and product seeking approved equal consideration		
RESTRICTIONS		
Substrate:		
Floor:		
Roof:		
Wall (Non-Rated)		
Wall (Rated)		
STRUCTURE		
Wood:		
Concrete:		
Steel:		
ENVIRONMENTAL RESTRICTIONS		
Outside Air Temperature:		
Inside Air Temperature:		
Relative Humidity:		
Wind Load:		
Equipment Loads:		
Moisture Tests Required?		
WARRANTY/GUARANTEE:		
AVAILABILITY:		
COSTS:		
REASON FOR NOT GIVING PRIORITY TO SPECIFIED ITEMS:		

SECTION 01100 – ALTERNATES/SUBSTITUTIONS

01100-4

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**SECTION 01100 – ALTERNATES/SUBSTITUTIONS**

SUBSTITUTION AFFECTS OTHER MATERIALS OR SYSTEMS:  YES  NO [If yes, attach complete data.]

SUBSTITUTION REQUIRES DIMENSIONAL REVISION OR REDESIGN OF STRUCTURE OR MEP WORK:  YES,  NO [If yes, attach complete data.]

SAVINGS OR CREDIT TO OWNER FOR ACCEPTING SUBSTITUTE:  
\$ \_\_\_\_\_

THE ATTACHED DATA IS FURNISHED HERewith TO SUPPORT EVALUATION OF SUBSTITUTE:  
 CATALOG,  DWGS,  SAMPLES,  TESTS,  REPORTS,  
 OTHER

► (Note: Roofing Materials/System – provide side-by-side comparison of all product characteristics.)

THE UNDERSIGNED PRIME CONTRACTOR HEREBY CERTIFIES THAT THE SUBSTITUTION HAS BEEN FULLY CHECKED AND COORDINATED WITH THE CONTRACT DOCUMENTS.

\_\_\_\_\_  
BY:  
FIRM NAME (PRIME CONTRACTOR)

\_\_\_\_\_  
ADDRESS

SUMMARY:  
SUBSTITUTION APPROVED:  YES OR  NO

APPROVED WITH RESTRICTIONS:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_

RESUBMITTAL REQUIRED:  YES OR  NO

REMARKS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**SECTION 01100 – ALTERNATES/SUBSTITUTIONS**

(END OF SECTION 01100)

SECTION 01100 – ALTERNATES/SUBSTITUTIONS

01100-6

**SECTION 01150 – STANDARDS****1.0 GENERAL****1.1. RELATED DOCUMENTS**

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 1 Specification sections, apply to work of this section.
- B. In addition to "The Florida Building Code 8<sup>th</sup> Edition, all, or the specific portions cited, of the following building codes are hereby incorporated by reference and made a part of this rule. In the case of conflicting requirements or where the UBC is mute, the more, or most stringent shall apply. The following codes, standards, and references shall be the latest edition:
- a. **ACI 318.** American Concrete Institute, "Building Code Requirements for Structural Concrete and Commentary".
  - b. **AHERA.** Asbestos Hazard Emergency Response Act, 40 CFR, Part 763.
  - c. **AISC.** American Institute of Steel Construction edition adopted by the FBC.
  - d. **AISI.** American Iron and Steel Institute.
  - e. **ANSI.** American National Standards Institute.
  - f. **ASCEW.** American Society of Civil Engineers. References to ASCE 7. Standards shall be the latest edition.
  - g. **ASHRAE.** American Society of Heating, Refrigeration, and Air Conditioning Engineers.
  - h. **ASIC.** American Society of Irrigation Consultants.
  - i. **ASTM.** American Society for Testing Materials.
  - j. **DCA.** Department of Community Affairs.
  - k. Florida Americans with Disability Implementation Act and the Florida Accessibility Code for Building Construction, as adopted by the State Board of Building Codes and Standards.
  - l. Florida Energy Efficiency Code for Building Construction (FEEC), as adopted by the State Board of Building Codes and Standards under Rule 9B-3.047 FAC.
  - m. **DOT – AASHTO.** American Association of State Highway and Transportation Officials "Standard Specifications for Highway Bridges" as modified by Florida DOT Structures Design Guidelines.
  - n. **FBC.** Florida Building Code, all code divisions.
  - o. **FBC.** Fuel Gas Code.
  - p. **FBC.** Mechanical Code.
  - q. **FBC.** Plumbing Code.
  - r. **FBC.** Test Protocols for high velocity hurricane zones.
  - s. **FEMA.** Federal Emergency Management Agency. Rules and Regulations 44 CFR, Parts 59 and 60, for flood plain criteria governing insurability of facilities constructed in flood plain areas.
  - t. **MIL-L-19140E.** Military Specifications for Lumber and Plywood, Fire Retardant Treated.
  - u. **NEC.** National Electrical Code, (NFPA 70).
  - v. **NfoPA.** National Forest Products Association.
  - w. **NFPA.** National Fire Protection Association. NFPA 101 and other NFPA codes as applicable. Exceptions are NFPA 101 Sections 10-2.2.7 and 10-7.2.2.7 "Exit Passageways" and where NFPA codes are exceeded by these State Requirements.



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**SECTION 01150 – STANDARDS**

- x. **OSHA.** Occupational Safety and Health Administration, U.S. Department of Labor, 29 CFR.
- y. **SBC/SSTD-12.** SBCCI Test Standard for determining impact resistance from wind borne debris.
- z. **SJI.** Steel Joist Institute.
- aa. **TMS.** The Masonry Society Standards; TMS 602, TMS 402.
- bb. **SMACMA.** Sheet Metal and Air Conditioning Material Association.

(END OF SECTION 01150)

SECTION 01150 – STANDARDS/EHPA

01150-2

**SECTION 01200 - JOB SITE ADMINISTRATION****1.0 GENERAL**

- 1.01 **Related Documents:** The General Provisions of the Contract, including the General Conditions, Supplementary Conditions and Special Conditions, (if any), along with the General Requirements, apply to the work specified in this Section.
- 1.02 The Contractor shall provide a qualified, full-time superintendent at the project site throughout the construction. The superintendent shall maintain, at the job site, a complete and accessible file containing all submittals, shop drawings, and samples approved by the Architect/Engineer as well as supplemental erection or installation instructions for these items.
- 1.03 Access to the site and construction operations shall at no time interfere with normal business operations of existing neighboring buildings or their parking, nor cause damage to any of the existing buildings, paving, utilities or landscaping. In the event that any should occur, the Contractor shall repair, replace, or otherwise correct the damage at his own expense.
- 1.04 **Periodic Cleaning:** The Contractor shall maintain the building and site in a safe manner, free from accumulation of construction debris. Clean and remove debris at least once a week.
- 1.05 Comply with the requirements of the governing authorities concerning the use of the public streets, and right-of-ways for deliveries, access, and construction. Maintain in good condition and repair or replace pavement, curbs, utilities and other improvements damaged during construction to the satisfaction of the governing authority having jurisdiction.
- 1.06 Before beginning work at the site the General Contractor shall attend a preconstruction conference scheduled by the Architect/Engineer and bring with him the Superintendent employed for this project. In the event the Contractor is unable to attend, he shall send a letter of introduction by the Superintendent in which he advises the Superintendent's full name and states that he is assigned to the project and will be in full responsible charge. At this time all parties concerned will discuss the project under contract and prepare a program of procedure in keeping with requirements of the Drawings and Specifications. The Job Superintendent or his designee will be present on the job site at all times the job site is manned by the Contractor or any Subcontractor. This will insure the Architect/Engineer or Owner representative will have access to a representative of the Contractor at all times. The Superintendent shall henceforth make every effort to expeditiously coordinate all phases of the work, including the required reporting procedure, to obtain the end result within the full purpose and intent of the Plans and Specifications for the project. The Contractor's representative (Superintendent) will insure that any Owner equipment/instructional material left in the construction area shall not become a victim of theft, damage, or destruction. The Owner will be responsible to insure all Owner equipment/instructional material left in the construction area are under lock and key or be so protected as to not allow them to be easily removed. The Contractor shall not remove the Superintendent without first contacting the Architect/Engineer in writing. Then only by providing the new Superintendent enough time to familiarize themselves with the project.

**SECTION 01200 - JOB SITE ADMINISTRATION**

1.07 General:

- A. Prior to the start of construction, the Architect/Engineer will arrange a pre-construction meeting to be attended by the Owner, Architect/Engineer, and Contractor.
- B. The purpose of this conference will be to discuss and clarify contract administration procedures which will be employed during construction.
- C. Pre-construction meeting shall be held at time and date to be determined by the Owner.

1.08 Pre-construction Meeting:

- A. Attendance:
  - 1. Owner
  - 2. Architect/Engineer
  - 3. General Contractor and Job Superintendent (Sub-Contractors)
  - 4. Owner's Project Manager
- B. Agenda
  - 1. Tentative construction schedule
  - 2. Critical work sequencing.
  - 3. Relation and coordination of subcontractors.
  - 4. Designation of responsible personnel and duties.
  - 5. Processing of field decisions and Change Orders.
  - 6. Submittals of Shop Drawings.
  - 7. Use of premises and site.
  - 8. Delivery of materials.
  - 9. Security procedures.
  - 10. Other pertinent activities.

(END OF SECTION 01200)

**SECTION 01300 – WORK RELATED SUBMITTALS****1.0 GENERAL**

- 1.01 **Related Documents:** The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 **General Conditions:** Refer to Paragraph 4.12 - **Shop Drawings, Product Data, and Samples**, of AIA General Conditions.
- 1.03 **Shop Drawings and Product Data:** Shop drawings and product data shall be submitted for manufactured or fabricated materials as called for in the separate Specifications sections. Drawings shall be fully identified by project name, location, supplier's name, date, Drawing number, Specification section reference, etc. The Contractor shall submit, with such promptness as to cause no delay in his work or in that of any other Contractor, four copies (in addition to those copies necessary for his own requirements) of all shop drawings, product data and schedules, required for the work of the various trades, to the Architect, for approval. The Contractor shall make no deviation from the approved drawings and the changes made thereto by the Architect, if any.
- 1.04 It shall be the responsibility of the Contractor to properly schedule the submission of shop drawings and product for approval to allow adequate time for checking of drawings and the manufacture, and shipment of items to the job site in sufficient time to prevent delay in the progress schedule.
- 1.05 It shall also be the responsibility of the Contractor to coordinate the preparation of shop drawings and product data for approval to allow adequate time for checking of drawings and the manufacture and shipment of items to the job site in sufficient time to prevent delay in the progress schedule.
- 1.06 It shall also be the responsibility of the Contractor to coordinate the preparation of shop drawings and product data of items which will be furnished by more than one manufacturer but which are designed to interface when installed.
- 1.07 Shop drawings and product data submitted to the Architect for his approval shall first be checked and approved by the Contractor, the prime facie evidence of which shall be a "checked" stamp marked "Approved" or "Approved as Noted" on each shop drawing or product data, placed thereon by the Contractor. Shop drawings and product data received without the Contractor's "checked" stamp, or evidence that they were not accurately reviewed and corrected as needed, will be cause for immediate return without further action. Each Drawing or data sheet correctly submitted will be checked by the Architect and marked by him in one of the following ways:
- A. Reviewed
  - B. Revise and Resubmit
  - C. Rejected
  - D. Furnish as Corrected
- If shop drawings are found to be incomplete, Contractor is to reject and ask subcontractor to resubmit and also forward a copy of the rejected data to Architect to expedite review process.
- 1.08 The subcontractors for all phases of the Contract shall submit, through the General

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### **SECTION 01300 – WORK RELATED SUBMITTALS**

Contractor, complete brochures covering all materials and/or equipment proposed for use in the execution of the work, as required by their respective divisions of the specifications. These brochures shall be indexed and properly cross-referenced to plans and specifications for easy identification.

- 1.09 All shop drawings, setting drawings, material brochures, samples and/or color selection materials, which are required and are not included in the foregoing shall be submitted via the General Contractor. Insofar as is possible OR PRACTICAL, all shop drawings or descriptive literature of equipment for the mechanical or electrical trades shall be submitted on a complete brochure for each trade, as soon as possible after **Notice To Proceed** is executed.
- 1.10 Contractor to provide from each material vendor the applicable Product Approval Number verifying compliance with the Florida Building Code 8<sup>th</sup> Edition with most recent revisions. Remodel and re-roofing shall comply with building codes applicable to the building at the time of permitting and construction when the value of the work does not exceed 50% of the building's value, or as defined by the local authority having jurisdiction.

The list of building components for the required products and manufacturers are as follows:

1. Roofing products.
2. Skylights, when applicable.
3. Structural components.
4. Other products as applicable including those comprising a building's envelope and introduced as a result of new technology.

Note: The list shown above is not comprehensive. No effort was made to list each and every possible aperture in the building envelope. The architect/engineer shall check to see what apertures apply and furnish the applicable Product Approval Number as issued by the Department of Community Affairs (DCA), or required certification.

- 1.11 **Samples:** Furnish all samples as required by the Contract Documents, for the purpose of making color selections or to illustrate materials, equipment or workmanship; and to establish standards by which the work will be judged.
- 1.12 **Color Schedules:** Where samples are necessary to color selection, furnish same. This applies to all such items as paint, signage, and any other items involving color. Color items when in the same range vary among different manufacturers' products; and it is, therefore, important that selections be made from the items actually intended for use in the work.
- 1.13 The Architect will retain two (2) sets of each submittal: one set for the Architect, one set for the Owner, and one set for Engineer when applicable.

**(END OF SECTION 01300)**

SECTION 01300 - WORK RELATED SUBMITTALS

01300-2

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**SECTION 01400 - TESTING**

**1.0 GENERAL**

- 1.01 Related Documents: The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 Extent: This Section covers the testing of all areas effected with new construction.

**2.0 WATER TEST**

- 2.01 If water service is interrupted once work is complete and prior to occupancy provide bacteria test and any and all certifications required by local government and local health department.

**3.0 PAYMENT FOR TESTING**

- 3.01 The Contractor will pay for the required tests as specified herein, except that all failing tests and retests shall be paid by the Contractor. The Contractor shall be responsible for giving notice for test scheduling and providing assistance in conducting the testing.

(END OF SECTION 01400)

SECTION 01400 – TESTING

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## **SECTION 01410 - PROCEDURES AND QUALITY CONTROL**

### **1.0 GENERAL**

- 1.01 **Related Documents:** The General Provisions of the Contract, including the General and Supplementary Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 **Codes and Regulations:** Construction shall meet the requirements of the most recent edition of the Florida Building Code 8<sup>th</sup> Edition with most recent revisions. (Refer to Section 00900, Part 5(B) of this Project Manual.) Remodel and re-roof construction shall meet the requirements of the code in force and applicable at the time of the original permitting and construction where the value of the proposed improvement work does not exceed 50% of the value of the building, or as defined by the local authority having jurisdiction.
- 1.03 The Contractor shall be responsible for the calling to the Architect's attention any details or specifications that are not in conformance with applicable codes. Where no specific method or form of construction is called for in the Contract Documents, the Contractor shall comply with Florida Building Code requirements in carrying out such work.
- 1.04 Comply with regulations and codes of suppliers of utilities, and comply with all other local, state, and federal regulations and standards concerning building construction.
- 1.05 **General Quality and Standards:** To facilitate rapid examination, the detailed Specifications concerning basic requirements for labor, materials, equipment, and/or incidentals to be used on the project are included under the various divisions in as brief a form as is consistent with clarity. The primary concern of the detailed Specifications is for standards of performance expected for the finished work.
- 1.06 The interests of the Owner, the General Contractor, and others concerned with the work require the inclusion of certain general governing requirements and standards, as a precaution against contingency and to provide for the conditions under which the construction and the administration of the work will be carried out.
- 1.07 General requirements for the quality of the work, when not otherwise covered in more specific detail in the Specifications, will be governed by certain trade standards as described in this section on "Procedures and Quality Control."
- 1.08 These Specifications consider the project as a whole and assume its completion under a General Contract. Further, the scope of subcontractors and the quantities of materials and labor supplied to the General Contractor by others are assumed to be matters governed by agreement between the General Contractor and his subcontractors and suppliers and not by agreement between the Owner and any subcontractor or supplier.
- 1.09 Various sections of the construction specifications are intended to govern only the quality of work and/or materials incidental to the particular branch of work mentioned in this section title. Sections are not intended as itemizations of the work or materials to be furnished or to limit or define the scope of any subcontract or agreement to furnish material and labor.
- 1.10 The furnishing of all items of material, labor, equipment, and/or incidentals necessary to the completion of the project as a whole will be expected when such items are called for

SECTION 01410 - PROCEDURES AND QUALITY CONTROL

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**SECTION 01410 - PROCEDURES AND QUALITY CONTROL**

on the Drawings by diagram, note, or schedule, are listed in the Specifications, or are reasonably inferred by either or a combination of both to ensure a complete assembly and project.

- 1.11 **Substitutions:** Products are generally specified by ASTM or other reference standard and/or manufacturer's name and model number or trade name. When specified only by reference standard, the Contractor may select any product meeting this standard, by any Manufacturer. When several products or manufacturers are specified as being equally acceptable, the Contractor has the option of using any product and manufacturer combination listed.
  
- 1.12 After the Contract has been executed, the Owner and the Architect will consider a formal request for the substitution of products in place of those specified, under the following conditions.
  - A. The request is submitted within thirty (30) days after the award of the Contract.
  - B. The request is accompanied by complete data on the proposed substitution substantiating compliance with the Contract Documents, including product identification and description where applicable and an itemized comparison of the proposed substitution with the products specified or named by Addenda with data relating to contract time schedule, design and artistic effect where applicable and its relationship to separate contracts.
  - C. The request is accompanied by accurate cost data on the proposed substitution in comparison with the product specified, whether or not modification to the contract sum is to be a consideration.
  
- 1.13 Requests for substitution based on the above conditions, when forwarded by the Contractor to the Architect, are understood to mean that the Contractor:
  - A. Has personally investigated the proposed substitute product and determined that it is equal or superior in all respects to that specified.
  - B. Will provide the same guarantee for the substitution that he/she would for that specified.
  - C. Certifies that the cost data represented are complete and include all related costs under this Contract, but exclude costs under separate contracts and the Architect's redesign costs and that he/she waives all claims for additional costs related to the substitution which subsequently become apparent.
  - D. Will coordinate the installation of the accepted substitute, making such changes as may be required for the work to be complete in all respects.
  - E. Refer to Section 01100 of this project manual for Request for Substitution Form.
  
- 1.14 Substitutions will not be considered if:
  - A. They are indicated or implied on shop drawing submissions without the formal request required above.
  - B. For their implementation they require a substantial revision of the Contract Documents in order to accommodate their use.
  
- 1.15 **Preconstruction Conference:** Before beginning work at the site, the General Contractor shall attend a preconstruction conference and shall bring with him/her the Superintendent employed for the duration of the project. Also, instruct the plumbing, mechanical, and electrical subcontractors or their representatives to attend this meeting. At this time, all the parties concerned will discuss the project under Contract and will prepare a program

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### **SECTION 01410 - PROCEDURES AND QUALITY CONTROL**

of procedure in keeping with the requirements of the Drawings and Specifications. The Superintendent shall henceforth make every effort to expeditiously coordinate all phases of the work, including the required reporting procedure, to obtain the end result within the full purpose and intent of the Drawings and Specifications for the project.

- 1.16 **Warranties:** Except as otherwise specified, all work shall be warranted by the Contractor against defects resulting from the use of inferior materials, equipment or workmanship for one year from the date of final completion of the Contract, or from full occupancy or use of the project (for which it was designed) by the Owner, whichever is earlier.
- 1.17 If, within any warranty period, repairs or changes are required in connection with the warranted work, which in the opinion of the Architect-Engineer, are rendered necessary as the result of the use of the materials, equipment or workmanship which are defective or inferior or not in accordance with the terms of the contract, the Contractor shall, promptly upon receipt of notice from the Owner, and without expense to the Owner, proceed to:
- A. Place in satisfactory condition, in every particular, all of such warranted work, and correct all defects therein.
  - B. Make good all damage to the structure or the site, or equipment or contents thereof, which, in the opinion of the Architect-Engineer, is a result of the use of materials, equipment or workmanship which are inferior, defective, or not in accordance with the terms of the Contract.
  - C. Make good any work or materials, or the equipment and contents of structures or site, disturbed in fulfilling any such warranty.
  - D. If the Contractor, after notice, fails to proceed promptly to comply with the terms of the warranties, the Owner may have the defects corrected; and the Contractor and his/her surety shall be liable for all expenses incurred.
- 1.18 **Supervision:** General Contractor is to have a Superintendent, employed by him throughout the duration of the project, present at work areas whenever any subcontractors', as well as Contractor's, personnel are working. Supervision by General Contractor of all work under this Contract is mandatory.
- 1.19 The Contractor shall furnish sufficient forces, construction plant, and equipment, and shall work such hours, including night shifts and overtime operations, as may be necessary to ensure the procession of the work and to complete the work within the specified time. The Contractor shall take such steps as may be necessary to improve his/her progress by increasing the number of shifts, overtime operations, days of work, and the amount of construction plant, all without additional cost to the Owner.
- 1.20 Failure of the Contractor to comply with the requirements under this provision shall be grounds for determination by the Architect that the Contractor is not prosecuting the work with such diligence as will ensure completion within the time specified, and such failure constitutes a substantial violation of the Agreement.
- 1.21 Upon such determination, the Owner may terminate the Contractor's right to proceed with the work, or any separable part thereof, in accordance with Article 14 of the AIA General Conditions.

(END OF SECTION 01410)

SECTION 01410 - PROCEDURES AND QUALITY CONTROL

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**SECTION 01500 - TEMPORARY FACILITIES****1.0 GENERAL**

- 1.01 Related Documents: The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 Temporary Storage Sheds: The Contractor may provide on-premises at convenient location with respect to building construction areas, suitable watertight storage sheds for storage of materials, equipment, and tools which might be damaged by exposure to the weather and job site telephone. Sheds shall be of sufficient size and capacity to hold all damageable materials that may be on site at one time. Floors shall be raised at least six inches above the ground and be supported by heavy joists or sleepers. Contractor shall maintain sheds in good condition and shall relocate same from time to time as necessary where preliminary location might interfere with subsequent work. Remove sheds when no longer needed.
- 1.03 Temporary Toilet Facilities: The Contractor shall furnish, install, and maintain ample sanitary facilities for use of workmen of all trades engaged in work under the Contract. Portable facilities shall be used. Temporary toilets shall be constructed at time work is commenced and shall be subject to applicable City Ordinances, Health Department requirements, and rules and regulations of governing authorities by code or otherwise. [Note: Owner may allow use of toilet facilities in the existing adjacent facility after project has been awarded.]
- 1.04 Temporary Utilities:
- A. Arrangement and Payment - The Owner may furnish accessibility to water and electrical power free of charge to the Contractor from adjacent existing facility. The Contractor shall make all necessary arrangements and shall pay for sewage service and removal of rubbish and debris during the construction of the buildings as may be required for use of his own forces and those of his/her Subcontractors, and as required by them until acceptance of the work by the Owner.
  - B. Water - The Owner will have water service adjacent to the construction site for the Contractor's use. Contractor is to provide all hoses and piping required for construction.
  - C. Electrical - The Owner will provide electric service and Contractor to furnish extension cords to area needed. The Contractor shall provide wiring, fuses; disconnect switches, safety devices, junction boxes, panel boxes, ground fault protections, and transformer, if required, in connection with use of temporary electrical service for lighting and power during construction. All items and installations are to conform to the requirements of the National Electrical Code, and "Occupational Safety and Health Act of 1970." Observations by the Architect, his agents, or any recognized agency indicating failure to comply with code requirements shall be cause for immediate suspension of the job site operations by the contractor until the system is in full compliance. No extension to the contract time shall be allowed for such suspension of job site operations.
  - D. All temporary water and electrical connections, if needed, shall be made at locations and in a manner approved by the Owner. These services shall be maintained in a safe condition. All temporary services, if needed, shall be completely removed and all disturbed work returned to its as found condition, when the services are no longer needed.

**SECTION 01500 - TEMPORARY FACILITIES**

- 1.06 **Public Protection:** The Contractor shall provide applicable temporary public protection facilities and precautions to avoid damage to persons and property including streets, utilities, and adjacent private and public property. Compliance with "Occupational Safety and Health Act of 1970" Federal Statute, and Part 1926, "Safety and Health Regulations for Construction", published by the Associated General Contractors of America is required. The Contractor shall minimize delivery of construction materials and heavy traffic to and from the site during one critical hour when occupants are arriving and leaving the site. The Owner will advise the Contractor of the times at the Preconstruction Meeting.
- 1.07 **Fire Hazards:** The Contractor shall observe and enforce compliance by all trades engaged in work under the Contract with requirements of city, county, state, federal, and Insurance Underwriter's regulations to minimize fire hazards incidental to the work.
- 1.08 **Watchman and Janitor Service:**
- A. **Watch Requirements -** The Contractor may employ and pay for watchmen, or a watchman's service, as he/she deems necessary to protect his/her own interest, and he shall be responsible for and pay for losses or damages to the Owner's materials or other property as a result of theft, mysterious disappearances, or intrusions by strangers.
  - B. **Janitorial Requirements -** The Contractor shall keep sanitary facilities clean and supplied, dispose of waste, attend to drinking water requirements, and render such other housekeeping or janitorial services as may necessary to keep job office, job site, the work and temporary toilets clean and in first class conditions.

(END OF SECTION 01500)

**SECTION 01530 - BARRIERS****1.0 GENERAL**

1.01 Summary: It is the intent of this section to provide for the furnishing, erecting, providing, and installing of all protective barriers to prevent harm to workmen or students by adequately marking and designating work areas that may be cause of such harm and to adequately mark those areas containing stored materials to prevent damage.

1.02 Description:

- A. Erect barriers around areas of construction to warn all persons of the possible hazards of personal injury when entering such areas. Erect barricades around open holes and work edges or other such items which may, because of location of work areas or type of work, because of injury or harm to any person within construction areas.
- B. Erect barriers around existing planting areas to protect landscaping plants from damage due to construction operations, storage of materials and abuse by workmen.
- C. The Contractor shall erect barriers or fences to protect materials stored on-site and to prevent anyone from being injured or from damaging stored materials or equipment.

**2.0 PRODUCTS**2.01 Barriers:

- A. Barricade may be portable, prefabricated types or erected and fabricated on-site of wood or rope and chains.
  - 1. Signs:
    - a. Post at not more than 12 feet apart and attached to barricade.
    - b. Attach signs stating "Danger" or "Do Not Enter".
  - 2. Flags: post red colored flags at not more than 6 feet apart.
  - 3. Barricades:
    - a. Each barricade type shall meet OSHA standards.
    - b. OSHA standards exceed all other type barricades listed herein.
- B. Landscaped Areas: Erect barriers to prevent workmen from entering or storing materials in planting areas.

**3.0 EXECUTION**

- 3.01 Barriers shall remain in place during entire construction operations, from demolition until substantial completion.
- 3.02 Barrier locations will be determined on the plan sheet as approved by Project Manager/Architect/Engineer and will be discussed at the Pre-construction Meeting.
- 3.03 Barriers shall be removed at completion of all construction operations.

(END OF SECTION 01530)

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## **SECTION 01531 - TEMPORARY FENCING**

### **1.0 GENERAL**

- 1.01 **Summary:** It is the intent of this Section to provide for the furnishing and installing of the temporary fencing and all associated work and accessories (if required) to ensure a safe site and working conditions. If Contractor can provide a plan not requiring temporary fencing to ensure safety the Owner is willing to explore omission of fencing if satisfied otherwise install temporary fencing.
- 1.02 **Work Included:**
- A. Contractor will bear all fencing expenses.
  - B. Work included is a convenient listing of the significant items described within this Section and shall not be construed as the only work applicable or related to this Section.
  - C. Work includes, but is not limited to:
    1. Chain link fabric.
    2. Posts.
    3. Gates.
    4. Accessories.
- 1.03 **Quality Assurance - Erector Qualifications:** Minimum three (3) years experience installing similar fencing.
- 1.04 **Submittals:** Submit manufacturer's products data describing installation methods procedure with standard drawings of fence and gate installation.

### **2.0 PRODUCTS**

- 2.01 **General:** Fence components shall be galvanically compatible.
- 2.02 **Chain Link Fabric - F.S. RR-F-00191/1, Type II:**
- A. Once piece fabric, full height 6 ft.
  - B. Mesh size 2".
  - C. Wire diameter finish gauge 11.
- 2.03 **Gates - F.S. RR-F-00191/2, Type I, double swing:**
- A. Fabric: Same as fence fabric.
  - B. Hinges: Standard type.
  - C. Latches: Plunger bar type, operable either side of gate with padlock hasp.
- 2.04 **Framework:** Posts: F.S. RR-F-00191/3, Type I, Class 3.

### **3.0 EXECUTION**

- 3.01 **Preparation:**
- A. Measure and lay out complete fence line according to the site drawings. Measure parallel to the surface of the ground. Run fence to the existing fence for a temporary tie in.
  - B. Locate and mark position of post. Locate line posts at equal distance spacing not exceeding 10' centers. Locate corner posts at positions where fence changes direction more than 10 degrees.

SECTION 01531 - TEMPORARY FENCING

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**SECTION 01531 - TEMPORARY FENCING**

**3.02 Installation:**

**A. Posts:**

1. Maximum of 8' spacing.
2. Minimum of 2' depth.

**B. Fence Fabric:**

1. Stretch fabric tight between terminal posts. Position bottom of fabric approximately 1" to 2" above ground level at each post.
2. Attach fabric to terminal post using tension bars and tension band.
3. Attach fabric to line posts using wire ties or clips.

**C. Gates:**

1. Install gates plumb and level 1/4" to 10 ft.
2. Adjust hardware to provide smooth operation.
3. Gate posts shall be set in concrete 3,000 PSI, minimum of 2 feet.

**3.03 Removal:** Remove fencing at completion of construction. Remove all evidence of fencing. Fill holes and tamp. Remove all cuttings, clippings, and concrete.

**3.04** In general, the contractor is to install temporary construction fencing around any area being used to accommodate a sufficient construction and staging area for the various trades if they feel necessary in general the site has temporary chain link fencing that has been installed to assist in eliminating trespassing. The contractor is to inspect this fencing, and they may elect to utilize the existing fencing if they feel confident it will prevent trespassing.

**(END OF SECTION 01531)**

SECTION 01531 - TEMPORARY FENCING

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**SECTION 01560 - TEMPORARY CONTROLS**

**1.0 GENERAL**

- 1.01 The General Provisions of the Contract, including the General Requirements, Supplementary Conditions, and Special Conditions, (if any), along with the General Requirements, apply to the Work specified in this Section.
- 1.02 In addition to the controls specified elsewhere in this Specification, the Contractor shall maintain control of the construction site and environmental effects which are present during construction.
- 1.03 The Contractor shall maintain controls over noise, dust, water, pests and rodents, and pollution sources present during construction to locally acceptable levels.
- 1.04 Debris Control: The Contractor shall keep the building, site, and adjacent properties, free from the accumulation of construction debris during the life of the construction project. Clean and remove debris at least once a week.
- 1.05 Protection: Adequate protection measures shall be provided to protect all workmen and passers-by. Street and adjacent property shall be duly protected throughout the work. All remaining trees and plants shall be carefully protected from damage. Shoring, sheeting and bracing shall be provided to prevent caving, erosion or gullies of sides of excavations.

(END OF SECTION 01560)

SECTION 01560 - TEMPORARY CONTROLS

01560-1

**SECTION 01620 – MATERIALS STORAGE AND PROTECTION**

**1.0 GENERAL**

- 1.01 All materials shall be new and delivered to the site in original manufacturer's or fabricator's bundles, packages, containers, etc. and tagged or otherwise marked or labeled for proper identification.
- 1.02 Store all materials in appropriate manner from elements and weather off ground, under cover or in enclosures as required by manufacturer's recommendations, code or trade association recommendations.
- 1.03 Ventilate enclosed or covered areas to prevent moisture damage to materials.
- 1.04 Do not allow materials to become unusable by contamination from foreign matter, frost, ice, rust, corrosion, etc.
- 1.05 Obtain all similar types of materials or products from single manufacturer, produced by similar or duplicate methods. Do not change sources or brands during the course of the work unless approved by the Architect/Engineer.

**2.0 PRODUCTS**

- 2.01 As required by specifications.

**3.0 EXECUTION**

- 3.01 Inspect all materials and products prior to installation or incorporation into the work.
- 3.02 Do not install materials or items which are damaged or otherwise not acceptable. Acceptance of project is contingent upon all items or materials being in proper operating condition and free from defects, blemishes or damage.
- 3.03 Install all items specified or referenced by specification in locations and manner shown or required. Proprietary items shall be installed in manner and under conditions recommended by the manufacturer.

(END OF SECTION 01620)

**SECTION 01700 - CLOSE-OUT REQUIREMENTS****1.0 GENERAL**

- 1.01 Related Documents: The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 Description of Work: As each phase of the work is completed and prior to the Architect's semi-final inspection, the following cleaning shall be done:
- A. Clean roof areas, flashing, counter flashing and roof accessories; and leave in a neat appearance.
  - B. Clean area of all fasteners, clips, left over material, and any and all materials related to the work performed.
- 1.03 After the work is occupied by the Owner, it is not the Contractor's responsibility to do further cleaning; however, before final acceptance, clean or otherwise repair any damage, or soiling of finish materials that can be attributed to the Contractor's workmen.
- 1.04 Record Drawings: Each day during the progress of the work, the Contractor shall require the job superintendent for the plumbing and electrical subcontractors to record, on their field sets of drawings the exact locations, as installed, of all underground and otherwise concealed conduit, pipe, and equipment which was not installed exactly as shown on the Contract drawings.
- 1.05 Pipe lines and conduit which are installed in furred spaces, pipe chases or other spaces, which can be readily inspected by the use of access panels or other means of access, will not be considered as being concealed.
- 1.06 With reference to electrical work, the exact runs of concealed conduit shall be shown on these drawings.
- 1.07 The Contractor shall review the completed record drawings and shall ascertain that all data furnished on the drawings are accurate and truly represent the work as actually installed. When manholes, boxes, underground conduits, plumbing, inverts, etc. are involved as part of the work, the Contractor shall furnish true elevations and locations, all properly referenced, by using the original benchmark used for the institution or for this project.
- 1.08 The prints, including those unchanged and changed, shall be submitted to the Architect when completed, for certification and forwarding to the Owner at the time of Substantial Completion.
- 1.09 Close-Out of the Work: The following items cover the conditions necessary to the completion of the project. Two copies of As-builts are to be provided – one clean set of drawings and one CD in the most recent AutoCAD format.
- A. Basic Requirements Prior to Final Inspection - Upon substantial completion of all General Construction, and prior to the Architect's punch list inspection, complete all of the following:
    1. General Construction.
    2. Mechanical and electrical work connected temporarily, if necessary; cleaned and ready for final tryout and test.

**SECTION 01700 - CLOSE-OUT REQUIREMENTS**

3. Cleaning of site where any and all construction activity occurred.
  4. Clear grounds of the Contractor's shacks, equipment, fences, and building supplies.
- B. Contractor's Semi-Final Inspection - When work is substantially complete, as defined by the General Conditions, make an inspection of the entire work and, with the assistance of all subcontractors, make a detailed list of all items still to be completed. Then request payment for substantially completed work as provided for under the paragraph pertaining to payments in the General Conditions and in Supplementary Conditions. Along with this request, submit to the Architect two copies of the list of items to be completed. Architect and Engineers will inspect or review the work or submittals two times only as part of his/her Contract.
- C. Architect's Semi-Final Punch List - Upon receipt of the above written request and information from the General Contractor, the Architect will make a detailed semi-final inspection of the work. If the Architect finds the work to be substantially complete, he will prepare a Certificate of Substantial Completion for payment by the Owner and will attach thereto the punch list of items to be completed or corrected. This list may not be exhaustive, and failure to include an item on it does not alter the responsibility of the Contractor to complete all work in accord with the Contract Documents, including authorized changes thereto. If the Architect does not concur in the Contractor's claim of substantial completion, he will so notify the Contractor and will state his reasons for his decision and terminate the inspection. The Contractor shall thereafter take steps to correct the deficiencies and to bring the work to substantial completion, after which he will repeat the same process.
- D. Contractor's Request for Final Payment - With the request for final payment, submit a copy of the latest punch list with all completed items checked off. If any items on the punch list are not checked off, explain their status and when they can be expected to be completed or corrected.
- E. Items Required to Issuance of Final Certificate - As the punch list of uncompleted or uncorrected items is completed, submit the following to the Architect for his approval:
1. Operating Instructions - Furnish the following:
    - a) Complete operating instructions on all mechanical and electrical items. In cases where detailed specifications require operating instructions to be framed and placed in equipment rooms, it will not be necessary to furnish additional instructions.
  2. Warranties - Furnish all manufacturers' warranties that have been included with equipment.
  3. Keys and Special Wrenches - Tag all keys and special wrenches with the designated use. In the event the keys have been turned over directly to a representative of the Owner, furnish a signed receipt from such representative.
  4. Guarantees - Furnish written warranties, in DUPLICATE, signed by the subcontractor and the General Contractor, in accordance with para.4.5 of the AIA General Conditions and with Supplementary Conditions and Technical Specifications.
  5. Releases of Lien - Furnish affidavits and Releases of Lien in addition to sub-para.9.9.2 of the AIA General Conditions.
  6. Contractor to provide time to allow Owner to video tape the buildings system instruction conducted by each of the Mechanical, Electrical, and Plumbing, Sound and Security Systems for training purposes.

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**SECTION 01700 - CLOSE-OUT REQUIREMENTS**

- F. Final Payment: Upon receipt of the above-listed documents and information, the Architect will make a final inspection of the project. If all punch list items are complete or corrected, the Architect will issue a final certificate to the Owner, recommending that final payment be made. The final payment will be withheld, however, until after the final inspection and approval by the Owner.

(END OF SECTION 01700)

SECTION 01700 - CLOSE-OUT REQUIREMENTS

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**SECTION 01710 - CLEANING****1.0 GENERAL****1.01 Description of Work:**

- A. Work includes, but is not limited to, cleaning of materials and work of all Specification Sections, removal of trash, debris, and waste materials and preparation of building for occupancy.
- B. Maintain premises and public properties free from accumulation of waste, debris, and rubbish caused by work operations.
- C. At completion of Work, remove waste materials, rubbish, tools, equipment, machinery and surplus materials, and clean all sight-exposed surfaces. Leave project and premises clean and ready for occupancy.

**2.0 PRODUCTS****2.01 Use only cleaning materials recommended by manufacturers and only as directed by manufacturers.**

- A. Take proper precautions to prevent damage by spillage of caustic, acidic, toxic, or volatile cleaning material:
  - 1. Keep and store all cleaning materials, compounds, or solutions in covered metal or other suitable safe containers and keep in a safe, locked storage area when not in use.
  - 2. Notify Owner & Architect when any toxic substances shall be used so as to provide proper notice to building occupants to prevent any contamination by inhaling, touching, or tasting or any other contact which may cause illness or reaction to the toxic substance.
- B. Clean and remove any spilled cleaning materials. Repair or replace damaged materials due to spilled cleaning materials.
- C. Do not dispose of any cleaning materials, compounds, or solutions into sanitary lines, storm drains, or on-site pits. Dispose of as prescribed by Law.

**3.0 EXECUTION****3.01 During Construction:**

- A. Execute cleaning to ensure that the grounds and public properties are maintained free from accumulations of waste materials and rubbish. Wet down dry materials and rubbish to lay down dust, and prevent dust from blowing. Periodically, during progress of work, remove accumulations of waste, debris, and trash.
- B. Provide on-site containers for collection of waste materials, debris, trash, and rubbish.
- C. Do not bury any waste materials, debris, trash, and rubbish on site.
- D. Remove waste materials, debris, trash, and rubbish from site and legally dispose of at legal dumping areas designated by law.
- E. Handle waste materials, debris, trash, and rubbish from site and legally dispose of at legal dumping areas designated by Law.
- F. Schedule cleaning operations so that dust and other contaminants resulting from cleaning process and operations will not fall on or damage newly painted surfaces or other work that would be damaged.
- G. Do not encumber site with waste material accumulations. Keep walkways free of all waste.
- H. Do not burn without burn permit from proper authority with the location determined

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by the Project Manager or Architect/Engineer.

3.02 Final Cleaning:

- A. Remove grease, dust, dirt, stains, labels and other foreign materials from exposed surfaces. Repair, patch, and touch-up marred surfaces. Broom clean paved surfaces. Rake clean grounds.
- B. Dispose of trash, waste, debris and rubbish from site.
- C. Maintain building and grounds in clean condition until acceptance by Owner.

(END OF SECTION 01710)

SECTION 01710 - CLEANING

01710-2



**SECTION 02070 - BUILDING DEMOLITION**

**1.0 GENERAL**

1.01 Summary: It is the intent of this section to provide the demolition of materials and work to be removed as preparation to installation or alterations for new work or materials and, if necessary, removal of ill-timed installations of new materials to provide for inspections.

1.02 Work Included:

- A. Work included is a convenient listing of the significant items described within this section and shall not be construed as the only work applicable or related to this section.
- B. Work includes, but is not limited to, performing alterations, demolition, removal and related work which is shown on the Drawings, specified herein, or implied by the characteristics of the extent of the work and necessary for the installation of new work.
- C. Work of Other Sections - Disconnect, remove, repair, extend or relocate existing mechanical, electrical or piping work to include, but not limited to, equipment, conduit, fixtures, or piping.
- D. Reusing Existing Materials - Materials removed from existing work, if suitable and approved by the Architect, may be reused in new work.
  - 1) Existing materials for reuse in unexposed work shall be substantial enough to produce the strength, suitability, and other characteristics and properties as that of new materials.
  - 2) Existing materials for reuse in exposed work shall be capable of, and suitable for, being refinished to match new work as well as to produce the strength, suitability and other characteristics and properties as that of new work.
- E. Salvage of Existing Work:
  - 1) Existing work designated on the Drawings or specified herein to be reused with new work shall be carefully removed, protected, stored, and re-installed.
  - 2) Existing work designated to be salvaged for Owner's reuse elsewhere shall be carefully removed, protected, and stored as directed by the Owner.
- F. Existing Utilities:
  - 1) Do not disconnect or interrupt utilities without prior notice to the Owner 48 hours before commencing work.
  - 2) Provide protection of existing utilities during demolition and construction.
- G. Existing Roof Membrane and Associated Miscellaneous Incidentals:
  - 1) Remove existing roof membrane, cap sheet, gravel, and gravel stop, and associated miscellaneous incidentals as outlined on Drawings.
  - 2) Where existing rigid insulation fill may be unsuitable due to damage, remove existing down to existing decking and apply new matching roof fill.

1.03 Scheduling:

- A. Consult with and obtain Owner's approval before commencing alterations or demolition work.
- B. Consult with and obtain Owner's approval before discontinuing or disrupting existing mechanical, power, or water service.

1.04 Protection:

- A. Protect all existing stainless steel coping parapet wall flashing, remove as required

**SECTION 02070 - BUILDING DEMOLITION**

to receive new roofing membrane system. Contractor to coordinate with manufacturer and is to be covered under the new roof system's warranty once verified.

- B. Make such explorations, inspections and probes necessary to determine protective measures required prior to demolition and removal.
- C. Provide and erect shoring and bracing necessary to prevent damage to existing construction.
- D. Provide and maintain weather protection necessary at exterior openings to fully protect interior spaces from damage until openings are closed by new construction.
- E. Provide and maintain temporary protection of existing structure designated to remain where demolition, removal and new work is being done.
- F. Prevent dirt and dust from rising by wetting demolished materials and similar debris.
- G. Contractor to be responsible for any damage or abuse to existing structure, contents, or site elements due to insufficiency of protection or carelessness of workmanship.

**1.05 Workmanship:**

- A. Perform demolition, removal, and alteration work required with due care and precaution.
- B. Demolish work in small sections and install temporary shoring and bracing where necessary to prevent collapse of any construction.
- C. Where alterations occur, or new and old work adjoin, cut remove, patch, repair and refinish adjacent surfaces, or as much required by involved conditions, and leave in as good a condition as existed prior to beginning work.
- D. Finish new and adjacent surfaces as specified.
- E. Repair existing equipment or fixtures to be reused and refinish to put in good working order.
- F. Materials and items to be salvaged by the Owner shall be removed with due care and disposed or stored as designated by the Owner.
- G. Materials and items to be reinstated shall be removed with due care under supervision of trade responsible for reinstallation and protected and stored until required. Replace items or material damaged by removal with similar new material.
- H. Materials and items demolished and not designated to be salvaged by the Owner or reinstated shall be removed from the site.
- I. Execute work in a careful and orderly manner.
- J. Remove debris and maintain work areas in neat and clean condition.
- K. Confine cutting of existing roof areas designated to remain to limit required for proper installation of new work. Provide temporary weather tight protection as required until new roofing and flashings are installed.
- L. Handling of all existing coping flashing is to be done with great care to preserve its profile and welds. If coping is damaged it is the contractor's responsibility to replace in like with matching flashings.

(END OF SECTION 02070)

**SECTION 02110 -SITE CLEARING AND / OR CLEANING**

**1.0 GENERAL**

- 1.01 Related Documents: The General Provisions of the Contract, including the General and Supplementary General Conditions and Requirements, apply to the work specified in this Section.
- 1.02 Description of Work: Clear all debris removed or demoed material from the existing building and site or identified or implied on drawings, and as specified hereinafter. Clearing of removed materials shall be carefully coordinated to ensure safe daily operation of the work force at all times. The contractor is to provide a phased schedule for approval by the Owner before commencement of work.
- 1.03 The contractor shall ensure during the work efforts that all grades shall slope away from building to ensure positive drainage whether shown or not.
- 1.04 All finish grading is to slope away from the new and existing buildings to ensure positive drainage.
- 1.05 Existing landscape should be neatly pruned and trimmed. It is the Contractor's responsibility to repair with sod the areas of landscaping disturbed by the scope of work described within related drawings.
- 1.06 Trees: Trees may exist in the area of construction and will require removal in their entirety. The contractor is to visit the site to familiarize themselves with the existing site conditions.
- 1.07 The Contractor shall take all precautions reasonably necessary for the protection of the work and any persons who might be injured as a result from access to the work.
- 1.08 Relocate any posts or poles that may interfere with the siding of proposed building if deemed necessary.

**2.0 EXECUTION**

- 2.01 It is the Contractor's responsibility to verify site conditions and report irregularities at preconstruction meeting.
- 2.03 Beginning work of this Section means acceptance of existing conditions.

(END OF SECTION 02110)

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**SECTION 02930 - LAWN SODDING**

**1.0 GENERAL**

- 1.01 Summary: Includes but is not limited to sodding of lawn areas damaged by construction efforts.
- 1.02 Submittals: Provide written schedule for maintenance guarantee period not covered by maintenance period.
- 1.03 Delivery, Storage and Handling:
  - A. Cut and lift sod by approved methods. Cut sod in pieces approximately 3/4 to one (1) inch thick. Roll or fold sod so it may be lifted and handled without breaking or tearing and without loss of soil.
  - B. Delivery:
    - 1. Deliver, unload, and store sod on pallets within twenty-four (24) hours of being lifted.
    - 2. Do not deliver small, irregular, or broken pieces of sod.
  - C. Storage:
    - 1. During wet weather, allow sod to dry sufficiently to prevent tearing during lifting and handling.
    - 2. During dry weather, protect sod from drying, water as necessary to insure its vitality and prevent excess loss of soil in handling. Sod which dries out will be rejected.

**2.0 PRODUCTS**

- 2.01 Sod:
  - A. Superior sod grown from certified, high quality, from plantings of certified grass seedlings or stolons.
  - B. Inspect sod to:
    - 1. Assure satisfactory genetic identity and purity.
    - 2. Assure overall high quality and freedom from noxious weeds or an excessive amount of other crop.
  - C. At Buildings: Sod shall be Argentine Bahai.
  - D. At Retention Areas, Open Areas, etc.: Sod shall be Argentine Bahai.
- 2.02 Fertilizer: Commercial 16-8-8 or Landscape Architect approved equal.

**3.0 EXECUTION**

- 3.01 Preparation:
  - A. Protection:
    - 1. Take care and preparation in work to avoid conditions which will create hazards. Post signs or barriers as required.
    - 2. Provide adequate means for protection from damage through excessive erosion, flooding, heavy rains, etc. Repair or replace damaged areas.
    - 3. Keep site well drained and landscape excavations dry.
  - B. Site Preparation:
    - 1. Loosen area four (4) inches deep, dampen thoroughly, and cultivate to properly break up clods and lumps.
    - 2. After cultivation, rake area to remove clods, rocks, weeds, roots, and debris. Perform grading and shaping refinements to bring surface to true uniform

**SECTION 02930 - LAWN SODDING**

plans free from irregularities and to provide drainage and proper slope to catch basins.

3. Just prior to sodding, fertilize lawn areas with specified material.
4. After lawn areas have been fertilized, take no heavy objects over them except lawn rollers.
5. After preparation of lawn areas, roll lawn planting areas in two (2) directions at approximately right angles with water ballast roller weight 100 to 300 pounds according to soil type.
6. Rake or scarify and cut or fill irregularities that develop as required and again roll until area is true and uniform, free from lumps, depressions, and irregularities.

**3.02 Installation:**

- A. Lay sod within 36 hours of being lifted.
- B. Lay sod in rows with joints staggered. Butt sections closely without overlapping or leaving gaps between sections. Cut out irregular or thin sections with a sharp knife.
- C. Lay sod flush with adjoining existing sodded surfaces. Top of dirt shall be one (1) inch below top of concrete walks or curbs.
- D. After sodding has been completed, roll horizontal surface areas in two (2) directions perpendicular to each other.
- E. Repair and re-roll areas with depressions, lumps, or other irregularities.
- F. Heavy rolling to correct irregularities in grade will not be permitted.
- G. Water sodded areas immediately after laying sod to obtain moisture penetration through sod into top four (4) inches of topsoil.
- H. Replace damaged areas at no additional cost to Owner.
- I. Pin sod on all slopes of 3:1 or greater.

**3.03 Field Quality Control:**

- A. **Final Acceptance:**
  1. Sodded areas will be accepted at final inspection if:
    - a. sodded areas are properly established.
    - b. sod is free of bare and dead spots and without weeds; and
    - c. no surface soil is visible when grass has been cut to a height of two (2) inches.
  2. Webbed transport web matting is not allowed.

**3.04 Cleaning:** Immediately clean up any soil or debris spilled onto pavement and dispose of all deleterious materials.**3.05 Protection:**

- A. Protect sodded areas against traffic or other use immediately after sodding is completed by placing adequate warning signs and barricades.
- B. Provide adequate protection of sodded areas against trespassing, erosion, and damage of any kind.

**(END OF SECTION OF 02930)**

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## **SECTION 06100 - ROUGH CARPENTRY**

### **1.0 GENERAL**

1.01 **Summary:** It is the intent of this section to provide for all rough carpentry, nailers, studs, plates, blocking and other such work necessary for the installation and support of wood framing and accessories for a complete, secure installation of all wood framing.

1.02 **Related Work Specified Elsewhere:**

- A. Section 01026 - Unit Prices
- B. Refer to information located in Drawings.

1.03 **Quality Assurance:**

- A. Framing Lumber:
  - 1. Softwood Lumber: American Softwood Lumber Standards PS-20.
  - 2. Identification - Grade mark of recognized grading association.
  - 3. Moisture Content: Maximum 19%.
- B. Plywood:
  - 1. Softwood - Construction and Industrial Plywood, PS 1-74.
  - 2. Identification - Grade markings showing species group no., type and grading association.
- C. Pressure Treatment - Bear an Underwriter's Laboratories Label "FR-5."

1.04 **Product Handling:**

- A. Framing Lumber - deliver lumber that is in accordance with Standards. Store stacked off ground. Protect from wetting.
- B. Plywood - Deliver plywood that is in accordance with Standards. Store in a dry area and protect from wetting. Protect plywood from damage due to dropping, warping and splitting. Damaged plywood shall be rejected.

### **2.0 PRODUCTS**

2.01 **Materials:**

- A. Framing:
  - 1. Dimensions - Specified dimensions are nominal.
  - 2. Surfacing - S4S.
  - 3. Light Framing - Any Approved commercial softwood species.
    - a. Genera - Stud Grade.
    - b. Top Plates, Blocking, Bracing and Nailers - Utility Grade.
    - c. Sole Plates - Stud grade, pressure-treated.
- B. Pressure Treatment - Wolman Salts, F.S. TT-W-573.
- C. Rough Hardware:
  - 1. Bolts - F.S. FF-B-584.
  - 2. Lag Screws and Bolts - F.S. FF-B-561.
  - 3. Expansion Shields - F.S. FF-B-561.
  - 4. Angles - ASTM A-36.
  - 5. Nails - F.S. FF-N-105.
  - 6. Strap Anchors - 18 ga., zinc-coated metal.
  - 7. Power Actuated Anchors - Approved - Winchester "Ramset".
  - 8. Anchor Bolts - ASTM A-307.
  - 9. Ply Clips - Aluminum.

SECTION 06100 - ROUGH CARPENTRY

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**SECTION 06100 - ROUGH CARPENTRY**

- D. Roof Sheathing (replace sheathing for damaged existing 1x6 roof sheathing) 3/4" x 4 x 8 pressure treated tongue and groove southern pine, severe weather rated.

**3.0 EXECUTION**

3.01 Preparation: Layout work carefully in accordance with Drawings and true to dimensions. Erect framing in proper positions. Coordinate work with other trades.

3.02 Installation and Erection:

- A. Framing: Cut accurately and fit for tight joints. Erect framing correct to dimensions. Square, plumb and align for true surfaces.
  - 1. Blocking - Install in continuous horizontal row at mid-height, or as shown on Drawings, of load bearing partitions. Locate blocking to facilitate installation of finishing materials, fixtures, specialty items and trim. Use metal stud shoes at studs notched or bored for passage of plumbing water and waste lines.
  - 2. Miscellaneous Framing - Mechanical Work - Frame members for passage of pipes and ducts to avoid cutting structural members. Do not notch, cut or bore framing members.
- B. Pressure-Treated Members - Apply at contact with concrete or masonry.
- C. Replacement roof sheathing fastening to be F1667 RSRS-03 nails ring shank 8d (2 1/2" x 0.131), corrosion resistant at 6" O.C. and along subfascial / fascia edge at 4" O.C.

3.03 Clean Up: Remove wood scraps and cuttings, nails and other debris from building area and dispose of from site.

(END OF SECTION 06100)



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## **SECTION 06200 – FINISH CARPENTRY**

### **1.0 GENERAL**

- 1.01 Related Documents: The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 Description of Work: This Section of the Specifications is intended to cover the furnishing of all labor, materials and/or incidentals necessary to the completion of all requirements of the Drawings, notes, schedules, and these Specifications concerning finish carpentry and other finish materials of similar nature usually part of the carpentry trade.
- 1.03 Any variation from the work, as detailed, must be submitted as Shop Drawings and written approval secured before starting work. Failure to do this will be considered sufficient cause for rejection. In all cases, shapes and dimensions shall be followed where shown.
- 1.04 Field measurements of all features which may be affected by construction of the building shall be checked by the Contractor and shall govern his fabrication. He shall report any serious discrepancies before proceeding with the work.

### **2.0 PERFORMANCE EXPECTED**

- 2.01 All carpentry and millwork shall be done in accordance with the requirements of the Drawings and in such a manner as to ensure the following.
- 2.02 All wood materials shall be sufficiently seasoned to prevent unsightly shrinkage, warpage, or twisting after being installed.
- 2.03 All wood finishing shall be free of machine or tool marks when finally placed, and shall be as free of natural defects, such as knots, checks, wane, etc., as might be normally expected of the grade specified when judged by generally accepted standards of wood grading.
- 2.04 Milling and finish joinery shall be such as to present smooth finish surfaces and close tight fitting joints.
- 2.05 Hardware shall be so installed as to provide for the smooth workable operation of all moveable parts.
- 2.06 All carpentry and millwork shall be plumb and square, with all lines horizontal and true rigidly secured in place.

### **3.0 MATERIALS**

- 3.01 All finish woods shall be selected from well-seasoned and kiln dried stock, with a moisture content of not more than 15 percent. Wood shall be worked to conform to details.
- 3.02 Where no mention of grades is made, finishes shall be clear, the best of their respective kinds. This material will be finished natural so that care must be taken in selecting each individual piece.

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### **SECTION 06200 – FINISH CARPENTRY**

- 3.03 Interior standing trim, unless otherwise called for, shall be clear, "B" or better Fir or Larch. Trim at special areas shall be of the same species of wood as the base material being trimmed out.
- 4.0 WORKMANSHIP
- 4.01 Where possible, all finish carpentry shall be mill-made, and shall be performed by skilled workmen.
- 4.02 Trim shall be protected from moisture, and shall be stored and handled in such a manner as to be protected from scratching or marking.
- 4.03 Trim shall be sanded before delivery and shall be hand sanded and smoothed on the job.
- 4.04 Door frames and similar trim shall be delivered to the job knocked down.
- 4.05 All trim shall be according to detail, or in the absence of details, according to the best-recognized millwork practice.
- 4.06 Running trim shall not be spliced unless the length of the member is over 12'. The shortest part of any spliced trim shall not be less than 3'.
- 4.07 All square-edged trim shall have tight butt joints, and molded trim shall have mitered joints.
- 4.08 All joints exposed to weather and all wood trim set against masonry shall be painted with a priming coat on all surfaces.
- 4.09 All joints shall be glued and screwed, or nailed as conditions permit.
- 4.10 Furnish and install all nails, screws, etc., as may be required to fastening all woodwork to other material. All nails shall be set.

(END OF SECTION 06200)

SECTION 06200 - FINISH CARPENTRY

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## **SECTION 07200 - INSULATION**

### **1.0 GENERAL**

1.01 **Related Documents:** The General Provisions of the Contract, including the General and Supplementary General Condition and General Requirements, apply to the work specified in this Section.

1.02 **Description of the Work:** Furnish all labor, materials, equipment, and/or incidentals necessary to the completion of all requirements of the Drawings, notes, schedules and these Specifications concerning acoustical and thermal insulation.

### **2.0 INSULATION**

2.01 **Thermal Batt Insulation:** Furnish and install 6" thick fiberglass thermal batt insulation unless otherwise noted with integral vapor barrier in all metal stud framing where called for or implied on the construction documents. Install in all voids to insure a complete thermal envelope. Walls to have R-20 minimum. Equal to: Owens-Corning Fiberglass Corporation, Johns Manville, or approved equal.

2.02 **Acoustical Batt Insulation:**

A. Sound attenuation blankets shall be unfaced glass fiber insulation R.11 conforming to ASTM C 665, Type I. Blankets shall be held in place by clips as recommended by the manufacturer. Flame spread shall be 25 or less, smoke developed 50 or less in accordance with ASTM E 136 and STM E 84.

B. Approved products and manufacturers:

- 1) Sound-SHIELD 3-4/8 inch by Johns Manville, Denver, Colorado
- 2) Or approved equal products.

C. Products of other manufacturers will be considered provided they equal or exceed the material requirements and design qualities of the specified product. Submit requests for Architect's approval with complete technical data for evaluation.

D. Locate in ceilings above Restrooms, Offices, Conference Rooms, and where specifically called for on the Construction Documents.

2.03 **Miscellaneous Packing Insulation:**

A. Inorganic (non-asbestos) mineral wool insulation without facing for the purpose of filling and stuffing openings in walls around pipes, structural components, conduits, expansion joints to eliminate noise transfer and to insulate. Use to seal top of interior walls, not fire rated walls, between masonry and roof deck, or as otherwise indicated. Use at expansion joints as detailed or as otherwise indicated. Use at expansion joints as detailed or as otherwise indicated. Insulation shall have a flame spread rating of 15 or less, and a smoke development rating of 0; per ASTM E 84, Approved manufacturers are as follows:

- 1) Rock Wool Manufacturing Company, Leeds, Alabama
- 2) Industrial Bulk Wool by Thermafiber Corporation, Wabash, Indiana
- 3) Roxul AFB, Milton, Ontario, Canada

SECTION 07200 - INSULATION

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### **SECTION 07200 - INSULATION**

- 3.0 INSTALLATION (Refer to Section 01026 Unit Pricing)**
- 3.01 Thermal Blanket Insulation:**
- A. Thermal blanket insulation shall be installed in all areas identified or implied in the Contract Documents. All voids shall be filled with insulation to ensure a complete and uniform coverage with insulation material. Vapor barrier to be installed on the warm side (exterior) side of the wall assembly as recommended by the manufacturer for the temperature zone in which this project is located.
- 3.02 Thermal batt insulation shall be installed above ceilings where detailed and installed neatly at tops of all exterior wall systems to eliminate undesirable thermal violations in the wall/roof assembly where shown, called for, or implied on the drawings.
- 3.03 Fire safing shall be equal to Paroc 4" thick flexible batt insulation as manufactured by Partek Insulation Company.
- 3.04 The insulation contractor shall be responsible for becoming familiar with the intent of the drawings and the product being installed.
- 3.05 Coordinate insulation with intended placement and relationship with construction assemblies to ensure a complete and uniform installation with all voids properly infilled.
- 3.06 Contractor must be licensed and certified by Manufacturer and material to have UL listing identified on packaging. Material must be asbestos-free and tested by the Environmental Protection Agency.
- 3.07 Installation must meet ASTM-1042. All above ceiling batt insulation to be Class A classification.
- 3.08 The installing contractor shall examine all surfaces and report all unsatisfactory conditions in writing to the General Contractor and the Architect. The work shall not proceed until unsatisfactory conditions are corrected.
- 3.09 The work shall be coordinated with other trades whose work may be affected or have an effect on the installation of the thermal insulation, if used and noted in the project's wall types.
- 3.10 Installation, clean up, and cutting shall be accomplished according to the manufacturer's recommendations and common construction standards.

**(END OF SECTION 07200)**

SECTION 07200 - INSULATION

07200-2

**SECTION 07241 – (EIFS) EXTERIOR INSULATION AND FINISH SYSTEMS****1.0 GENERAL****1.01 Related Documents:**

- A. The General Provisions of the Contract, including the General Conditions, Supplementary Conditions and Special Conditions, (if any), along with the General Requirements, apply to the work specified in this Section.

**1.02 Summary:**

- A. This section includes exterior insulation and finish system (EIFS) applied over substrates as indicated on the drawings

B. Related Sections include the following:

1. Division 5, Section 05400 – Cold Formed Metal Framing
2. Division 9, Section 09110 – Lath and Stucco

**1.03 Definitions:**

- A. Class PB Exterior Insulation and Finish System (EIFS) is defined by ASTM C1397 as a "non-load bearing, exterior wall cladding system that consists of an insulation board attached either adhesively, mechanically, or both to the substrate; an integrally reinforced base coat; and a texture protective finish coat."

B. Systems refer to Class PB EIFS

C. System manufacturer refers to EIFS manufacturer

**1.04 Performance Requirements:**

- A. General: Provide systems that comply with the following performance requirements:

1. Bond Integrity: Free from bond failure within system components or between system and supporting wall construction, resulting from exposure to fire, wind loads, weather, or other in-service conditions.
2. Weather Tightness: Resistant to water penetration from exterior into system and assemblies behind it or through them into interior of building that results in deterioration of thermal-insulating effectiveness or other degradation of system and assemblies behind it, including substrates, supporting wall construction, and interior finish.

- B. Physical Properties or Class PB System: Provide EIFS whose physical properties and structural performance comply with the following when tested per methods referenced.

1. Abrasion Resistance: Sample consisting of 1-inch-thick EIFS mounted on 1/2-inch-thick gypsum board cured for a minimum of 28 days; and showing no cracking, checking, or loss of film integrity exposure to 528 quarts of sand when tested per ASTM D968, Method A.

**SECTION 07241 – (EIFS) EXTERIOR INSULATION AND FINISH SYSTEMS**

2. Accelerated Weathering Characteristics: Sample of size suitable for test equipment and consisting of 1-inch-thick EIFS mounted on 1/2-inch-thick gypsum board; cured for 28 days; and showing no cracking, checking, crazing, erosion, blistering, peeling, or delamination after testing for 2000 hours when viewed under five times magnification per ASTM G23, method 1.
3. Absorption-Freeze Resistance: No visible deleterious effects and negligible weight loss after 60 cycles per EIMA 101.01.
4. Mildew Resistance: Sample consisting of finish coat applied by 2x2" clean glass substrate; cured for 28 days; and showing no growth when tested per ASTM D3273.
5. Salt-Spray Resistance: Sample consisting of 1-inch-thick EIFS mounted on 1/2-inch-thick gypsum board; cured for 28 days; and showing no cracking, checking, crazing, erosion, blistering, peeling, or delamination after testing for 300 hours per ASTM B117.
6. Tensile Adhesion: No failure in the adhesive, base coat, or finish coat. Minimum 5-psi tensile strength before and after freeze-thaw and accelerated weathering tests per EIMA 101.03.
7. Water Penetration: Sample consisting of 1-inch-thick EIFS mounted on 1/2-inch-thick gypsum board; cured for 28 days; and showing no water penetration into the plane of the base coat to expanded polystyrene board interface of the test specimen after 15 minutes at 6.24 lbf/sq. ft. of air pressure difference or 20 percent of positive design wind pressure, whichever is greater, across the specimen during a test period when tested per EIMA 101.02.
8. Water Resistance: Sample consisting of 1-inch-thick EIFS mounted on 1/2-inch-thick gypsum board; cured for 28 days; and showing no cracking, checking, crazing, erosion, blistering, peeling, or delamination after testing for 14 days per ASATM D2247.
9. Impact Resistance: Sample consisting of 1-inch-thick EIFS when constructed, conditioned, and tested per EIMA 101.86; and meeting or exceeding the following impact classification and range:
  - a. Standard Impact Resistance: 25-49 inch-lb.
  - b. High Impact Resistance: 90-150 inch-lb.
  - c. Building 3 is to have impact resistant matting is required as necessary to comply with high wind criteria.
10. Positive and Negative Wind-Load Performance: Sample assembly, 48x48 inches in size, consisting studs, sheathing, and 1-inch-thick EIFS; and showing capability to withstand wind loads indicated when tested per ASTM E330.



**SECTION 07241 – (EIFS) EXTERIOR INSULATION AND FINISH SYSTEMS****1.05 Submittals:**

- A. **Product Data:** For each component of EIFS specified
- B. **Shop Drawings:** Show fabrication and installation of system including plans, elevations, sections, details of components, joint locations, and configurations within system and between system and construction penetrating it, termination details, and attachments to construction behind system.
- C. **Samples for Verification:** 24-inch-square panels for each finish, color, texture, and pattern specified. Prepare samples using same tools and techniques intended for actual work. Architect will identify 5 to 6 color samples for large sample preparation once brick veneer is finalized.
  - 1. Incorporate within each sample a typical control joint filled with sealant of color indicated or selected.
- D. **Installer Certificates:** Signed by system manufacturer certifying that installers comply with specified requirements.
- E. **Material Certificates:** Signed by manufacturers or a third-party agency approved by system manufacturer certifying that each of the following items complies with requirements:
  - 1. Insulation.
  - 2. Joint Sealants
- F. **Compatibility and Adhesion Test Reports:** From sealant manufacturer indicating that materials forming joint substrates and joint sealing backings have been tested for compatibility and adhesion with joint sealants. Include joint sealant manufacturer's written interpretation of test results relative to sealant performance and recommendations for primers and substrate preparation needed to obtain adhesion.
- G. **Product Test Reports:** Indicate compliance of proposed EIFS with physical property requirements specified in "Performance Requirements" Article based on comprehensive testing of current products by a qualified testing and inspecting agency.

**1.06 Quality Assurance:**

- A. **Installer Qualifications:** Engage an experienced installer who is certified in writing by system manufacturer as qualified to install manufacturer's system.
- B. **Manufacturer Qualifications:** Engage a firm experienced in manufacturing systems similar to those indicated for this Project and with a record of successful in-service performance.
- C. **Testing Agency Qualifications:** An independent testing agency with the experience and capability to conduct the testing indicated, as documented according to ASTM E548.
- D. **Source Limitations:** Obtain materials for system from one source and by a single manufacturer or by manufacturers approved by EIFS manufacturer as compatible with other system components.



**SECTION 07241 – (EIFS) EXTERIOR INSULATION AND FINISH SYSTEMS**

- E. Fire-Test-Response Characteristics: Provide system assemblies and components with the following fire-test-response characteristics as determined by testing identical products per test method indicated below by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify products with appropriate markings of applicable testing and inspecting agency.
1. Flame Spread of Insulation Board and Finish Coats: 25 or less when tested individually per ASTM E84.
  2. Smoke Developed of Insulation Board and Finish Coats: 450 or less when tested individually per ASTM E84.
  3. Radiant Heat Exposure, Unrestricted Installation: Tolerable level of incident radiant heat energy of at least 12.5 kW/sq. m when tested according to the BOCA National Building Code.
  4. Fire-Resistance Characteristics: Where indicated, provide materials and construction identical to those of assemblies tested for fire resistance per ASTM E119 by testing and inspecting agency acceptable to authorities having jurisdiction.
- F. Mockups: Before installing system, construct mockups for each form of construction and finish required to verify selections made under Sample submittals and to demonstrate aesthetic effects and qualities of materials and execution. Build mockups to comply with the following requirements, using materials indicated for completed work:
1. Locate mockups in the location and the size indicated or, if not indicated, as directed by Architect.
  2. Notify Architect seven days in advance of the dates and times when mockups will be constructed.
  3. Demonstrate the proposed range of aesthetic effects and workmanship.
  4. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.
    - a. Protect mockups from weather and from construction activities. Brace mockups to resist design wind loads and provide waterproof coverings for construction materials not intended to be permanently exposed to the weather.
    - b. Approved mockups in an undisturbed condition at the time of Substantial Completion may become part of the completed Work.
    - c. Provide example of pre-wrap starter strip and drainage weeps at min. 18" o.c. and base of system weep and water evacuation assembly to allow a neatly installed seal-cut and caulking trim and dress out along brick and flashing surface termination.
- G. Pre-installation Conference: Conduct conference at Project site to comply with Division 1 requirements.

**SECTION 07241 – (EIFS) EXTERIOR INSULATION AND FINISH SYSTEMS****1.07 Delivery, Storage, and Handling:**

- A. Deliver materials in original, unopened packages with manufacturer's labels intact and clearly identifying products.
- B. Store materials inside and under cover; keep them dry and protected from the weather, direct sunlight, surface contamination, aging, corrosion, damaging temperatures, construction traffic, and other causes.
  - 1. Stack insulation board flat and off the ground.
  - 2. Complete installation and concealment of plastic materials as rapidly as possible in each area of construction.

**1.08 Project Conditions:**

- A. Environmental Limitations: Do not install system when ambient outdoor air and substrate temperatures are 40° F and falling unless temporary protection and heat are provided to maintain ambient temperatures above 40° F during installation of wet materials and until they have dried thoroughly and become weather resistant, but for at least 24 hours after installation.

**1.09 Coordination and Scheduling:**

- A. Coordinate installation of EIFS with related Work specified in other sections to ensure that wall assemblies, including sheathing, flashing, trim, joint sealers, windows, and doors are protected against damage from the effects of weather, age, corrosion, moisture, and other causes. Do not allow water to penetrate behind EIFS.

**2.0 PRODUCTS****2.01 Manufacturers:**

- A. Basis of Design: The named manufacturer and associated product are the basis of design. The basis of design is intended to establish a level of quality, function, and appearance for the work and is not intended to limit competition. Other manufacturers whose products may be considered for the work, subject to compliance with requirements, are also listed. Any modifications to the project resulting from the use of products other than the basis of design shall be done at no cost to the Owner.
  - 1. Dryvit System, Inc. "Outsulation Plus"
  - 2. Sto Corp.: Sto Finish Systems Division
  - 3. Bonsal: W. R. Bonsal Co.

**2.02 Materials:**

- A. Compatibility: Provide substrates, adhesive, board insulation, reinforcing meshes, base- and finish-coat materials, sealants, and accessories that are compatible with one another and approved for use by system manufacturer for the Project.
- B. Colors, Textures, and Patterns of Finish Coat: As selected by Architect from manufacturer's full range.

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- C. Asphalt-Saturated Organic Felt: ASATM D226, Type I (No. 15 asphalt felt), unperforated.
- D. Primer-Sealer: System manufacturer's standard substrate conditioner designed to seal substrates from moisture penetration and to improve the bond between substrate of type indicated and adhesive used for application of insulation.
- E. Adhesive for Application of Insulation: System manufacturer's standard formulation designed for indicated use, compatible with substrate, and complying with the following requirements:
1. Factory-blended dry formulation of Portland cement, dry polymer admixture, and fillers specified for base coat.
  2. Factory-mixed formulation designed for adhesive attachment of insulation to substrates of type indicated, as recommended by system manufacturer.
  3. Any formulation indicated above, as recommended by system manufacturer.
- F. Waterproof Adhesive for Application of Insulation: System manufacturer's waterproof formulation designed for indicated use, compatible with substrate, and complying with the following requirements:
1. Job-mixed formulation of Portland cement complying with ASTM C150, Type 1, and polymer-based adhesive specified for base coat.
- G. Molded-Polystyrene Board Insulation: Rigid, cellular thermal insulation formed by expansion of polystyrene resin beads or granules in a closed mold. Comply with system manufacturer's requirements, ASTM C578 for Type I, and "EIMA Guidelines Specification for Expanded Polystyrene (EPS) Insulation Board" for more stringent requirements for material performance and qualities of insulation, including dimensions and permissible variations, and the following:
1. Before cutting and shipping, age insulation in block form by air drying for not less than six (6) weeks or by another method approved by EIMA that produces equivalent results.
  2. Provide insulation in boards not more than 24 x 48 inches and in thickness indicated but not more than 4 inches or less than that allowed by ASTM PS49.
- H. Reinforcing Mesh: Balanced, alkali-resistant, open-weave glass-fiber mesh treated for compatibility with other system materials, made from continuous multi-end strands with retained mesh tensile strength of not less than 120 lbf/in. per EIMA 105.01, complying with ASTM D578 and the following requirements for minimum weight:
1. Standard Reinforcing Mesh: Not less than 4.0 oz. /sq. yd.
  2. High-Impact Reinforcing Mesh: Not less than 15 oz. /sq. yd.
  3. Strip Reinforcing Mesh: Not less than 3.75 oz. /sq. yd.
  4. Detail Reinforcing Mesh: Not less than 4 oz. /sq. yd.
  5. Corner Reinforcing Mesh: Not less than 7.2 oz. /sq. yd.

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- I. Waterproof Base-Coat Materials: System manufacturer's standard waterproof mixture complying with the following requirements for material composition and method of combining materials:
  - 1. Job-mixed formulation of Portland cement complying with ASTM C150, Type I, white or natural color; and manufacturer's standard polymer-emulsion adhesive designed or use indicated.
- J. Primer: System manufacturer's standard factory-mixed elastomeric-polymer primer for preparing base-coat surface for application of finish coat.
- K. Finish-Coat Materials: System manufacturer's standard mixture complying with the following requirements for material composition and method of combining materials:
  - 1. Factory-mixed formulation of polymer-emulsion binder, colorfast mineral pigments, sound stone particles, and fillers.
  - 2. Sealer: Manufacturer's waterproof, clear acrylic-based sealer for protecting finish coat.
- L. Water: Potable
- M. Mechanical Fasteners: EIFS manufacturer's standard corrosion-resistant fasteners consisting of thermal cap, standard washer and shaft attachments, and fastener indicated below; selected for properties of pullout, tensile, and shear strength required to resist design loads of application indicated; capable of pulling fastener head below surface of insulation board; and of the following description:
  - 1. For attachment to steel studs from 0.033 to 0.112 inch in thickness; provide steel drill screws complying with ASTM C 954.
  - 2. For attachment to light-gage steel framing members not less than 0.0179 inch in thickness, provide steel drill screws complying with ASTM C 1002.
  - 3. For attachment to masonry and concrete substrates, provide sheathing dowel in form of a plastic wing-tipped fastener with thermal cap, sized to fist insulation thickness indicated and to penetrate substrate to depth required to secure anchorage.
  - 4. For attachment, provide manufacturer's standard fasteners suitable for substrate.
- N. Trim Accessories: Type as designated or required to suit conditions indicated and to comply with system manufacturer's written requirements, manufactured form vinyl plastic, and complying with ASTM C1063.
  - 1. Control Joints: Prefabricated, one-piece type manufactured with expanded metal flanges, formed to provide double keying action with protective coating, extending only to face of insulation; with removable tape on plaster face and 1/4 inch joint sight line and shallow bellows configuration where bellow extends to face of insulation only.
  - 2. Corner Bead: Prefabricated small-nosed corner bead with expanded metal flanges extending minimum of 2-7/8 inches from corner.

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3. Casing Bead: Prefabricated one-piece type for attachment behind insulation, of depth required to suit thickness of coating and insulation, with face leg perforated for bonding to coating.
  4. Drip Screed: Prefabricated one-piece type for attachment behind insulation of depth required to suit thickness of coating and insulation, with face leg perforated for bonding to coating and extended to form a drip.
- 2.03 Elastomeric Sealants:
- A. Elastomeric Sealant Products: Dow 790 Silicone or approved equal.
  - B. Sealant Color: Match finish-coast color of system.
- 2.04 Mixing:
- A. General: Comply with system manufacturer's requirements for combining and mixing materials. Do not introduce admixtures, water, or other materials except as recommended by system manufacturer. Mix materials in clean containers. Use materials within time period specified by system manufacturer or discard.
- 3.0 **EXECUTION**
- 3.01 Examination:
- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of system. Proceed with installation of system only after unsatisfactory conditions have been corrected.
- 3.02 Preparation:
- A. Protect contiguous work from moisture deterioration and soiling caused by application of systems. Provide temporary covering and other protection needed to prevent spattering of exterior finish coats on other work.
  - B. Protect system, substrates, and wall construction behind them from inclement weather during installation. Prevent infiltration of moisture behind system and deterioration of substrates.
  - C. Prepare and clean substrates to comply with system manufacturer's written requirements to obtain optimum bond between substrate and adhesive for insulation.
    1. Apply primer-sealer over substrates where required by system manufacturer for improving adhesion or for protecting substrates from degradation.
- 3.03 Installation:
- A. Comply with ASTM C1397 and system manufacturer's written instructions for installation of system as applicable to each type of substrate indicated.
  - B. Apply trim accessories at perimeter of system, at expansion joints, and elsewhere, as indicated. Use drip screed at bottom edge of system, unless otherwise indicated. Use casing beads at other locations.



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- C. Adhesively and mechanically attach insulation to comply with ASTM C1397, system manufacturer's written requirements, and the following:
1. Apply adhesive to insulation by notched-trowel method in a manner that results in adhesive's coating the entire surface of gypsum sheathing once insulation is adhered to sheathing, unless system manufacturer's written instructions specify using primer-sealer with ribbon-and-dab method. Apply adhesive to a height of not less than 1/4 inch for factory mixed and not less than 3/8 inch for field mixed, measured from the surface of the insulation board before placement.
  2. Press and slide insulation board into place. Apply pressure over the entire surface of the insulation board to accomplish uniform contact, high initial grab, and an overall level surface.
  3. Allow adhered insulation to remain undisturbed for period recommended by system manufacturer, but not less than 24 hours, before installing mechanical fasteners, beginning rasping and sanding insulation, or applying base coat and reinforcing mesh.
  4. Mechanically attach insulation to substrate by method complying with EIFS manufacturer's written requirements. Install top surface of fastener heads flush with plane of insulation. Install fasteners into or through substrates with the following minimum penetration:
    - a. Steel Framing: 5/15 inch
    - b. Concrete and Masonry: 1 inch
  5. Apply insulation boards over dry substrates in courses with long edges oriented horizontally. Begin the first course from drip screed and work upward. Work from perimeter casing beads toward interior of panels if possible.
  6. Stagger vertical joints in successive courses to produce running bond pattern. Locate joints so no piece of insulation is less than 12 inches wide or 6 inches high. Offset joints not less than 6 inches from corners of window and door openings.
    - a. Offset joints of insulation not less than 6 inches from horizontal and 4 inches from vertical joints in sheathing.
    - b. Offset joints of insulation not less than 4 inches from aesthetic reveals.
  7. Interlock ends at internal and external corners.
  8. Abut boards tightly at joints within and between each course to produce flush, continuously even surfaces without gaps or raised edges between insulation boards. If gaps greater than 1/16 inch occur, fill with insulation cut to fit gaps exactly; insert insulation without using adhesive or other material.
  9. Cut insulation to fit openings, corners, and projections precisely and to produce edges and shapes complying with details indicated.

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10. Rasp or sand flush entire surface of insulation to remove irregularities projecting more than 1/32 inch from surface of insulation and to remove yellowed areas due to sun exposure; do not create depressions deeper than 1/16 inch.
  11. Cut aesthetic reveals in outside face of insulation with high-speed router and bit configured to produce grooves, rabbets, and other features that comply with profiles and locations indicated. Do not reduce insulation thickness at features to less than 3/4 inch.
  12. Install foam shapes attached to supporting substrate, where indicated.
  13. Interrupt insulation for expansion joints where indicated.
  14. Form joints for sealant application with back-to-back casing beads for joints within system and with perimeter casing beads at dissimilar adjoining surfaces. Make gaps between casing beads and between perimeter casing beads and adjoining surfaces of width indicated.
  15. Treat exposed edges of insulation board as follows:
    - a. Wrap edges after installing insulation board and before applying field-applied reinforcing mesh.
    - b. Wrap mesh of width required to extend not less than 2-1/2 inches onto substrate behind insulation board, cover insulation board edge, and extend not less than 2-1/2 inches onto insulation board face.
    - c. Wrap edges of insulation board, except those forming substrates of sealant joints, by encapsulating with base coat, reinforcing mesh, and finish coat.
    - d. Wrap edges of insulation board forming substrates of sealant joints within system or between system and other work by encapsulating with base coat and reinforcing mesh.
  16. Treat edges of insulation board at trim accessories by extending base coat, reinforcing mesh, and finish coat over face leg of accessories.
  17. Coordinate flashing installation with installation of insulation to produce a wall system that does not allow water to penetrate behind protective coating.
- D. Install trim accessories at locations indicated according to system manufacturer's written instructions.
- E. Install expansion joints at locations indicated, where required by system manufacturer, and as follows:
1. Where expansion joints are indicated in substrates behind EIFS.
  2. Where EIFS adjoins dissimilar substrate, materials, and construction.
  3. Where wall height changes.
- F. Apply 'backstop' as recommended by manufacturer.

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- G. Apply base coat to exposed surfaces of insulation in minimum thickness recommended in writing by system manufacturer, but not less than 1/16 inch dry-coat thickness.
  - H. Embed reinforcing mesh of type indicated below in wet base coat to produce wrinkle-free installation with mesh continuous at corners and overlapped not less than 2-1/2 inches or otherwise treated at joints to comply with ASTM PS49 and system manufacturer's written requirements. Do not lap reinforcing mesh within 8 inches of corners. Completely embed mesh, applying additional base-coat material if necessary, so reinforcing-mesh color and pattern are not visible.
    - 1. Standard reinforcing mesh, unless otherwise indicated.
    - 2. High-Impact reinforcing mesh, where indicated on drawings
  - I. Additional Reinforcing Mesh: Apply strip reinforcing mesh around openings extending 4 inches beyond perimeter. Apply additional 9x12 inch strip reinforcing mesh diagonally at corners of openings (re-entrant corners). Apply 8-inch-wide strip reinforcing mesh at both inside and outside corners, unless base layer of mesh is lapped not less than 4 inches on each side of corners.
    - 1. At aesthetic reveals, apply strip reinforcing mesh not less than 8 inches wide.
    - 2. Embed strip reinforcing mesh in base coat before applying first layer of reinforcing mesh.
  - J. Shapes: Fully embed reinforcing mesh in base coat.
  - K. Apply primer over dry base coat according to system manufacturer's written instruction.
  - L. Apply finish coat over dry primer, maintaining a wet edge at all times for uniform appearance, in thickness required by system manufacturer to produce a uniform finish of color and texture matching approved sample.
    - 1. Apply sealer coat over dry finish coat, in number of coats and thickness required by system manufacturer.
- 3.04 Installation of Joint Sealants:**
- A. Prepare joints and apply sealants, of type and at locations indicated, to comply with applicable requirements of Division 7, Section 07920 SEALANTS & CAULKING and in "EIMA Guide for Use of Sealants with Exterior Insulation and Finish Systems, Class PB."
    - 1. Clean surfaces to receive sealants to comply with indicated requirements and system manufacturer's written instructions.
    - 2. Apply primer recommended in writing by sealant manufacturer for surfaces to be sealed.
    - 3. Install sealant backing to control depth and configuration of sealant joint and to prevent sealant from adhering to back of joint.
    - 4. Apply masking tape to protect areas adjacent to sealant joints. Remove tape immediately after tooling joints, without disturbing joint seal.

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5. Recess sealant sufficiently from surface of system so an additional sealant application, including backing rod, can be installed without producing beyond system surface.
6. Apply joint sealants after base coat has cured but before applying finish coat.

**3.05 Cleaning and Protecting:**

- A. Remove temporary covering and protection of other work. Promptly remove coating materials from window and door frames and other surfaces outside areas indicated to receive system coatings.
- B. Provide final protection and maintain conditions, in a manner acceptable to installer, and system manufacturer, that ensure system is without damage or deterioration at the time of Substantial Completion.

**4.0 Manufacturer Inspections**

- A. At each stage of the EIFS system installation contractor to provide an inspection report of the systems components installation to ensure the application is correct and the warranty is not compromised.
- B. As part of the Final Closeout, manufacturer to provide a statement of inspection and acceptance.
- C. At the 11 ½ month post occupancy inspection, manufacturer to provide follow up inspection report after inspecting each building's exterior EIFS system. Manufacturer representative to advise contractor and specialty EIFS contractor any and all repairs and or corrections arising from the first year of wear and season change dynamics.

(END OF SECTION 07421)

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## **SECTION 07300 - SHINGLE ROOFING (BASE BID)**

### **1.0 SCOPE**

- 1.01 This section of the Specifications is intended to cover the furnishing of all labor, materials, equipment, and/or incidentals necessary to the completion of all requirements of the drawings and these specifications concerning the installation of shingle roofing.
- 1.02 Sheet Metal Work and other roofing accessories are specified section 07621 of this manual elsewhere in these specifications.
- 1.03 Additive Alternate Metal Roof System Refer to Section 01100 and 07411.

### **2.0 GENERAL REQUIREMENTS**

- 2.01 This Contractor shall examine all surfaces to receive roofing and shall determine for himself if such surfaces are in proper condition to be covered.
- 2.02 If conditions are not acceptable to the Contractor under the terms of this Specification, the Contractor shall report same to the Owner/Engineer for correction before starting work. The application of roofing materials will be considered as acceptance by the Roofing Contractor of the surface to be covered. Roofing will be expected to follow other material placement in time to prevent damage by the elements to the material.
- 2.03 Comply with manufacturer's installation instructions, and recommendations but not less than recommended by "The NRCA Steep Roofing Manual."

### **3.0 SHINGLE ROOFING**

- 3.01 Shingles equal to Elk, GAF or Certainteed fiberglass fire rated self-sealing shingles, 235 pound per square. Forty (40) year algae resistant fiberglass, self-seal Class A. Color, blend, and pattern selected by Architect.
- 3.02 Miami-Dade accepted shingles shall be applied over one layer of peel and stick ice and water shield. Note: Do not expose water and plastic shield to UV rays for more than two weeks. Remove and replace membrane exposed for more than two weeks. Install and maintain in strict conformance with manufacturers recommendations. Shingles to comply with STTM & ASTR-D-3018.
- 3.03 Shingles shall be laid with proper headlap and exposure as recommended by manufacturer, and shall be cut to fit neatly around projections. Shingles at ridges and edges are to provide maximum weather protection. Lap shingles at ridges to shed water away from direction of prevailing wind.
- 3.04 Shingles over the designated existing wood roof deck shall be nailed so as to avoid puncturing the metal flashing and secured to reflect a Factory Mutual I-90 uplift fastening and are to comply with the 2014, 8<sup>th</sup> edition Florida Building Code. Roofing membrane shall resist wind uplift forces by ASCE 7-98, wind speed as required on the structural design criteria identified on the structural drawings. Factory Mutual I-90 is satisfactory in the interior zones or the "field" of the roof. The edge, end, or corner zones, require additional fasteners; refer to FBC 1606.

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### **SECTION 07300 - SHINGLE ROOFING (BASE BID)**

- 3.05 Provide double shingles at all eaves. Apply perimeter underlayment at eaves and roof substrate.
- 3.06 Roof valleys shall have a 36" wide strip of a damp proof membrane equal to peel and stick, Ice and Water Shield over which the felt membrane is lapped across the valley and the asphalt shingles overlapping the felt.
- 3.07 Sealants as recommended by manufacturer.
- 3.08 Gutters and downspouts to be .040 prefinished aluminum. Refer to Section 07621 & 07411.
- 3.09 Ridge Vent: Replace all existing roof and roof ridge vents.
- 3.10 Nails: Aluminum or hot-dip galvanized steel, Lt. Gauge or 12-gauge, sharp pointed, conventional roofing nails with barbed shanks, minimum 3/8-inch diameter head, and of sufficient length to penetrate 3/4" into roof sheathing. Material of nails in contact with flashings shall match materials selected for flashings to prevent galvanic action.
- 3.11 Coordinate with replacement of compromised roof decking and fascia system and entire building "A" roof.

#### **4.0 INSTALLATION**

- 4.01 Contractor is to install new 40 mil. peel-and-stick ice and water shield (rubberized asphaltic sheet waterproofing underlayment). Underlayment to comply with ASTM-D-4869 or ASTM-D-6757.
- 4.02 Provide the maximum length panels (single span) to eliminate seams. Profile and color are to match the existing metal flashing system. Use only special stainless steel fasteners, where exposed. Sealants shall be as recommended by Manufacturer.
- 4.03 Furnish and install vinyl or EPDM boot flashing for all vents, stacks.
- 4.04 Nailing: Aluminum or hot dipped galvanized steel, 11 gauge or 12-gauge, sharp pointed, conventional roofing nails with barbed shanks, minimum 3/8" in diameter head, and of sufficient length to penetrate 3/4" into solid decking or to penetrate through plywood sheathing. Material of nails in contact with flashing shall match material selected for flashing to prevent galvanic action.

#### **5.0 CLEAN UP**

- 5.01 Upon completion of the roofing work and prior to acceptance, the project shall be free of cuttings, nails, and imperfections.

#### **6.0 GUARANTEE**

- 6.01 Roofing and Sheet Metal Contractor shall give a written guarantee that all roofing and sheet metal work shall remain completely watertight for a period of five years after completion and shall thereby agree to maintain the roof in such condition for that period at no cost to the Owner.

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**SECTION 07300 - SHINGLE ROOFING (BASE BID)**

6.02 Provide manufacturer's Forty (40) year warranty for the shingles.

(END OF SECTION 07300)

SECTION 07300 - SHINGLE ROOFING

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## **SECTION 07411 – METAL ROOF PANELS (Additive Alternate)**

### **1.0 GENERAL**

1.01 **Related Documents:** The General Provisions of the Contract, including the General Conditions, Supplementary Conditions and Special Conditions (if any), along with the General Requirements, apply to the work specified in this Section.

1.02 **Scope:** This Section includes all work and supplementary items required to complete the proper installation of manufactured metal roof panel assemblies complying with performance requirements indicated and capable of withstanding structural movement, thermally induced movement, and exposure to weather without failure or infiltration of water into the building interior.

- A. This section includes the following:
1. Metal roof panels (Double Lock / Snap Lock).
  2. Gutters and downspouts.
  3. Flashing and Sheet metal flashing contiguous with roof panels.
  4. Soffit panels.

1.03 **Related Sections:** The following Sections are related to work in this Section:

- A. Section 06100 – ROUGH CARPENTRY
- B. Section 07621 – FLASHING AND SHEET METAL, for flashing not part of roofing and other sheet metal work.
- C. Section 07920 – CAULKING AND SEALANTS for field-applied sealants.

1.04 **Codes and Standards:**

- A. The work described in this Section, unless otherwise noted on the drawings, or herein specified, shall be governed by the latest edition of the following codes and specifications.
1. AAMA (American Architectural Manufacturers Association)
  2. ASTM (American Society for Testing and Materials)
  3. FBC (Florida Building Code)
  4. FM (Factory Mutual Research Corporation)
  5. UL (Underwriters' Laboratories, Inc.)
  6. SMACNA (Sheet Metal & Air Conditioning National Association)

1.05 **Submittals:**

- A. **General Requirements:** Submit in exact accordance with Section 01300, Submittals, all required Shop Drawings, Calculations, Test Reports, Product Data, and Samples as specified below.
- B. **Bidding Submittal:** All bidders are required to submit the following for evaluation. Any product which has not been submitted, or which has not submitted all the required and listed information below, will not be approved.
1. **Certifications:** Submit complete, exact, and specific design data for each specified item as follows:

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**SECTION 07411 – METAL ROOF PANELS (Additive Alternate)**

- a. Weather-tightness: Submit manufacturer's certification that, when tested in accord with the principles of AAMA 501.1, the roof system without sealant in the ribs shall show no leakage when exposed to dynamic rain and wind velocity up to 70 mph for five minutes.
  - b. Structural Performance: Uniform load capacity shall be determined by testing in accord with the principles of ASTM E-1592. Calculations showing compliance with project loads shall be stamped by a professional engineer registered in the State of Florida. Calculations shall be based on data obtained from the ASTM E-1592 testing.
  - c. Walking Loads: Roof panels shall be able to support walking loads without excessive distortion or telegraphing of the structural supports. For the maximum span used on the project, panels shall withstand a 250 pound concentrated load applied to a four square inch pad located at the center of the panel without buckling of the rib or noticeable permanent distortion of the panel.
  - d. Panels and Flashings: Attachments shall be designed to accommodate the thermal expansion and contraction of exterior metal through a 180°F temperature change.
  - e. Wind Loads:
    - (1) Roof System must meet all wind load requirements without the use of throughbolts or other external devices on the surface of the panel.
    - (2) Wind loads shall be designed per the Structural Drawings and the latest version of the Florida Building Code. Wind criteria, unless otherwise noted in the Structural Drawings.
    - (3) All roofing material shall be Class "A" by a nationally recognized testing laboratory.
- C. Construction Submittal:
- 1. All information required in the Bidding Submittal shall be included in the construction submittal in the form and quantities established in Section 01300, Submittals.
  - 2. Manufacturer's component data shall be clearly and specifically marked to indicate each component's use for all components intended for approval. Data submitted unmarked or unclear as to its exact intended use shall be returned un-reviewed to the submitter.
  - 3. Shop Drawings: Shop drawings, including erection sequences, procedures, fastener requirements, schedules and complete details, shall be submitted to the Architect for approval. Any fabrication of material prior to the approval of drawings shall be at the risk of the Contractor. All shop drawings and calculations shall be manually signed, dated and impression-sealed by a professional engineer registered in the state of Florida.
    - a. Fasteners: The Manufacturer shall provide an engineered-recommended fastener and spacing requirements for the connections of the product to the receiving members specific to this project. This plan shall be manually signed, dated and impression-sealed by a Professional Engineer licensed in the state of Florida.
    - b. Submit with the Shop Drawings copies of independent laboratory tests, mill certifications, and calculations manually signed, dated and impression-sealed by a Professional Engineer registered in the State of

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**SECTION 07411 – METAL ROOF PANELS (Additive Alternate)**

Florida certifying structural performance data of the panels, anchor clips, and fasteners to meet the structural testing and performance and material requirements of this Specification. Manufacturer's certification letters will not be accepted in lieu of the specified independent laboratory test, mill certificates, and calculations by a registered Professional Engineer.

5. Submit material samples as follows:
  - a. Panels: One-piece full width and minimum of 12" long of each type to be used
  - b. Accessories: One each of each anchor clip, rolled-formed part, or press formed, or molded closure, A flat sample 6" x 6" of material for fabrication of any custom formed profile such as hip, ridge, and rake cap.
  - c. Fasteners: Two samples of each type to be used identified as to use.
  - d. Sealant and seal tape: One sample at least 8 oz. with descriptive data.
6. Owner's Manual: Upon completion of the work described in this section, the Manufacturer shall provide to the owner's representative an owner's manual describing the specified integral roof assembly installed on the project. The manual shall include cross-sectional drawings and details illustrating the construction of the roof deck assembly installed as well as recommendations for maintenance, repair, and re-roofing operations. Comply fully with the requirements in Section 01300, Submittals.

**1.06 Quality Assurance:**

- A. Manufacturer:
  1. Panels shall be fabricated in full lengths without end-laps.
  2. The Manufacturer shall have had at least ten (10) years' experience using structural metal roof panels in architectural applications, and the roof panel itself shall have been in use for at least ten (10) years.
  3. The Manufacturer *and Certified Installation Contractor* shall demonstrate past experience with a list of five (5) projects in Florida similar in size and scope completed in the past five (5) years. Projects must consist of at least 50,000 SF of metal roofing. Submit complete description of each project including product utilized, name, and phone numbers of representatives of the Owner, Architect, Installer, and Contractor to the Architect for approval.
  4. Roofing manufacturer is to provide a list of projects where warranty issues have occurred and explain how they were resolved.
- B. No "approved equal" material or equipment will be considered unless written request has been submitted to the Architect for approval at the latest fourteen (14) days prior to date for receipt of bids.
- C. Each manufacturer desiring to be approved shall submit a list of certified installers qualified to bid their products. Manufacturer shall show for each requested installer the following information:
  1. Proof of manufacturer training
  2. A list of five (5) projects successfully completed in Florida in the past ten (10) years of similar size and scope with manufacturer's product. The list shall contain the same information as the manufacturer's list of projects unless otherwise instructed by the Architect of Record.
- D. Installer:
  1. Shall be certified by the panel manufacturer, and the actual work shall be supervised by personnel trained by the manufacturer in the proper application of the product.

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2. Installer must execute 100% of metal roofing system installation with installer's own forces.
3. Installer of the roof panel shall provide a payment and performance bond equal to 100% of the subcontract amount.
- E. Manufacturer and Installer shall submit the notice of intent to issue roof warranty (form attached to this specification) with request for approval to bid.
- F. The General Contractor shall provide a final "statement of compliance" which states that the finished roof membrane complies with the approved contractual documents which is to be included as part of the closeout submission with the manufacturer's final inspection performed by their certified field inspector. The roof manufacturer and installer shall attend an 11½ month post occupancy warranty inspection of the roof with the Contractor, Architect, and Owner's representative.

### **1.07 Delivery, Storage, and Handling:**

- A. Deliver, store, handle, and stack panels in strict accord with manufacturer's instructions to avoid damage that would void the warranty.

### **1.08 Warranty:**

- A. The warranty period for paint finish, corrosion, weather tightness and structural integrity shall be for twenty (20) years.
- B. The Manufacturer's Warranty shall include *defects* in materials and workmanship by the Manufacturer's certified, approved installer.

## **2.0 PRODUCTS**

### **2.01 Materials:**

- A. **Material Characteristics:**
  1. Aluminum Sheet: ASTM B209, Alloy 3004-H274
  2. Surface: Smooth
  3. Thickness: 0.040 min. (gauge as required to meet loads)
  4. Rib Spacing: 16" max. (width as required to meet loads)
  5. Finish: Kynar 500
  6. Galvalume: Galvalume will be an acceptable substitution to aluminum providing all other criteria within the specification are met or exceeded; confirmation and support documentation is to be included with submission.

### **2.02 Roof Panel Assemblies:**

- A. **Standing-Seam Roof Panels:**
  1. 1-1/2" high x 16" max wide standing seam roof panel assembly designed for concealed mechanical attachment of panels to existing wood deck.
  2. The ribs shall have a continuous groove capillary break and the pan shall have 2 intermediate stiffener ribs 3/8" high.
- B. **Clips:**
  1. Anchor clips shall be same as clip used in all testing efforts, non-magnetic stainless to minimize wear from thermal movement. Base piece may be galvanized.
  2. Clips shall be designed to design loads and allow for thermal movement throughout the temperature range called for in this specification.

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- C. Fasteners:
1. Fasteners shall be designed for loading conditions specified.
  2. Fasteners shall be either cadmium-plated stainless steel or aluminum.
  3. Exposed fasteners should be kept to a minimum and shall match the color of the panel.
  4. For weather tightness, screws shall have separate washers with hot-bonded neoprene faces, and pop rivets shall be set in wet sealant.
  5. Exposed fasteners shall be a minimum #14 sized screw or 3/16" diameter rivet.
- D. Foam Closures:
1. Precut foam profile closures shall be black, closed cell foam meeting specification ASTM D-1056 grade SCE-41 Black EPT.
  2. Field-fabricated hip closures shall be foam PVC, supported and protected from weathering by a metal channel matching the finish of the metal roof.
- E. Sealant:
1. Sealant used with the roofing shall be applied between surfaces during assembly with a minimum amount exposed on the completed installation.
  2. Concealed sealant may be a non-curing, non-skinning butyl, polyisobutylene or polybutene tape of sufficient thickness to make full contact with both surfaces.
  3. Exposed sealant shall be a curing type with excellent weather and sunlight resistance. The Architect shall select color. Apply in accordance with sealant manufacturer's recommendations.
- F. Flashing and Trim:
1. Flashing and trim shall be the same material, finish, and color as the metal roof panels; however, temper may be reduced to facilitate forming.
  2. All flashing shown as curved on the drawings shall be fabricated curved, not segmented.
  3. ***NO LEAD SHALL BE USED ON THIS PROJECT.***
- G. Plumbing Vents and Misc. Roof Penetrations: Penetration flashing boots (Dek-Tite or approved equal) shall be furnished and installed by the roofing subcontractor and located by the plumber or other subcontractor requesting the penetration.
- H. Storm Collars: All neoprene and other UV-degradable flashing are to have metal storm collars attached to the penetrating objects, including lightning protection aeriels. Collars are to cover the flashing and are to be painted to match the roofing color, preferably with a baked-on finish similar to the roofing.
- I. Soffit Panels: Soffit panels shall be sunken batten type with coverage of 12" to 16", a 3/4" batten depth, and three (3) battens per panel.
- J. Downspouts: Gutters shall be fabricated from minimum 0.040 aluminum and downspouts shall be fabricated from minimum 0.032 aluminum. Finish shall be manufacturer's standard two-coat fluoropolymer (Kynar); color to be selected by Architect.
- 2.03 Underlayment Materials:
- A. Underlayment material to be 40 mil minimum peel and stick / ice and water shield.
- 2.04 Miscellaneous Materials:
- A. Gutters shall be fabricated from materials and gauges shown on the design documents, and if not shown the material is to be same gauge and finish as the metal roof panels unless otherwise noted during Shop Drawing review.

### 2.05 Fabrication:

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- A. General: Fabricate and finish panels and accessories at the factory to the greatest extent possible. Fulfill indicated performance requirements demonstrated by laboratory testing
- B. Minimum inside bend radius on flashing shall be 3T and all edges shall have open hem for stiffness.
- C. Insofar as possible, attachment screws shall be eliminated in favor of concealed cleats or clips

**3.0 PRODUCTS / SYSTEMS****3.01 Approved Tested Assemblies and Certified Installers**

- A. Pac-Clad - Peterson Aluminum – 1-800-272-4482 / 407-399-3402
- B. Berridge Manufacturing Inc. – 1-800-756-9358
- C. Englert, Inc. – 1-800-683-0905 / 813-248-2296
- D. Hickman Metal Roofing, Inc. – 1-800-683-0221
- D. Or approved equal: refer to Section 01100 – Alternates and Substitutions

**3.02 Panel System (Architect to select from the following panel profiles)**

- A. Cee-lock
- B. Batten System
- C. Tee Panel
- D. Zee-lock
- E. Snap-on Panel / Snap-clad
- F. Or Approved Equal

**4.0 EXECUTION****4.01 Examination:**

- A. Prior to the start of metal roof installation the manufacturer's technical representative shall visit the site and report on acceptability of the substrate for applying the metal roof.
- B. During the roofing installation the manufacturer's technical representative shall visit the site a minimum of two (2) times as directed by the Architect and file a report as to the status of the installation
- C. Final visit of the manufacturer's technical representative shall be at the substantial completion of the metal roofing.
- D. Reports: After each visit the manufacturer's technical representative shall render a report on the status of the installation, and file copies with the Architect, the General Contractor, the Owner, and the Installer.

**4.02 Preparation:**

- A. Coordinate metal panel roofing with rain drainage work, flashing, trim, and construction of decks, parapet walls, windows, and other adjoining work to provide a leak proof, secure noncorrosive installation.
- B. Promptly remove protective film, if any, from exposed surfaces of metal panels.

**4.03 Panel Installation:**

- A. General: Comply with panel manufacturer's written recommendations for installation, as applicable to project conditions and supporting substrates. Anchor panels and

**SECTION 07411 – METAL ROOF PANELS (Additive Alternate)**

- other components of the work in place, with provisions for thermal and structural movement.
- B. **Storage and Handling:** Protection shall be provided during shipment, storage, and erection. During shipment, finished surfaces shall be protected from abrasion by a removable plastic film between areas of contact. Job site storage shall be in a clean dry area out of direct contact with the ground, under cover or sloped for drainage, protected from abuse by traffic and from contamination by corrosive or staining materials.
  - C. Stored materials and unfinished work shall be protected against wind damage. Installed panels shall be protected from abuse by other trades.
  - D. Before installation, this contractor shall verify that the structure is ready to receive his work. He shall check field dimensions and alignment of structural members to assure that the roof panels and flashings will be straight and true. The Architect shall be notified on unresolved conditions, which may adversely affect the performance, or appearance of the installed roof, and the work on that location will not proceed until approved by the Architect
  - E. All work shall be installed in accord with the approved shop details under direct supervision of an experienced sheet metal craftsman. Attachments and joints shall allow for expansion and contraction from temperature changes without distortion or elongation of fastener holes. Flashing shall be installed in strict accord with the recommended practice in the AA, NRCA, and SMACNA architectural sheet metal manuals; without fasteners in end laps and isolated from dissimilar materials.
- 4.04 **Cleaning and Protecting:**
- A. Completed work shall be plumb and true, free of scrapes and dents. Panel ribs shall be on the module indicated in the contract drawings within the tolerance allowed by actual construction dimension. Excess sealant shall be removed and touch up paint applied to any areas where paint scrapes occurred. Any panels, which are badly damaged and in the judgment of the Architect cannot be repaired shall be removed and replaced.
  - B. **Cleaning:** Upon completion of the panel installation, clean finish surfaces as recommended by the panel manufacturer.

(END OF SECTION 07411 (Additive Alternate))

**SECTION 07500 – SINGLE PLY ROOFING MEMBRANE****1.0 GENERAL****1.01 Summary:**

It is the intent of this section to provide for the furnishing, installing, and warranting of the roofing and all associated work and accessories described herein or necessary for a complete, installation for the roof assembly at the laundry area (west end of building A and the entry drive through portico as noted on the roof plan. The installation is to include all required miscellaneous incidentals necessary for the complete installation of work detailed, described, or implied within these bid documents. Refer to the roof plan for locations of single-ply roof over the laundry and drive through portico.

**1.02 Work Included:**

- A. Work included is a convenient listing of the significant items described within this section and shall not be construed as the only work applicable or related to this section.
- B. Work includes, but is not limited to:
  - 1) Flashing
  - 2) Roofing membrane
  - 3) Expansion joints
  - 4) Temporary roofing
  - 5) Roof vents

**1.03 Related Work Specified Elsewhere:**

- A. Section 07621 - Flashing and Sheet Metal
- B. Section 07920 - Sealants and Caulking

**1.04 Quality Assurance:**

- A. **Manufacturer Qualifications:**
  - 1. Actively engaged in the manufacture of roofing products for not less than five (5) years.
  - 2. Roofing manufactured in accordance with requirements and standards of the Factory Mutual, National Roofing Contractors Association (NRCA) and Underwriter's Laboratories, Inc.
- B. **Applicator Qualifications:**
  - 1. Actively engaged in the application of and thoroughly familiar and experienced with roofing membrane Manufacturer's products and certified by roofing Manufacturer for application and installation.
  - 2. Provide a field supervisor who shall be completely familiar with, and experienced in, the application of specified roof membranes, and who shall be responsible for application and installation and who shall direct all field operations at all times.
  - 3. Such field supervisor shall be readily available and completely accessible by the owner's Field Representative and Architect.
- C. **Source Quality Control - All roofing materials, to include, but not limited to, roofing membrane and accessories shall be manufactured and produced by and under the control of a single Manufacturer.**



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- D. Other Products - All other roofing materials and related products necessary for a complete, secure installation shall be acceptable by the roofing membrane Manufacturer as being compatible and suitable for roof warranty.
- 1.05 **References:** All work as specified in this section shall be governed by, and in accordance with, the following codes and standards:
- A. 8<sup>th</sup> Edition Florida Building Code
  - B. Factory Mutual Approval Guide for Class I-90
  - C. American Society for Testing of Materials (ASTM)
  - D. National Roofing Contractors Association (NRCA), Roofing and Waterproofing Manual
  - E. OSHA – Occupational Safety and Health Administration
- 1.06 **Submittals:**
- A. Submit the following shop drawings, product data and certificates in accordance with Section 1300 - Submittals
    1. Roofing Manufacturer's product data
    2. Certification of U.L. "Class A" fire rating
    3. Certification of Factory Manual I-90 uplift requirements
    4. Shop Drawings - Flashing details
    5. Roofing warranty - Five (5) year Contractor's workmanship warranty; fifteen (15) year NDL manufacturer's warranty.
    6. Manufacturer's Specifications Data Sheets
  - B. Submit, if applicable, all pertinent data for product substitutions proposed and a letter stating cause and effect of such substitutions for Owner's and Architect's consideration and approval.
  - C. Samples - Submit samples of each ply proposed for use on roof for Owner's and Architect's approval.
  - D. Submit, if applicable, all proposed changes in materials and methods of construction, construction sequences and construction techniques for Owner's and Architect's consideration and approval.
- 1.07 **Tests:**
- A. Testing Laboratory Service - Acceptable to Owner and currently certified and qualified by the following:
    1. "Recommended Requirements for Independent Laboratory Qualification," latest edition, by the American Council of Independent Laboratories
    2. Testing equipment calibrated at maximum 12-month intervals.
  - B. Testing Costs shall be borne by Contractor except as specifically stated in Section 00810, Article 1.06
  - C. Test Reports:
    1. Submit of testing laboratory letterhead and test tabulations sheets, to include, but not limited to:
      - a. Statement by testing laboratory as to whether test results meet specification requirements.
      - b. Date of field tests and locations.
    2. Submit test results to Architect within seven (7) days following field tests.
    3. Submit test results in triplicate.
  - D. Field Tests:



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1. Field tests shall be arranged for and scheduled by Contractor.
  2. Owner and Architect shall be notified not less than 24 hours in advance of scheduled tests so that they may be present during testing operations.
  3. Test locations will be field determined or approved by Owner or Architect.
  4. Testing conducted without the presence of the Owner or Architect, unless approved prior to the time of testing, may be disregarded by Owner and Architect as invalid and subject to retesting at Contractor's cost.
- E. Tests to be Performed:
1. Water Test:
    - a. Test roofing membrane integrity at completion of application of the base sheet and interply and prior to application of cap membrane.
    - b. Test for water runoff and proper drainage to include, but not limited to:
      - 1) Roof projections
      - 2) Roof slope
    - c. Architectural and/or Owner's Representative to be present for testing.
- 1.08 Field Samples:
- A. Field samples are defined as physical examples illustrating finishes and finish materials as well as methods and techniques of construction.
  - B. Field samples may be required and requested by Owner or Architect at such times that materials being applied are suspected to be inadequate to meet Specifications as to materials and products or methods and techniques of application/installation.
    1. Tests that may be required to determine the characteristics and properties of a material or product shall be at Contractor's cost if tested materials or products fail.
    2. Costs of tests for those materials or products passing successfully will be borne by Owner.
- 1.09 Product Handling:
- A. Delivery - Deliver roofing materials and accessories in Manufacturer's original, unopened, standard containers and packaging with labels and seals intact, and stored on the ground. Minimal quantities of roofing materials and accessories are to be stockpiled and/or stored on the roof deck.
  - B. Protection - Store all materials in a safe, dry area. Protect from damage due to moisture, before, during and after installation.
  - C. Replacements - Be responsible for and make all repairs and replacements of damaged or defective materials or work at no additional cost to Owner.
- 1.10 Job Conditions (Weather Conditions):
- A. Proceed with work only when weather conditions permit installation of materials without harm or damage.
  - B. Provide temporary protection for all materials stored, or installed, and all openings in the event of rain or other unsuitable weather conditions.
  - C. Be responsible for repairing and replacing materials, stored, or installed, damaged by rain or other unsuitable weather conditions.
- 1.11 Warranty: Provide a fifteen (15) year written warranty (NDL single source) from the roof membrane Manufacturer to include, but not limited to, roof membrane and accessories:

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- A. Roof membrane deterioration due to ordinary wear and tear and effect thereof.
- B. Flashing membrane deterioration due to wear and tear and effects thereof.
- C. Improper workmanship and installation by roofing contractor of roof membrane or flashing membrane.
- D. Blisters, buckles, wrinkles, or ridges in roof membrane
- E. Splits in roofing or flashing membrane
- F. Temperature fluctuations or thermal shock
- G. Roofing and flashing membrane slippage
- H. Vent stacks, new or retrofit, drains and scuppers, if required, a pitch pans and roof projections.

**2.0 PRODUCTS**

**2.01 ACCEPTABLE MANUFACTURERS:**

- A. Basis for Design – Siplast Parosolo PVC KEE Fleece back membrane system set in adhesive or approved equal PVC product.
- B. Products specified are Performance Specifications and shall be used herein as a standard and basis for all specified roofing and related products.
- C. Interested material vendors to refer to Section 01100 of this project manual to obtain prior approval consideration. Provide all support documentation to allow a complete evaluation of products.
- D. Similar products may be furnished in lieu of those listed providing that all products listed shall meet Specifications and subject to approval and acceptance by the Owner and Architect. Approved manufacturers as listed below:
  - Siplast Parosolo PVC KEE Fleece-Back membrane system is Basis of Design
  - 60 mil Fiber Tite – SM Fleece-Back roof system by Seaman Corp.
  - 60 mil Tremply KEE Fleece-Back roof system by Tremco Roofing
  - Fiber Tite KEE single ply Fleece-Back membrane system
  - Or approved equal.
- E. The above approved manufacturers must comply with all ICC-500 code and tst requirements.

**2.02 DESCRIPTION OF WORK:**

The basic work descriptions required in this specification are referenced below.

Project Type:	New Construction
Deck:	Wood; Slope: 1/4" per foot
Roof System:	60 mil Parosolo KEE Fleece back Roof Membrane. applied in Parafast T adhesive.
Flashing System:	60 mil Parosolo KEE detailing membrane applied in bonding adhesive.
Supplemental Flashing:	Parapro 123 Flashing System

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**2.03 SUBMITTALS:**

All submittals that do not conform to the following requirements will be rejected.

- A. **Submittal of Equals:** Submit primary roof systems to be considered as equals to the specified roof system no less than 10 days prior to bid date. Primary roof systems which have been reviewed and accepted as equals to the specified roof system will be listed in an addendum prior to bid date; only then will equals be accepted at bidding. Submittals shall include the following:
  - 1. Two 3-inch x 5-inch samples of the primary roofing and flashing sheets.
  - 2. Latest edition of the roofing system manufacturer's specifications and installation instructions.
  - 3. Evidence that the manufacturer of the proposed roofing system utilizes a quality management system that is ISO 9001 certified. Documentation of ISO 9001 certification of foreign subsidiaries without domestic certification will not be accepted.
  - 4. Evidence and description of manufacturer's quality control/quality assurance program for the primary roofing products supplied. The quality assurance program description shall include all methods of testing for physical and mechanical property values. Provide confirmation of manufacturer's certificate of analysis (COA) for reporting the tested values of the actual material being supplied for the project prior to issuance of the specified guarantee.
  - 5. Descriptive list of the materials proposed for use.
  - 6. Evidence of Underwriters' Laboratories Class A acceptance of the proposed roofing system (including mopping asphalt or cold adhesive) without additional requirements for gravel or coatings. No other testing agency approvals will be accepted.
  - 7. Evidence that the roof configuration (including fastening of insulation) has been tested by an accredited independent testing agency to meet the design wind load pressure indicated in Part 1.07 C2.
  - 8. The roof membrane configuration shall be approved by FM for Class 1-SH (severe hail) exposure.
  - 9. Complete list of material physical and mechanical properties for each sheet including weights and thicknesses.
  - 10. Sample copy of the proposed guarantee.
- B. **Submittals Prior to Contract Award:**
  - 1. Letter from the proposed primary roofing manufacturer confirming that the bidder is an acceptable Contractor authorized to install the proposed system.
  - 2. Letter from the primary roofing manufacturer stating that the proposed application will comply with the manufacturer's requirements in order to qualify the project for the specified guarantee.

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**C. Submittals Prior to Project Close-out:**

1. Manufacturer's printed recommendations for proper maintenance of the specified roof system including inspection frequencies, penetration addition policies, temporary repairs, and leak call procedures.

**2.04 QUALITY ASSURANCE**

- A. **Acceptable Products:** Primary roofing products, including each type of sheet, all manufactured in the United States, shall be supplied by a single manufacturer which has been successfully producing the specified types of primary products for not less than 10 years. The primary roofing products shall have maintained a consistent composition for a minimum of five years.
- B. **Product Quality Assurance Program:** Primary roofing materials shall be manufactured under a quality management system that is monitored regularly by a third-party auditor under the ISO 9001 audit process. A certificate of analysis (COA) for reporting/confirming the tested values of the actual material being supplied for the project will be required prior to project close-out.
- C. **Agency Approvals:** The proposed roof system shall conform to the following requirements. No other testing agency approvals will be accepted.
  1. Evidence by an accredited independent testing agency or agencies that the roof configuration meets a design wind load pressure of – 67.5 psf or greater. Roof assembly to comply with ICC-500 code and testing.
- D. **Acceptable Contractor:** Contractor shall have a minimum of two (2) years of experience in successfully installing the same or similar roofing materials and be certified in writing by the roofing materials manufacturer to install the primary roofing products.
- E. **Scope of Work:** The work to be performed under this specification shall include but is not limited to the following: Attend necessary job meetings and furnish competent and full-time supervision, experienced roof mechanics, all materials, tools, and equipment necessary to complete, in an acceptable manner, the roof installation in accordance with this specification. Comply with the latest written application instructions of the manufacturer of the primary roofing products. In addition, application practice shall comply with requirements and recommendations contained in the latest edition of the National Roofing Contractors Association (NRCA) Roofing Manual as published by the National Roofing Contractors Association.
- F. **Local Regulations:** Conform to regulations of public agencies, including any specific requirements of the city and/or state of jurisdiction.
- G. **Manufacturer Requirements:** Ensure that the primary roofing materials manufacturer provides direct trained company personnel to attend necessary job meetings, perform periodic inspections as necessary, and conducts a final inspection upon successful completion of the project.

**2.05 PRODUCT DELIVERY STORAGE AND HANDLING:**

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- A. **Delivery:** Deliver materials in the manufacturer's original sealed and labeled containers and in quantities required to allow continuity of application.
- B. **Storage:** Refer to the manufacturer's published literature for storage guidelines.
- C. **Handling:** Handle all materials in such a manner as to preclude damage and contamination with moisture or foreign matter. Handle rolled goods to prevent damage to edges or ends.
- D. **Damaged Material:** Any materials that are found to be damaged or stored in any manner other than stated above will be automatically rejected, removed and replaced at the Contractor's expense.

**2.06 PROJECT/SITE CONDITIONS**

- A. **Requirements Prior to Job Start**
  - 1. **Notification:** Give a minimum of five (5) days' notice to the Owner and manufacturer prior to commencing any work and notify both parties on a daily basis of any change in work schedule.
  - 2. **Permits:** Obtain all permits required by local agencies and pay all fees which may be required for the performance of the work.
  - 3. **Safety:** Familiarize every member of the application crew with all fire and safety regulations recommended by OSHA, NRCA and other industry or local governmental groups.
- B. **Environmental Requirements**
  - 1. **Precipitation:** Do not apply roofing materials during precipitation or in the event there is a probability of precipitation during application. Take adequate precautions to ensure that materials, applied roofing, and building interiors are protected from possible moisture damage or contamination.
  - 2. **Temperature Restrictions - adhesive:** Refer to the manufacturer's published guidelines for temperature restrictions for adhesive applications.
- C. **Protection Requirements**
  - 1. **Membrane Protection:** Provide protection against staining and mechanical damage for newly applied roofing and adjacent surfaces throughout this project.
  - 2. **Limited Access:** Prevent access by the public to materials, tools and equipment during the course of the project.
  - 3. **Debris Removal:** Remove all debris daily from the project site and take it to a legal dumping area authorized to receive such materials.
  - 4. **Site Condition:** Complete, to the owner's satisfaction, all job site clean-up including building interior, exterior and landscaping, where affected by the construction.

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## **SECTION 07500 – SINGLE PLY ROOFING MEMBRANE**

### **2.07 GUARANTEE/WARRANTY**

- A. Roof Membrane Guarantee. Upon successful completion of the project, and after all post installation procedures have been completed, furnish the Owner with the manufacturer's 20-year labor and materials membrane guarantee. The guarantee shall be a term type, without deductibles or limitations on coverage amount, and shall be issued at no additional cost to the Owner.

- Siplast 20-year Parasolo Roof Membrane Guarantee

### **PART 3 PRODUCTS**

#### **3.01 ROOFING SYSTEM ASSEMBLY/PRODUCTS**

- A. Roof Membrane Ply (fleece-back): A roof membrane consisting of one ply of a prefabricated, polyester scrim-reinforced, polyvinyl chloride (PVC) membrane formulated with an Elvaloy® Ketone Ethylene Ester (KEE) copolymer, applied over a prepared substrate. The roof membrane shall have a factory-adhered polyester fleece backing on the bottom side. The roof membrane shall meet or exceed the minimum criteria established by ASTM D4434 Standard Specification for Poly(Vinyl Chloride) Sheet Roofing (Type III). The minimum thickness of the roof membrane shall be 60 mils (1.52 mm), as established by ASTM D751 Standard Test Method for Coated Fabrics. The minimum thickness of the roof membrane over the reinforcement scrim shall be 27 mils (0.685 mm), as established by ASTM D7635 Standard Test Method for Measurement of Thickness of Coatings Over Fabric Reinforcement.

- Siplast Parasolo PVC KEE Fleeceback roof system – 60 mil

- B. Flashing Ply (fleece-back): A roof membrane consisting of one ply of a prefabricated, polyester scrim-reinforced, polyvinyl chloride (PVC) membrane formulated with an Elvaloy® Ketone Ethylene Ester (KEE) copolymer, applied over a prepared substrate. The flashing membrane shall have a factory-adhered polyester fleece backing on the bottom side. The flashing system shall meet or exceed the minimum criteria established by ASTM D4434 Standard Specification for Poly (Vinyl Chloride) Sheet Roofing (Type III). The minimum thickness of the flashing membrane shall be 60 mils (1.52 mm) as established by ASTM D751 Standard Test Method for Coated Fabrics. The minimum thickness of the flashing membrane over the reinforcement scrim shall be 27 mils (0.685 mm) as established by ASTM D7635 Standard Test Method for Measurement of Thickness of Coatings Over Fabric Reinforcement.

- Siplast Parasolo PVC KEE smooth detailing membrane – 60 mil

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### **SECTION 07500 – SINGLE PLY ROOFING MEMBRANE**

- C. Catalyzed Acrylic Resin Flashing System: A specialty flashing system consisting of a liquid-applied, fully reinforced, multi-component acrylic membrane installed over a prepared or primed substrate. The flashing system consists of a catalyzed acrylic resin primer, basecoat, and topcoat, combined with a non-woven polyester fleece. The resin and catalyst are pre-mixed immediately prior to installation. The use of the specialty flashing system shall be specifically approved in advance by the membrane manufacturer for each application.
- Parapro 123 Flashing System by Siplast; Irving, TX
- \* *NOTE: Unistrut supports are not a suitable substrate for the Parapro 123 Flashing System. Any unistrut type penetration that is required to be incorporated into the roofing system should be replaced by a solid square or angle iron penetration with a fully welded plate.*
- D. Substrate – The existing wood roof deck is to be cladded with a new ½" Densdeck recovery board.
- E. Substitute Systems: The following substitute systems shall be considered in lieu of the specified basis of design.
- 60 mil FiberTite-SM roof system by Seaman Corp., Wooster, OH
  - 60 mil TremPly KEE roof system by Tremco Roofing and Building Maintenance, Beachwood, OH

### **3.03 ROOFING ACCESSORIES**

#### **A. Roofing Membrane Adhesives**

1. Fleeceback PVC Membrane Adhesive: A two-part low-rise polyurethane foam adhesive designed for bonding fleece-backed PVC single-ply roofing membranes to various roofing substrates.
  - Parafast T Adhesive by Siplast; Irving, TX

#### **B. Sealant: A solvent-based, UV resistant synthetic elastomeric sealant for the completion of details.**

- Parasolo Flexseal Caulk Grade by Siplast; Irving, TX

#### **C. Water Block: A single component butyl-based high viscosity sealant for sealing the flashing membrane to the substrate behind exposed termination bars, flashing boots, drain flanges.**

- Parasolo Water Block by Siplast; Irving, TX

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D. Membrane Conditioner/Cleaner: A solvent-based agent used to clean exposed or contaminated seams prior to heat welding to remove any residue that may compromise lap welding.

- Parasolo Membrane Conditioner by Siplast; Irving, TX

E. Membrane Flashing Accessories

1. Cover Patches at T-Joints: A molded PVC membrane used to reinforce the T-joints of the specified PVC membrane system.

- Parasolo KEE T-Joint Cover Patch by Siplast; Irving, TX

2. Pre-formed Boots: A molded PVC membrane used to flash pipe and conduit penetrations having a diameter of 1 to 6 inches (25 to 152 mm). The pre-formed boots shall be hot air welded directly to the PVC roof membrane.

- Parafast KEE Conical Pipe Boot by Siplast; Irving, TX

3. Outside Corner Flashing: A molded PVC membrane designed to accommodate outside corners of base and curb flashing details. The molded flashing component shall be hot air welded directly to the specified PVC membrane.

- Parasolo KEE Outside Corner by Siplast; Irving, TX

4. Inside Corner Flashing: A molded PVC membrane designed to accommodate inside corners of base and curb flashing details. The molded flashing component shall be hot air welded directly to the specified PVC membrane.

- Parasolo KEE Inside Corner by Siplast; Irving, TX

5. Fluted Corner Flashing: A molded PVC membrane designed to accommodate corners of base and curb flashing details having dimensions that cannot be addressed using standard pre-formed PVC inside or outside corner flashing components. The molded flashing component shall be hot-air welded directly to the specified PVC membrane.

- Parasolo KEE Fluted Corner by Siplast; Irving, TX

6. Flashing Strip: An 8-inch-wide molded PVC membrane strip designed for general repairs, end laps, and to strip-in PVC coated metal flanges.

- Parasolo KEE Flashing Strip by Siplast; Irving, TX

7. Termination Bar with Receiver: Where appropriate an extruded aluminum termination bar with rounded edges and an angled sealant receiver and lower leg bulb stiffener, having factory-punched, slotted holes spaced on 6-inch (152 mm) centers.

- Parafast Lip Termination Bar 6 inch On Center by Siplast; Irving, TX

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8. Termination Bar with Receiver: Where appropriate provide an extruded aluminum termination bar with rounded edges and an angled sealant receiver and lower leg bulb stiffener, having factory-punched, slotted holes spaced on 8-inch (203 mm) centers.
  - Parafast Lip Termination Bar 8 inch On Center by Siplast; Irving, TX
9. Flat Termination Bar: A flat, extruded aluminum termination bar with rounded edges, having factory-punched, slotted holes spaced on 6-inch (152 mm) centers.
  - Parafast Flat Termination Bar 6 inch On Center by Siplast; Irving, TX
10. Flat Termination Bar: A flat, extruded aluminum termination bar with rounded edges, having factory-punched, slotted holes spaced on 8-inch (203 mm) centers.
  - Parafast Flat Termination Bar 8 inch On Center by Siplast; Irving, TX
11. PVC Coated Metal: 4-foot by 10-foot sheets of [24-gauge galvanized steel] [stainless steel] [0.040 aluminum] having a factory-laminated PVC coating, used for fabrication into metal gravel stop/drip edge components, base flashings, sealant pans, and scupper sleeves.
  - Parafast PVC Coated Metal by Siplast; Irving, TX

**F. Fasteners**

1. Insulation Fasteners: Insulation fasteners and plates shall be FM Approved, and/or approved by the manufacturer of the primary roofing products. The insulation fasteners shall provide attachment required to meet the specified uplift performance and to restrain the insulation panels against the potential for ridging. The fastening pattern for each insulation panel to be used shall be as recommended by the insulation manufacturer and approved by the manufacturer of the primary roofing products. Acceptable fastener types for wood/plywood decks as required by the roof manufacturer.
  - A) Wood Decks: Recovery board is to be mechanically fastened to the existing wood/plywood decks. The fastener shall conform meet or exceed Factory Mutual Standard 4470 and when subjected to 30 Kesternich cycles, show less than 15% red rust. Acceptable insulation fastener types for wood/plywood decks are listed below.

**PART 4 EXECUTION**

**4.01 PREPARATION**

- A. General: Sweep or vacuum all surfaces, removing all loose aggregate and foreign substances prior to commencement of roofing.
  1. Roof assembly to comply with ICC-500 code and testing.

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### **B. Remove All Existing:**

- Roof membrane
- Base flashings
- Edge metal
- Flanged metal flashings
- Cants, wood blocking
- Nonfunctional penetrations/curbs
- Drain assemblies
- Vapor retarder
- Metal trim, counterflashing

### **4.02 ROOF MEMBRANE INSTALLATION**

- A. Membrane Application: Apply roofing in accordance with roofing system manufacturer's instructions and the following requirements. Application of roofing membrane components shall immediately follow application of base sheet and/or insulation as a continuous operation.
- B. Aesthetic Considerations: Construction of an aesthetically pleasing overall appearance of the finished roof application is a standard requirement for this project. Make necessary preparations, utilize recommended application techniques, apply the specified materials, and exercise care in ensuring that the finished application is acceptable to the Owner.
- C. Membrane Adhesive Application: Membrane adhesive can be applied by roller. Apply cold adhesive in a smooth, even, continuous layer without breaks or voids. Utilize an application rate as published by the roof membrane manufacturer.
- D. Roofing Application: Apply roofing to be free of wrinkles, creases, or fish mouths. Use a blower and/or broom to remove any dirt or debris from the substrate surface.
1. Unroll the specified fleece-back PVC sheets in place and fold back sheets in the long dimension to allow adhering of membrane, one half of sheet at a time. Alternatively, align a full roll of membrane with the factory-applied lap line on the previously installed sheet. Roll out the roll approximately 20 feet (6.1 m) checking to see that the edge of the new roll is straight with the line. Pick up the tail end of the previously rolled-out membrane and pull back over top of the roll of membrane.
  2. Apply the specified low-rise foam adhesive in a "spatter pattern" over the substrate to yield a heavily textured, even coating of approximately 1/4- inch (6.2 mm) to 1/2 inch (12 mm) nominal thickness height on the peaks of the spattered adhesive. Allow the adhesive to rise and apply the roof membrane before the adhesive begins to "skin" over.
  3. Lay half of the membrane into the wet adhesive and roll into place with a 150 lb. (68 kg) roller. Repeat the process for the other half of sheet. If following the alternative method, pull the sheet back to its original position, and roll into place. Make sure that the lap line is followed when re-installing the sheet.

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4. Where the substrate angle changes in excess of 5 degrees (i.e., 1-inch slope), mechanically attach the membrane into the structural deck on [6-inch, 12-inch] centers, keeping the fasteners 1/4 to 3/4 inches from the angle change. At curbs and walls where the angle changes in excess of 10 degrees (i.e., 2-inch slope), mechanically attach the membrane into the structural deck on [6-inch, 12-inch] centers, keeping the fasteners 1/2 inch from the membrane edge. Alternatively, at walls/curbs extend the membrane a minimum of 3 inches up the vertical flashing substrate and mechanically attach the specified lipped termination bar, inverted, at the top edge of the membrane. The termination bar must be installed within 1.5 to 2 inches (38 to 51 mm) of the horizontal plane of the roof, with a minimum of 1-inch (25 mm) of membrane extending above the termination bar. Prior to mechanical attachment of the termination bar, apply the specified water block sealant on the flashing substrate where the membrane will terminate. Apply the specified sealant at the top of the termination bar if left exposed.
  5. Install a minimum of 4 fasteners evenly spaced around all round, square, "L"-beam or "H"-beam penetrations, keeping the fasteners 1/4 to 3/4 inches from the penetration. At penetrations having a larger diameter, install fasteners around the penetration on 12-inch centers.
  6. Clean the laps of membrane that have become dirty or contaminated using the specified conditioner. Heat weld all side and end laps of the membrane during each day's application. All welds must be continuous, without voids, and free of burns and scorch marks. Weld shall be a minimum width of 1.5 inches (38 mm) for automatic machine welding and 2 inches (51 mm) for hand welding. Contact the manufacturer of the heat-welding equipment for specific guidelines on operating the equipment. Hand-roll the side laps and head laps of the membrane behind the heat welder.
- E. Flashing Application - General: Locate all penetrations at least 24 inches from curbs, walls, and edges to provide access for proper application of the specified flashing materials. Reinforce all coated metal and membrane flashing corners using preformed corners or non-reinforced membrane. Hot-air weld all flashing membranes, accessories, and coated metal to have a minimum 2-inch (51 mm) hand-welded or minimum 1.5-inch (38 mm) automatic machine-welded lap. Reference the manufacturer's standard details for all flashing conditions.
- F. Flashing Application - Coated Metal Flashings: Form coated metal flashings in accordance with the manufacturer's published specifications. Reference the manufacturer's standard details for all flashing conditions. Gap joints of coated metal edge, and flashing sections by a 1/4-inch (6 mm) to allow for expansion and contraction. Apply 2-inch (51 mm) aluminum tape over the joint as a bond-breaker, to prevent welding in this area. Hot-air weld a 6-inch (152 mm) unsupported membrane flashing strip to both sides of the joint, with approximately 1-inch (25 mm) on either side of the joint left un-welded to allow for expansion and contraction. Lap all joints of coated metal sealant pans, scupper inserts, corners of roof edging and base flashing, or pop-rivet a separate metal piece to create a continuous flange condition. Hot-air weld a 6-inch (152 mm) strip of reinforced membrane flashing over all seams that will not be sealed during subsequent flashing installation.
- G. Reinforced Fleece back Flashing Application - Adhered Membrane Flashing: Apply the specified low-rise foam adhesive to the substrate at the minimum rate published by the roof membrane manufacturer. Allow the adhesive to rise before application of the flashing membrane.

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- H. Reinforced Flashing Application - Dry-hung Membrane Flashing (horizontal lap orientation): Prior to installation, heat-weld the laps of the reinforced flashing sheet. Starting with the lowest lap of the flashing sheet, install the flashing membrane with the side laps running horizontally, mechanically attach the flashing membrane through the unadhered selvage into the flashing substrate using the specified fasteners on 12-inch centers. Mechanically attach subsequent side laps up the full height of the flashing condition using the same method. Terminate the top of the flashing membrane in accordance with the manufacturer's standard details.

\* *NOTE: For dry hung flashing with a horizontal lap orientation, install the flashing sheet in maximum sheet heights of 24 inches.*

- I. Reinforced Flashing Application – Dry-hung Membrane Flashing (vertical lap orientation): Install the flashing membrane with the side laps running vertically. When using 10-foot-wide sheets, maintain a maximum distance of 10-feet from the ends and corners of walls for the first course of flashing membrane, and a maximum distance of 20-feet from vertical laps across the remaining breadth of the wall. Mechanically attach each course of the flashing membrane through the selvage into the flashing substrate using the specified fasteners on 12-inch centers. Heat weld the laps over the fasteners and terminate the top of the flashing membrane in accordance with the manufacturer's standard details.

\* *NOTE: For vertical lap orientation, walls having a height greater than 9-feet must have the flashing membrane adhered in lieu of dry hung.*

- J. Reinforced Smooth Flashing Application - Adhered Membrane Flashing (solvent based adhesive): Apply the solvent-based bonding adhesive to both the underside of the membrane and the substrate at the minimum rate published by the manufacturer. Allow the bonding adhesive to dry until tacky to the touch before application of the flashing membrane.

\* *NOTE: For adhered flashing with a horizontal lap orientation, apply the flashing sheet in maximum sheet widths of 54 inches.*

- K. Catalyzed Acrylic Resin Flashing System: Install the liquid-applied primer and flashing system in accordance with the membrane system manufacturer's printed installer's guidelines and other applicable written recommendations as provided by the manufacturer.
- L. Water Cut-Off: At end of day's work, or when precipitation is imminent, construct a water cut-off at all open edges. Cut-offs can be built using asphalt or plastic cement and roofing felts, constructed to withstand protracted periods of service. Cut-offs must be completely removed prior to the resumption of roofing.

**4.05 FIELD QUALITY CONTROL AND INSPECTIONS**

- A. Site Condition: Leave all areas around job site free of debris, roofing materials, equipment, and related items after completion of job.
- B. Notification of Completion: Notify the manufacturer by means of manufacturer's printed Notification of Completion form of job completion in order to schedule a final inspection date.

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**C. Final Inspection**

1. **Post-Installation Meeting:** Hold a meeting at the completion of the project, attended by all parties that were present at the pre-job conference. A punch list of items required for completion shall be compiled by the Contractor and the manufacturer's representative. Complete, sign, and mail the punch list form to the manufacturer's headquarters.

- D. **Issuance of the Guarantee:** Complete all post installation procedures and meet the manufacturer's final endorsement for issuance of the specified guarantee.

**(END OF SECTION 07500)**

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## **SECTION 07600 - ROOFING SHEET METAL WORK**

### **1.0 GENERAL**

- 1.01 Related Documents: The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 Description of Work: This section of the specifications is intended to cover the furnishing of all labor, materials, equipment, and/or incidentals necessary to the completion of all requirements of the Drawings, notes, and these specifications concerning sheet metal work.

### **2.0 QUALITY ASSURANCE**

- 2.01 Qualifications of Installers: Provide at least one person who shall be present at all times during execution of the work of this section and who shall be thoroughly trained and experienced in the materials and methods required and who shall direct the entire flashing and sheet metal fabrication and installation.
- 2.02 Codes and Standards: In addition to complying with all pertinent codes and regulations, comply with all pertinent recommendations contained in "Architectural Sheet Metal Manual", 3rd Edition, of the Sheet Metal and Air Conditioning Contractors National Association, Inc. Contractor should have access to manual.

### **3.0 SUBMITTALS**

- 3.01 Product Data: Submit manufacturer's product specifications, installation instructions and general recommendations for each specified sheet material and fabricated product.
- 3.02 Project Mock-Up:
- A. Prior to installation of flashing and sheet metal work, provide sample mock-up using materials required for final work.
  - B. Install mock-up on the project, where directed, indicating the proposed workmanship to be expected in the completed work. Provide special features as directed for sealant and contiguous work.
  - C. Obtain Architect's acceptance of visual qualities of the mock-up before start of flashing and sheet metal work.
  - D. Retain mock-up during construction as a standard for judging completed flashing and sheet metal work. Do not alter, move or destroy mock-up until work is completed. The mock-up may be used in the final work.

### **4.0 PRODUCT HANDLING**

- 4.01 Protection: Use all means necessary to protect flashing and sheet metal materials before, during and after installation and to protect the installed work and materials of all other trades.
- 4.02 Replacements: In the event of damage, immediately make all repairs and replacements necessary for approval of the Architect and at no additional cost to the Owner.

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## **SECTION 07600 - ROOFING SHEET METAL WORK**

### **5.0 SHEET METAL**

- 5.01 Fastening devices in conjunction with sheet metal work shall be in accordance with the manufacturer's recommendation and in general shall be large headed nails, rivets or screws of the same metal which is being fastened.
- 5.02 Samples: Sheet metal fabricator shall furnish Architect with a full-size section sample of each different part of the metal work. Only sections approved will be allowed.

### **6.0 MISCELLANEOUS MATERIALS AND ACCESSORIES**

- 6.01 Fasteners: Use fasteners made of the same basic metal as the fastened metal, or other noncorrosive metal as recommended by SMACNA Manual. Match finish of exposed heads with material being fastened.
- 6.02 Sealant (one of the following): One-part polysulfide, "GC-9" by Pecora or one-part polyurethane, "Sonnalastic NP-1", by Sonneborn.
- 6.03 Bituminous Coating: FS TT-C-494 on SSPC-Paint 12, solvent type bituminous mastic, nominally free of sulphur, compounded for 15-mil film thickness per coat.
- 6.04 Metal Accessories: Provide sheet metal clips, straps, anchoring devices and similar accessory units as required for installation of work, matching of compatible with material being installed, noncorrosive, size and gage required for performance.

### **7.0 FABRICATION**

- 7.01 Field Measurements:
- A. The sheet metal fabricator is responsible for details and dimensions controlled by the Drawings; and shall make field measurements for verification of these dimensions.
  - B. The roof installer and sheet metal fabricator shall cooperate to establish and maintain these dimensions.
- 7.02 General Metal Fabrication:
- A. Shop-fabricate work to the greatest extent possible.
  - B. Comply with the details shown, and with applicable requirements of SMACNA Manual.
  - C. Forming:
    1. Form sheet metal work accurately to the sizes and profiles required to fit substrates.
    2. Form exposed sheet metal work without excessive oil-canning, buckling, and tool marks, true to line and levels indicated.
    3. Form sheet metal work in maximum lengths and keep joints to a minimum.
    4. Maximum length of edge metal: 10'.
  - D. Joining:
    1. Sheet metal work shall be neat, straight, true and without imperfections. Crimping and shaping of sheet metal work shall be made on a brake.

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2. Run of sheet metal work shall have expansion joints at ten linear foot centers. Expansion joints shall be 6" wide cover strip types, with crimped edges. Sheet metal shall not butt at joint. Provide 1/4" expansion joint. Cover-strip shall be set in mastic and shall be crimped in place under edge of cap flashing. All cover strips shall be of the same kind and wight metal as that being joined.
3. Joints in stainless steel sheet metal work shall be riveted and soldered. Solder and flux shall be of proper type of use with the particular metal. All solder joints shall be washed after soldering.
4. Use fasteners (pop rivets, nails, etc.) only as shown on Drawings. Use fasteners of type and spacing in accordance with the SMACNA Manual, except as otherwise indicated.
5. Form lock and slip joints in accordance with the SMACNA Manual. Joints are to be made so that slight adjustments of the metal work can be made and at the same time remain watertight.

### **8.0 INSTALLATION**

- 8.01 Prior to all work of this section, carefully inspect the installed work of all other trades and verify that all such work is complete to this point where this installation may properly commence.
- 8.02 Verify that flashing and sheet metal may be installed in accordance with the original design, approved mock-ups, codes and standards.
- 8.03 Do not start this work until conditions are satisfactory.
- 8.04 **General Sheet Metal Installation Requirements:**
  - A. Except as otherwise indicated, comply with SMACNA Manual.
  - B. Anchor units of work securely in place by methods indicated, providing for thermal expansion of metal units.
  - C. Use fasteners only as shown on the Drawings. Use fasteners of type and spacing in accordance with the SMACNA Manual, except as otherwise shown.
  - D. Locate and install metal work plumb, level and in alignment with adjacent work.
  - E. Form tight joints with exposed joints accurately fitted together. Provide reveals and openings for sealants as shown.
  - F. Install metal work free of dents, without waves, warps, buckles, fastening stress or distortion, allowing for expansion and contraction.
  - G. Protect galvanized and non-ferrous metal surfaces from corrosion of galvanic action by application of a heavy coating of bituminous paint on surfaces which will be in contact with concrete, masonry, or dissimilar metals.
  - H. The sheet metal installer shall review the individual details for specific installation requirements, coordinated with the roofer.
- 8.05 **Sealant Installation:**
  - A. Install sealants in a strict accordance with Manufacturer's recommendations, taking care that sealants are deposited in uniform, continuous ribbons without gaps or air pockets, with complete "wetting" of joint bond surfaces equally on opposite sides.

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- B. Any sealants found to be "lifting" or not anchoring properly shall be totally removed, reprimed, and replaced. Re-sealing over previously installed sealant will not be allowed.
- C. Indication of lack of skill on the part of sealant installers shall be sufficient grounds for the Architect to reject installed sealant, require its immediate removal and complete resealing at no additional cost to the Owner.

**9.0 CLEANING AND PROTECTION**

- 9.01 Clean exposed metal surfaces, removing substances that might cause corrosion of metal or deterioration of finishes.
- 9.02 Protection: Installer shall advise Contractor of required procedures for surveillance and protection of flashings and sheet metal work during construction, to ensure that work will be without damage or deterioration, other than natural weathering, at time of substantial completion.

(END OF SECTION 07600)

SECTION 07600 - ROOFING SHEET METAL WORK

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## **SECTION 07621 - FLASHING AND SHEET METAL**

### **1.0 GENERAL**

1.01 **Summary:** It is the intent of this section to provide for the furnishing, fabricating, and installing of manufactured flashing products required due to necessary roof penetration to accommodate HVAC requirements of this design as described herein, and necessary for a complete, secure installation of new work acceptable by the roof manufacturer of the existing roof so as not to compromise the roof warranty currently in place.

### 1.02 **Work Included:**

- A. Work included is a convenient listing of the significant items described within this section and shall not be construed as the only work applicable or related to this section.
- B. Work includes, but is not limited to:
  - 1. Mechanical Exhaust
  - 2. Exposed flashing units
  - 3. All components, fasteners, parts and other items necessary for a complete, secure installation and acceptable for the existing roof warranty in place.
  - 4. Miscellaneous roof penetrations of existing roof system.
  - 5. Gutters and downspouts.

1.03 **Related Work Specified Elsewhere:** Section 07920 - Sealants and Caulking

### 1.04 **References:**

- A. ASTM A526-86 "Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) by the Hop-Dip Process, Commercial Quality."
- B. ASTM A527-85 "Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) by Hot-Dip Process, Lock-Forming Quality."
- C. ASTM B32-87 "Standard Specification for Solder Metal."
- D. ASTM B209-86 "Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate."
- E. ASTM D2822-75 (1982) "Standard Specification for Asphalt Roof Cement."
- F. NRCA "Roofing and Waterproofing Manual," Fourth Edition, 1987.
- G. SMACNA "Architectural Sheet Metal Manual," Fourth Edition, 1987.

### 1.05 **Submittals:**

- A. Shop Fabricated Products
  - 1. Submit large-scale details of all roofing sheet metal work.
    - a. Drawing scale - minimum 1 1/2" = 1'-0"
    - b. Show anchorage of each component
    - c. Show metal type and gauges for each component
    - d. Show configurations and profiles of each component
  - 2. Samples
    - a. Submit minimum 16" square samples of each component composed of specified metal and gauge with specified or selected finish, style, and color.
    - b. Submit sample kit of standard color array for specified finishes for selection by Owner and Architect.
  - 3. Submit three (3) copies of Manufacturer's Specification Data Sheet.

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**SECTION 07621 - FLASHING AND SHEET METAL**

- B. **Manufactured Products**
  - 1. Submit Manufacturer's literature and product data along with installation instructions for all patented and manufactured products. Show details of construction and recommended anchorage.
  - 2. **Samples**
    - a. Submit minimum 16" square samples of each component composed of specified metal and gauge with specified or selected finish, style, and color.
    - b. Submit sample kit of standard color array for specified finishes for selection by Owner and Architect.
  - 3. Submit three (3) copies of Manufacturer's Specification Data Sheet.
- 1.06 **Product Handling:**
  - A. Delivery of Manufactured Products - Deliver all sheet metal components in Manufacturer's original, unopened, standard containers, and packaging with all labels and seals intact.
  - B. Delivery of Shop Fabricated Products - Deliver all sheet metal components in longest length suitable and practicable for intended use and installation. Wrap and bundle in protective covering or packaging
  - C. Protection - Store and protect all sheet metal products from damage or abuse prior to installation.
  - D. Repairs and Replacement - Be responsible for and make all repairs and replacements of damaged, abused, or defective products at no additional cost to Owner.
    - 1. Whether a product is to be repaired or replaced will be the Architect's decision.
    - 2. Obtain Architect's approval prior to making repairs or replacements.
- 1.07 **Job Conditions (Weather Conditions):**
  - A. Proceed with work only when weather conditions will permit installation of materials without harm or damage.
  - B. Provide temporary protection of all materials, stored, or installed and all openings in event of rain or other unsuitable weather conditions.
  - C. Be responsible for repairing and replacing materials, stored, or installed damaged by rain or other unsuitable weather conditions.
- 1.08 **Warranty:**
  - A. Contractor to coordinate any and all roof penetrations with manufacturer of roof membrane and deck to ensure warranty is not compromised. Contractor to provide verification of said coordination with roofing manufacturer.
- 2.0 **PRODUCTS**
- 2.01 **Sheet Metal Materials:** Aluminum and aluminum-alloy sheet and plate: ASTM B209, alloy and temper pursuant to fabricator's published instructions.
- 2.02 **Acceptable Manufacturers:**
  - A. Manufactured expansion joint units; any marketed product of listed Manufacturers in accordance with the following:

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## **SECTION 07621 - FLASHING AND SHEET METAL**

1. Flexible units designed for installation on wood curbs/cants and fabricated in sections or roll lengths with flat and formed metal flanges.
    - a. Flange metal - 0.032 in. Formed aluminum
    - b. Finish - none; mill finish, as fabricated
  2. Applications. Conditions - shown on Drawings, roof-to-roof, and roof-to-wall.
  - B. Manufactured exposed flashing units; any marketed product of listed Manufacturers in accordance with following:
  - C. Manufactured trim and flashing system; any marketed product of listed Manufacturers pursuant to the following:
    1. Type - Provide complete systems as standard systems
    2. Metal - 0.050 in. Formed aluminum
    3. Finish - Manufacturer's standard fluoropolymer finish with 70% Kynar resin
    4. Dam height - match existing
    5. Face height - match existing
    6. Accessories - Furnish flashing system complete with accessories required for watertight installation; include ledge/wall caps, and mitered corners.
  - D. Gutters and Downspouts: Gutters shall be fabricated from minimum 0.040 aluminum and downspouts shall be fabricated from minimum 0.032 aluminum. Finish shall be manufacturer's standard two-coat fluoropolymer (Kynar); color to be selected by Architect.
- 2.04 Shop and/or Field Fabricated Items:
- A. Fabricate pursuant to SMACNA "Architectural Sheet Metal Manual."
  - B. Expansion joint units - Provide formed metal expansion joint units designed for installation on 14 gage formed metal curb pursuant to SMACNA "Architectural Sheet Metal Manual," Plates 85 through 90 as applicable.
    1. Metal - 22 gauge galvanized steel.
    2. Finish - none; mill finish, as fabricated.
    3. Applications/conditions - roof-to-roof and roof-to-wall.
  - C. Exposed flashing units; including drop edges, and surface reglets.
    1. Metal - 0.040 in. formed aluminum.
    2. Finish - Fluoropolymer finish with 70% Kynar resin.
- 2.05 Color:
- A. To be selected by Architect from full color array for finishes specified.
  - B. Factory Applied Coating - Color to be selected by Architect from both standard and custom color options.
- 3.0 **EXECUTION**
- 3.01 Inspection:
- A. Surface conditions - Verify that substrate surface is suitable for installation.
  - B. Do not start work until all conditions are satisfactory, and suitable.
  - C. Beginning of installation shall signify acceptable of substrate and other conditions as suitable for installation.
- 3.02 Installation: Install gravel stop watertight, with lines and angles sharp and true, without wavers, warps, buckles, fastening stresses or distortion, allowing for expansion and contraction.

SECTION 07621 - FLASHING AND SHEET METAL

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- A. Provide and install splice joints concealed in accordance with Manufacturer's instructions.
- B. Install prefabricated corners.

**3.03 Adjusting and Cleaning:**

- A. Remove bent, crimped, scratched, or otherwise damaged or marred gravel stop pieces. Check for tightness and cover to prevent leaks.
- B. Remove cuttings and debris from site. Leave work clean and free from stains.

**(END OF SECTION 07621)**

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## **SECTION 07841 - THROUGH-PENETRATION FIRESTOP SYSTEMS**

### **1.0 GENERAL**

#### **1.01 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this section.

#### **1.02 SUMMARY**

- A. Provide Firestopping penetration sealing system which shall have a continuous bond between substrate and penetrating item to assure a positive and effective fire and smoke seal. Provide sealing system for all penetrations through floor slabs (not in protected enclosures), fire walls and other fire-rated partitions and assemblies.

- B. This section includes firestop systems for the following:

1. Penetrations through fire-resistance-rated walls and partitions including both empty openings and openings containing cables, pipes, ducts, conduits, and other penetrating items.
2. Penetrations through smoke barriers and construction enclosing compartmentalized areas involving both empty openings and openings containing penetrating items.
3. Sealant joints in fire-resistance-rated construction.
4. Construction-gap firestop systems at connections of same or different materials in fire-rated construction.
5. Construction-gap firestop systems occurring within fire-rated wall assemblies.
6. Construction-gap firestop systems occurring at the top of fire-rated walls.

- C. Coordinate all sleeves (sizes and locations) specified in Division 15 and 16 of these specifications.

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

1. Division 3, Section 03300 - CONCRETE WORK for construction of openings in concrete slabs.
2. Division 4, Section 04200 - UNIT MASONRY for joint fillers for non-fire-resistive-rated masonry construction.
3. Division 7, Section 07920 - SEALANTS AND CAULKING for non-fire-resistive-rated joint sealants.
4. Division 15 sections specifying ducts and piping penetrations.
5. Division 16 sections specifying cable and conduit penetrations.

#### **1.03 SYSTEM PERFORMANCE REQUIREMENTS**

- A. General: Provide firestop systems that are produced and installed to resist the spread of fire, according to requirements indicated, resist passage of smoke and other gases, and maintain original fire resistance rating of assembly penetrated.
- B. F-Rated Systems: Provide through-penetration firestop systems with F ratings indicated, as determined per ASTM E814, but not less than that equaling or exceeding the fire-resistance rating of the constructions penetrated.
- C. T-Rated Systems: Provide through-penetration firestop systems with T ratings, in addition to F ratings, as determined per ASTM E814, where indicated and where systems protect penetrating items exposed to contact with adjacent materials in

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occupiable floor areas. T-rated assemblies are required where the following conditions exist:

1. Where firestop systems protect penetrations located outside of wall cavities and fire-resistive shaft enclosures.
  2. Where firestop systems protect penetrations located in construction containing doors required to have a temperature-rise rating.
  3. Where firestop systems protect penetrating items larger than a 4-inch-diameter nominal pipe or 16 sq. in. in overall cross-sectional area.
- D. Fire-Resistive Joint Sealants: Provide joint sealants with fire-resistance ratings indicated, as tested to UL 2079, but not less than that equaling or exceeding the fire-resistance rating of the construction in which the joint occurs.
- E. For firestop systems exposed to view, traffic, moisture, and physical damage, provide products that do not deteriorate when exposed to these conditions.
1. For piping penetrations for plumbing and wet-pipe sprinkler systems, provide moisture-resistant through-penetration firestop systems.
  2. For penetrations involving insulated piping, provide through-penetration firestop systems not requiring removal of insulation.
  3. For floor penetrations with annular spaces exceeding 4 inches or more in width and exposed to possible loading and traffic, provide firestop systems capable of supporting the floor loads involved either by installing plates or by other means.
- F. For through-penetration firestop systems exposed to view, provide products with flame-spread ratings of less than 25 and smoke-developed ratings of less than 450, as determined per ASTM E84.

**1.04 SUBMITTALS**

- A. Product data for each type of product specified. Data shall include product characteristics, typical uses, performance and limitation criteria and test data.
- B. Product certificates signed by manufacturers of firestop systems products certifying that their products comply with specified requirements.
- C. Material Safety Data Sheet (MSDS): Submit MSDS for each firestop product specified.
- D. Shop Drawings: Indicate dimensions, description of materials and finishes, specific modifications, component connections, anchorage methods, hardware and installation procedures.
  1. Include detail drawings of each proposed assembly identifying intended products and applicable UL, GA or FM system number or UL classified devices. Indicate which firestop materials will be used and thickness for different hourly ratings.
- E. Engineering Judgments: Submit manufacturer's drawings for all nonstandard applications where no UL, GA or FM tested system exists. All drawings must indicate the "tested" UL, GA or FM system upon which the judgment is based so as to assess the relevance of the judgment to some known performance.

**1.05 QUALITY ASSURANCE**

- A. Fire-Test-Response Characteristics: Provide firestop systems that comply with the following requirements and those specified under the "System Performance Requirements" article:

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1. Firestop systems tests are performed by a qualified testing and inspecting agency. A qualified testing and inspecting agency is UL or another agency performing testing and follow-up inspection services for firestop systems that is acceptable to authorities having jurisdiction.
  2. Through-penetration firestop systems are identical to those tested per ASTM E814 under conditions where positive furnace pressure differential of at least 0.01 inch of water is maintained at a distance of 0.78 inch below the fill materials surrounding the penetrating items in the test assembly. Provide rated systems complying with the following requirements:
    - a. Through-penetration firestop system products bear classification marking of qualified testing and inspecting agency.
    - b. Through-penetration firestop systems correspond to those indicated by reference to through-penetration firestop system designations listed by UL, GA or FM in their "Fire Resistance Directory".
  3. Fire-resistive joint sealant systems are identical to those tested for fire-response characteristics per ASTM E 119 under conditions where the positive furnace pressure differential is at least 0.01 inch of water, as measured 0.78 inch from the face exposed to furnace fire. Provide systems complying with the following requirements:
    - a. Fire-Resistance Ratings of Joint Sealants: Joint system shall be tested to UL 2079, "Test for Fire Resistance of Building Joints". Joints shall be cycled from the neutral state to full extension and full compression 500 cycles at a rate greater than one cycle per minute. The fire, temperature and air leakage testing shall be performed after these cycles.
    - b. Joint sealants, including backing materials, bear classification marking of qualified testing and inspection agency.
- B. Information on drawings referring to specific design designations of through-penetration firestop systems is intended to establish requirements for performance based on conditions that are expected to exist during installation. Any changes in conditions and designated systems require the Architect's prior approval. Submit documentation showing that the performance of proposed substitutions equals or exceeds that of the systems they would replace and are acceptable to authorities having jurisdiction.
- C. Installer Qualifications: Engage an experienced Installer who is certified, licensed, or otherwise qualified by the firestopping manufacturer as having the necessary experience, staff, and training to install manufacturer's products per specified requirements. A manufacturer's willingness to sell its firestop systems products to the Contractor or to an Installer engaged by the Contractor does not in itself confer qualification on the buyer.
- D. Single-Source Responsibility: Obtain through-penetration firestop systems for each kind of penetration and construction condition indicated from a single manufacturer.
- E. Provide firestop systems products containing no detectable asbestos as determined by the method specified in 40 CFR Part 763, Subpart F, Appendix A, Section 1, "Polarized Light Microscopy."

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- F. Coordinating Work: Coordinate construction of openings and penetrating items to ensure that designated through-penetration firestop systems are installed per specified requirements.
  - G. Do not use any product containing solvents that require hazardous waste disposal or which after curing dissolve in water.
- 1.06 DELIVERY, STORAGE, AND HANDLING
- A. Deliver firestop system products to Project site in original, unopened containers or packages with intact and legible manufacturers' labels identifying product and manufacturer; date of manufacture; lot number; shelf life, if applicable; qualified testing and inspecting agency's classification marking applicable to Project; curing time; and mixing instructions for multi-component materials.
  - B. Store and handle firestop system materials to prevent their deterioration or damage due to moisture, temperature changes, ultra-violet, contaminants, or other causes.
- 1.07 PROJECT CONDITIONS
- A. Environmental Conditions: Do not install firestop systems when ambient or substrate temperatures are outside limits permitted by firestop systems manufacturers or when substrates are wet due to rain, frost, condensation, or other causes.
  - B. Ventilation: Ventilate firestop systems per firestop systems manufacturers' instructions by natural means or, where this is inadequate, forced air circulation.
- 1.08 SEQUENCING AND SCHEDULING
- A. Coordinate the work of this section with the work of other trades.
  - B. Do not cover up those Firestopping installations that will become concealed behind other construction until authorities having jurisdiction, if required, have examined each installation.
- 1.09 WARRANTY
- A. Provide written warranty, signed by manufacturer of Firestopping materials and his authorized installer, agreeing to replace/repair defective materials and workmanship as required to maintain Firestopping conditions. Warranty shall state that the Firestopping materials have been installed and used properly and for the purpose which intended.
    - 1. Warranty period is 2 years after date of Substantial Completion.
  - B. If products offered have a manufacturer's warranty that states that Owner/user shall test application/determine suitability then Contractor shall have independently monitored tests performed on conditions identical to proposed construction, and shall submit copies of these tests for review. Submittals made without this testing will not be considered or approved.
- 2.0 PRODUCTS
- 2.01 MANUFACTURERS
- A. Acceptable Manufacturers: Subject to compliance with requirements, provide firestop system products by one of the following:
    - 1. 3M Fire Protection Products.
    - 2. Cafco Through-Penetration Systems; Isolatek International,

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3. Hilti Firestop Systems
4. W. R. Grace Company.
5. SpecSeal Firestop Products
6. Specified Technologies, Inc.
7. United States Gypsum Co.

**2.02 FIRESTOP SYSTEMS, GENERAL**

- A. **Compatibility:** Provide firestop systems composed of components that are compatible with each other, the substrates forming openings, and the items, if any, penetrating the firestop systems under conditions of service and application, as demonstrated by firestop systems manufacturer based on testing and field experience.
- B. **Accessories:** Provide components for each firestop systems system that are needed to install fill materials and to comply with "System Performance Requirements" article in Part 1. Use only components specified by the firestop systems manufacturer and approved by the qualified testing and inspecting agency for the designated fire-resistance-rated systems. Accessories include but are not limited to the following items:
  1. Permanent forming/damming/backing materials including the following:
    - a. Semirefractory fiber (mineral wool) insulation.
    - b. Ceramic fiber.
    - c. Sealants used in combination with other forming/damming materials to prevent leakage of fill materials in liquid state.
    - d. Fire-rated formboard and blocks.
    - e. Joint fillers for joint sealants.
  2. Temporary forming materials.
  3. Substrate primers.
  4. Collars.
  5. Steel sleeves.
  6. Mortars.
- C. Penetration seals shall be of the type and shape required to continuously fill the annular space between the pipe, conduit, cable, etc., and the wall or floor opening with or without sleeves.
- D. Seal shall be constructed to provide electrical insulation between the pipe and wall, thus reducing the chances of cathodic reaction between these members.
- E. Provide materials as required for all blank openings through floor and walls where a fire rating is required.
- F. Provide metal sleeves, collars and plates not specified in other sections as required to meet the fire resistance ratings in which the penetrations occur.

**2.03 FILL MATERIALS FOR THROUGH-PENETRATION FIRESTOP SYSTEMS**

- A. **Ceramic-Fiber and Mastic Coating:** Ceramic fibers in bulk form formulated for use with mastic coating, and ceramic fiber manufacturer's mastic coating.
- B. **Ceramic-Fiber Sealant:** Single-component formulation of ceramic fibers and inorganic binders.
- C. **Endothermic, Latex Compound Sealant:** Single-component, endothermic, latex formulation.
- D. **Intumescent, Non-Solvent Release Sealant:** Single-component, intumescent formulation.



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- E. Intumescent Putty: Nonhardening, dielectric, water-resistant putty containing no solvents, inorganic fibers, or silicone compounds.
- F. Intumescent Wrap Strips: Single-component, elastomeric sheet with aluminum foil on one side.
- G. Job-Mixed Vinyl Compound: Prepackaged vinyl-based powder product for mixing with water at Project site to produce a paintable compound, passing ASTM E136, with flame-spread and smoke-developed ratings of zero per ASTM E84.
- H. Mortar: Prepackaged dry mix composed of a blend of inorganic binders, fillers, and lightweight aggregate formulated for mixing with water at Project site to form a non-shrinking, homogenous mortar.
- I. Pillows/Bags: Re-usable, heat-expanding pillows/bags composed of glass-fiber cloth cases filled with a combination of mineral-fiber, water-insoluble expansion agents and fire-retardant additives.
- J. Silicone Sealant: Single-component, silicone-based, neutral-curing elastomeric sealant of grade indicated below:
  - 1. Grade: Pourable (self-leveling) formulation for openings in floors and other horizontal surfaces and nonsag formulation for openings in vertical and other surfaces requiring a non-slumping/gunnable sealant, unless indicated firestop system limits use to non-sag grade for both opening conditions.

#### **2.04 FIRE-RESISTIVE ELASTOMERIC JOINT SEALANTS**

- A. Elastomeric Sealant Standard: Provide manufacturer's standard chemically curing, elastomeric sealants of base polymer indicated that complies with ASTM C920 requirements, including those referenced for Type, Grade, Class, and Uses, and requirements specified in this Section applicable to fire-resistive joint sealants.
- B. Sealant Colors: Provide color of exposed joint sealants as selected by Architect from manufacturer's standards.
- C. Single-Component, Neutral-Curing Silicone Sealant: Type S; Grade NS; Class 25; exposure-related Use NT, and joint-substrate-related Uses M, G, A, and (as applicable to joint substrates indicated) O.
  - 1. Additional Movement Capability: Provide sealant with the capability to withstand the following percentage changes in joint width existing at time of installation, when tested for adhesion and cohesion under maximum cyclic movement per ASTM C719, and remain in compliance with other requirements of ASTM C920 for uses indicated:
    - a. 100 percent movement in extension and 50 percent movement in compression for a total of 150 percent movement.
- D. Multicomponent, Nonsag, Urethane Sealant: Type M; Grade NS; Class 25; exposure-related Use NT, and joint-substrate-related Uses M, A, and (as applicable to joint substrates indicated) O.
  - 1. Additional Movement Capability: Provide sealant with the capability to withstand the following percentage change in joint width existing at time of installation, when tested for adhesion and cohesion under maximum cyclic movement per ASTM C719, and remain in compliance with other requirements of ASTM C920 for uses indicated:
    - a. 50 percent movement in both extension and compression for a total of 100 percent movement.

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- E. Single-Component, Nonsag, Urethane Sealant: Type S; Grade NS; Class 25; and Uses NT, M, A, and (as applicable to joint substrates indicated) O.

**3.0 EXECUTION**

**3.01 EXAMINATION**

- A. Examine substrates and conditions, with Installer present, for compliance with requirements for opening configurations, penetrating items, substrates, and other conditions affecting performance of firestop systems. Do not proceed with installation until unsatisfactory conditions have been corrected.

**3.02 PREPARATION**

- A. Surface Cleaning: Clean out openings and joints immediately prior to installing firestop systems to comply with recommendations of firestop systems manufacturer and the following requirements:
  1. Remove all foreign materials from surfaces of opening and joint substrates and from penetrating items that could interfere with adhesion of firestop systems.
  2. Clean opening and joint substrates and penetrating items to produce clean, sound surfaces capable of developing optimum bond with firestop systems. Remove loose particles remaining from cleaning operation.
  3. Remove laitance and form release agents from concrete.

**3.03 INSTALLING THROUGH-PENETRATION FIRESTOPS**

- A. General: Comply with the "System Performance Requirements" article in Part 1 and the through-penetration firestop manufacturer's installation instructions and drawings pertaining to products and applications indicated.
- B. Install forming/damming materials and other accessories of types required to support fill materials during their application and in the position needed to produce the cross-sectional shapes and depths required to achieve fire ratings of designated through-penetration firestop systems. After installing fill materials, remove combustible forming materials and other accessories not indicated as permanent components of firestop systems.
- C. Install fill materials for through-penetration firestop systems by proven techniques to produce the following results:
  1. Completely fill voids and cavities formed by openings, forming materials, accessories, and penetrating items.
  2. Apply materials so they contact and adhere to substrates formed by openings and penetrating items.
  3. For fill materials that will remain exposed after completing Work, finish to produce smooth, uniform surfaces that are flush with adjoining finishes.

**3.04 INSTALLING FIRE-RESISTIVE JOINT SEALANTS**

- A. General: Comply with the "System Performance Requirements" article in Part 1, with ASTM C 1193, and with the sealant manufacturer's installation instructions and drawings pertaining to products and applications indicated.
- B. Install joint fillers to provide support of sealants during application and at position required to produce the cross-sectional shapes and depths of installed sealants

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relative to joint widths that allow optimum sealant movement capability and develop fire-resistance rating required.

- C. Install sealants by proven techniques that result in sealants directly contacting and fully wetting joint substrates, completely filling recesses provided for each joint configuration, and providing uniform, cross-sectional shapes and depths relative to joint width that optimum sealant movement capability. Install sealants at the same time joint fillers are installed.
- D. Tool nonsag sealants immediately after sealant application and prior to the time skinning or curing begins. Form smooth, uniform beads of configuration indicated or required to produce fire-resistance rating, as well as to eliminate air pockets, and to ensure contact and adhesion of sealants with sides of joint. Remove excess sealant from surfaces adjacent to joint. Do not use tooling agents that discolor sealants or adjacent surfaces or are not approved by sealant manufacturer.
- E. Any material found to be defective shall be removed and replaced by the applicator.

**3.05 CLEANING**

- A. Clean off excess fill materials and sealants adjacent to openings and joints as work progresses by methods and with cleaning materials approved by manufacturers of firestop systems products and of products in which opening and joints occur.
- B. Protect firestop systems during and after curing period from contact with contaminating substances or from damage resulting from construction operations or other causes so that they are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out and remove damaged or deteriorated firestop systems immediately and install new materials to produce firestop systems complying with specified requirements.

(END OF SECTION 07841)

**SECTION 07920-SEALANTS AND CAULKING****1.0 GENERAL****1.01 Section Includes:**

- A. Application of sealants at control and expansion joints on exterior vertical and horizontal intersections to provide a water and air tight barrier, as stated below and as noted on drawings.
- B. Associated materials and preparatory work to insure a successful sealant application.

**1.02 References:**

- A. ASTM C 920 - Specification for Elastomeric Joint Sealants.
- B. ASTM D 2240 - Test Method for Rubber Property-Durometer Hardness.
- C. ASTM C 1248 and C 510 - Staining

**1.03 Submittals:**

- A. Product literature: submit five (5) copies of product data sheets and manufacturer's installation instructions. Note specifically which (if any) sealants are to be in physical contact (such as at parapet and reglet intersections), confirming compatibility of submitted products.
- B. Samples: A 2" cured sample of each chosen color and type of sealant.

**1.04 Quality Assurance:**

- A. Compatibility with Substrate and Coatings: Applicator shall be responsible for verifying with sealant manufacturer that sealants used are compatible with joint substrates and coatings to which sealants will come in contact.
- B. Joint Design Criteria: Applicator shall be responsible for verifying with sealant manufacturer that installed joint dimensions are adequate for movement capabilities for extreme and significant moving joint sealants.
- C. Applicator shall be responsible for providing a completely sealed building and ensure that all exterior joints between surfaces are properly sealed even if not detailed in Contract Documents.

**1.05 Qualifications:**

- A. Manufacturer: Company specializing in manufacturing Products specified in this section with minimum 10 years' experience.
- B. Applicator and job foreman shall have minimum five years' experience on equivalent projects.
- C. Use personnel specifically trained in proper application procedures who are thoroughly familiar with joint details shown on drawings and installation requirements as specified in this section.

**1.06 Delivery, Storage, and Handling:**

- A. Deliver in manufacturer's original, unopened containers identifying each product specified, relating to product literature submitted.

**SECTION 07920-SEALANTS AND CAULKING**

- B. Store in accordance with manufacturer's recommendation; take precautions to ensure material fitness when installed for design performance.

1.07 Warranty:

- A. Warrant sealed joints against adhesive or cohesive failure of sealant and watertightness of sealed joint for a period of five years for labor and material.
- B. Provide material warranty of five (5) years for polyurethanes and twenty (20) years for silicones.

**2.0 PRODUCTS**2.01 Sealants: (See schedule for use of each sealant type)

- A. Type 1: ASTM C 920; low modulus, Type S, Grade NS, neutral cure silicone.
1. Elongation Capability: Plus 100 percent to minus 50 percent; elongation, 1600%
  2. Service Temperature Range: Minus 20 to 160 degrees F
  3. Shore A Hardness Range: 15 - 20; ASTM C 661.
  4. Staining: None; ASTM C 1248.
  5. Manufacturers: Dow Corning Corp. 790
- B. Type 2: ASTM C 920; intermediate modulus, Type S, Grade NS, neutral cure silicone.
1. Elongation Capability: Plus or minus 50 percent.
  2. Service Temperature Range: Minus 40 to 300 degrees F.
  3. Shore A Hardness Range: 35; ASTM D 2240.
  4. Staining: None; ASTM C 1248.
  5. Manufacturers: Dow Corning Corp. 795, 995.
- C. Type 3: ASTM C 920; high modulus, Type S, Grade NS, acetoxycure silicone.
1. Elongation Capability: Plus or minus 25 percent.
  2. Service Temperature Range: Minus 35 to 140 degrees F.
  3. Shore A Hardness Range: 25; ASTM D 2240.
  4. Manufacturers: Dow Corning Corp. 999A; Pecora 863; GE 1200.
- D. Type 4: ASTM C 920; medium modulus, Type S, Grade NS, neutral cure silicone.
1. Elongation Capability: Plus or minus 50 percent
  2. Service Temperature Range: Minus 50 to 150 degrees F.
  3. Shore A Hardness Range: 25 - 30; ASTM D 2240.
  4. Manufacturers: Dow Corning Corp. 791; GE Silpruf.
- E. Type 5: ASTM C 920; medium modulus, Type M, Grade NS, polyurethane.
1. Elongation Capability: Plus or minus 50 percent.
  2. Service Temperature Range: Minus 20 to 120 degrees F.
  3. Shore A Hardness Range: 20 - 25; ASTM D 2240.
  4. Manufacturers: Sika Corporation, Sikaflex 2C; Tremco, Dymeric 240FC; Pecora, Dynatrol II.
- F. Type 6: ASTM C 920; low modulus, Type S, Grade NS polyurethane.
1. Elongation Capability: Plus 100/minus 50 percent.
  2. Service Temperature Range: Minus 20 to 120 degrees F.
  3. Shore A Hardness Range: 20 - 25; ASTM D 2240.
  4. Manufacturers: Sika Corporation, Sikaflex 15LM.

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- G. Type 7: ASTM C 920; Type S, Grade NS, fuel resistant, low modulus silicone sealant.
1. Elongation Capability: Plus 100, minus 50 percent.
  2. Service Temperature Range: Minus 20 degrees F to 160 degrees F.
  3. Shore A Hardness Range: 15 - 20; ASTM D 2240.
  4. Manufacturers: Dow Corning 888.

**2.02 Primers:**

- A. Comply with manufacturer's instructions. Manufacturer shall be consulted for all surfaces not specifically covered in submitted application instructions.

**2.03 Backer Rod – Tape:**

- A. Closed-cell polyethylene, open-cell polyurethane, or open-cell polyethylene soft-type backer rod as recommended by sealant manufacturer. Bond breaker tape shall be used to prevent three-sided adhesion in location where backer rod cannot be used.
- B. Acceptable Manufacturers:
1. Open-Cell: Denver Foam; ITP Tundra Foam;
  2. Soft-Type: ITP Soft-type;
  3. Bond Breaker Tape: Pecora Corp.

**3.0 EXECUTION****3.01 Examination:**

- A. Examine substrate surfaces to ensure no bond breaker materials contaminate surface to which sealant is to adhere, and that unsound substrates are repaired.
- B. Verify joint dimensions are within manufacturer's acceptable tolerances, per manufacturer's submittal literature.

**3.02 Preparation:**

- A. Protect adjacent exposed surfaces.
- B. Prepare joints in accordance with manufacturer's recommended instructions for maximum adhesion; prime as required by manufacturer.
- C. Consult manufacturer for surfaces not specifically covered in application instructions.
- D. Installation of sealant shall be evidence of acceptance of substrate.

**3.03 Installation:**

- A. Sealant shall be mixed (if multi-component) and installed in accordance with manufacturers' recommendations and instructions to ensure complete mixing and an installed proper width/depth ratio with maximum adhesion contact. Three sided adhesion must be prevented.
- B. Backer rod shall be installed using only blunt or rounded tools which will ensure a uniform (+/- 1/4") depth without puncturing the material. Backer rod shall be a minimum of 50% oversized for open cell backer rod, unless otherwise required by the manufacturer.
- C. Surrounding surfaces shall be protected as required to ensure no sealant contaminates these surfaces.
- D. Both temperature and dampness conditions may restrict application of these sealants. Comply with manufacturer's instructions.

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- E. Force sealant into joint by to ensure conformance with manufacturer's recommended width/depth ratios. Tool to ensure full contact with sidewalls and backing. Tooling pressure shall cause a wetting for maximizing sealant adhesive contact to substrate.
- F. Unless otherwise indicated, finish horizontal joints flush, vertical joints distinctly concave in shape.
- G. Finished bead shall be smooth, free from wrinkles, air pockets, and foreign matter.

**3.04 Control Joints:**

- A. Control Joints are required in all masonry and stucco work, and are not to exceed ±25'-0". Form control joints by the use of sheet felt bond breaker. At masonry, stop wall reinforcing and pack vertical joint with backer rod and neatly caulk. Color of caulk is to match masonry. Coordinate with Section 04100 – Masonry, Mortar, and Accessories.

**3.05 Cleaning:**

- A. Remove excess material adjacent to joint.
- B. Remove unused materials from jobsite.

**3.06 Schedule:**

JOINT TYPE	SEALANT TYPE						
	1	2	3	4	5	6	7
1. Structural Glazing		X					
2. Glass to Glass (Nonstructural)			X	X			
3. Perimeter Window Sealant		X		X		X	
4. Aluminum to Brick		X		X		X	
5. Brick to Brick	X	X		X	X	X	
6. Wood to Wood						X	
7. Metal to Metal		X		X			
8. Metal to Stucco		X		X			
9. Aluminum to Concrete	X	X		X			
10. Concrete to Concrete	X						
11. Stone to Stone	X						
12. Paving on Grade							X

(END OF SECTION 07920)

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## **SECTION 08100 - HOLLOW METAL DOORS AND FRAMES**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

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

#### **1.2 SUMMARY**

A. Section Includes:

1. Standard and custom hollow metal doors and frames.
2. Steel sidelight, borrowed lite and transom frames.
3. Louvers installed in hollow metal doors.
4. Light frames and glazing installed in hollow metal doors.

B. Related Sections:

1. Division 01 Section "General Conditions".
2. Division 04 Section "Unit Masonry" for embedding anchors for hollow metal work into masonry construction.
3. Division 08 Section "Glazing" for glass view panels in hollow metal doors.
4. Division 08 Section "Door Hardware".
5. Division 08 Section "Access Control Hardware".
6. Division 09 Sections "Exterior Painting" and "Interior Painting" for field painting hollow metal doors and frames.

C. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.

1. ANSI/SDI A250.8 - Recommended Specifications for Standard Steel Doors and Frames.
2. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames, Frames Anchors and Hardware Reinforcing.
3. ANSI/SDI A250.6 - Recommended Practice for Hardware Reinforcing on Standard Steel Doors and Frames.
4. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames.
5. ANSI/SDI A250.11 - Recommended Erection Instructions for Steel Frames.
6. ANSI/SDI A250.13 - Testing and Rating of Severe Windstorm Resistant Components for Swing Door Assemblies.
7. ASTM A1008 - Standard Specification for Steel Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability.

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8. ASTM A653 - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
9. ASTM A924 - Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process.
10. ASTM C 1363 - Standard Test Method for Thermal Performance of Building Assemblies by Means of a Hot Box Apparatus.
11. ASTM E1886 - Test Method for Performance of Exterior Windows, Curtain Walls, Doors and Shutters Impacted by Missiles and Exposed to Cyclic Pressure Differentials.
12. ASTM E1996 - Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Windborne Debris in Hurricanes.
13. ANSI/BHMA A156.115 - Hardware Preparation in Steel Doors and Frames.
14. ANSI/SDI 122 - Installation and Troubleshooting Guide for Standard Steel Doors and Frames.
15. ANSI/NFPA 80 - Standard for Fire Doors and Fire Windows; National Fire Protection Association.
16. ANSI/NFPA 105: Standard for the Installation of Smoke Door Assemblies.
17. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; National Fire Protection Association.
18. TAS-201-94 - Impact Test Procedures.
19. TAS-202-94 - Criteria for Testing Impact and Non-Impact Resistant Building Envelope Components using Uniform Static Air Pressure.
20. TAS-203-94 - Criteria for Testing Products Subject to Cyclic Wind Pressure Loading.
21. UL 10C - Positive Pressure Fire Tests of Door Assemblies.
22. UL 1784 - Standard for Air Leakage Tests of Door Assemblies.

**1.3 SUBMITTALS**

- A. Informational Submittals:
  1. Hurricane Resistant Openings (State of Florida): Within the State of Florida, provide copy of current State of Florida Product Approval as proof of compliance that doors, frames and hardware for exterior opening assemblies have been tested and approved for use at the design pressure level and debris impact resistance requirements specified for the Project.
    - a. Hurricane Resistant Components (State of Florida): Within the State of Florida, provide copy of independent, third-party certified listing conforming to ANSI A250.13.

**1.4 QUALITY ASSURANCE**

- A. Source Limitations: Obtain hollow metal doors and frames through one source from a single manufacturer wherever possible.



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- B. Quality Standard: In addition to requirements specified, furnish SDI-Certified manufacturer products that comply with ANSI/SDI A250.8, latest edition, "Recommended Specifications for Standard Steel Doors and Frames".
  - C. Fire-Rated Door Assemblies: Assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to UL10C (neutral pressure at 40" above sill) or UL 10C.
    - 1. Oversize Fire-Rated Door Assemblies Construction: For units exceeding sizes of tested assemblies, attach construction label certifying doors are built to standard construction requirements for tested and labeled fire rated door assemblies except for size.
    - 2. Temperature-Rise Limit: Where indicated and at vertical exit enclosures (stairwell openings) and exit passageways, provide doors that have a maximum transmitted temperature end point of not more than 450 deg F (250 deg C) above ambient after 30 minutes of standard fire-test exposure.
    - 3. Smoke Control Door Assemblies: Comply with NFPA 105.
      - a. Smoke "S" Label: Doors to bear "S" label, and include smoke and draft control gasketing applied to frame and on meeting stiles of pair doors.
  - D. Fire-Rated, Borrowed-Light Frame Assemblies: Assemblies complying with NFPA 80 that are listed and labeled, by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire-protection ratings indicated, based on testing according to NFPA 257. Provide labeled glazing material.
  - E. Hurricane Resistant Exterior Openings (State of Florida including High Velocity Hurricane Zone (HVHZ): Provide exterior hollow metal doors and frames as complete and tested assemblies, or component assemblies, including approved hardware specified under Section 087100 "Door Hardware", to meet the design pressures, debris impact resistance, and glass and glazing requirements as detailed in the current State of Florida building code sections applicable to the Project.
    - 1. Each unit to bear third party permanent label in accordance with Florida Building Code requirements.
  - F. Pre-Submittal Conference: Conduct conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier, Installer, and Contractor to review proper methods and procedures for installing hollow metal doors and frames and to verify installation of electrical knockout boxes and conduit at frames with electrified or access control hardware.
- 1.5 DELIVERY, STORAGE, AND HANDLING**
- A. Deliver hollow metal work palletized, wrapped, or crated to provide protection during transit and Project site storage. Do not use non-vented plastic.

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- B. Deliver welded frames with two removable spreader bars across bottom of frames, tack welded to jambs and mullions.
- C. Store hollow metal work under cover at Project site. Place in stacks of five units maximum in a vertical position with heads up, spaced by blocking, on minimum 4-inch high wood blocking. Do not store in a manner that traps excess humidity.
  - J. Provide minimum 1/4-inch space between each stacked door to permit air circulation. Door and frames to be stacked in a vertical upright position.

#### **1.6 PROJECT CONDITIONS**

- A. Field Measurements: Verify actual dimensions of openings by field measurements before fabrication.

#### **1.7 COORDINATION**

- A. Coordinate installation of anchorages for hollow metal frames. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors. Deliver such items to Project site in time for installation.
- B. Building Information Modeling (BIM) Support: Utilize designated BIM software tools and obtain training needed to successfully participate in the Project BIM processes. All technical disciplines are responsible for the product data integration and data reliability of their Work into the coordinated BIM applications.

#### **1.8 WARRANTY**

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.
- B. Warranty includes installation and finishing that may be required due to repair or replacement of defective doors.

### **PART 2 - PRODUCTS**

#### **2.1 MANUFACTURERS**

- A. Manufacturers: Subject to compliance with requirements, provide steel doors and frames from a SDI Certified manufacturer:
  - 1. CECO Door Products (C).
  - 2. Curries Company (CU).

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**SECTION 08100 - HOLLOW METAL DOORS AND FRAMES****2.2 MATERIALS**

- A. Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commercial Steel (CS), Type B; suitable for exposed applications.
- B. Metallic-Coated Steel Sheet: ASTM A 653/A 653M, Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.
- C. Frame Anchors: ASTM A 653/A 653M, Commercial Steel (CS), Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.

**2.3 HOLLOW METAL DOORS**

- A. General: Provide 1-3/4 inch doors of design indicated, not less than thickness indicated; fabricated with smooth surfaces, without visible joints or seams on exposed faces unless otherwise indicated. Comply with ANSI/SDI A250.8 and ANSI/NAAMM HMMA 867.
- B. Exterior Doors: Face sheets fabricated of commercial quality hot-dipped zinc coated steel that complies with ASTM A 653/A 653M, Coating Designation A60. Provide doors complying with requirements indicated below by referencing ANSI/SDI A250.8 for level and model and ANSI/SDI A250.4 for physical performance level:
  - 1. Design: Flush panel.
  - 2. Core Construction: Manufacturer's standard polystyrene. Where indicated, provide doors fabricated as thermal-rated assemblies with a minimum R-value of 2.8 or better.
  - 3. Level/Model: Level 3 and Physical Performance Level A (Extra Heavy Duty), Minimum 16 gauge (0.053-inch - 1.3-mm) thick steel, Model 2.
  - 4. Top and Bottom Edges: Reinforce tops and bottoms of doors with a continuous steel channel not less than 16 gauge, extending the full width of the door and welded to the face sheet. Doors with an inverted top channel to include a steel closure channel, screw attached, with the web of the channel flush with the face sheets of the door. Plastic or composite channel fillers are not acceptable.
  - 5. Hinge Reinforcement: Minimum 7 gauge (3/16") plate 1-1/4" x 9" or minimum 14 gauge continuous channel with pierced holes, drilled and tapped.
  - 6. Hardware Reinforcements: Fabricate according to ANSI/SDI A250.6 with reinforcing plates from same material as door face sheets.
- C. Interior Doors: Face sheets fabricated of commercial quality cold rolled steel that complies with ASTM A 1008/A 1008M. Provide doors complying with requirements indicated below by referencing ANSI/SDI A250.8 for level and model and ANSI/SDI A250.4 for physical performance level:
  - 1. Design: Flush panel.
  - 2. Core Construction: Manufacturer's standard kraft-paper honeycomb, or one-piece polystyrene core, securely bonded to both faces.

**SECTION 08100 - HOLLOW METAL DOORS AND FRAMES**

- a. Fire Door Core: As required to provide fire-protection and temperature-rise ratings indicated.
- 3. Level/Model: Level 2 and Physical Performance Level B (Heavy Duty), Minimum 18 gauge (0.042-inch - 1.0-mm) thick steel, Model 2.
- 4. Top and Bottom Edges: Reinforce tops and bottoms of doors with a continuous steel channel not less than 16 gauge, extending the full width of the door and welded to the face sheet.
- 5. Hinge Reinforcement: Minimum 7 gauge (3/16") plate 1-1/4" x 9" or minimum 14 gauge continuous channel with pierced holes, drilled and tapped.
- 6. Hardware Reinforcements: Fabricate according to ANSI/SDI A250.6 with reinforcing plates from same material as door face sheets
- D. Manufacturers Basis of Design:
  - 1. Curries Company (CU) - Polystyrene Core - 707 Series.

**2.4 HOLLOW METAL FRAMES**

- A. General: Comply with ANSI/SDI A250.8 and with details indicated for type and profile.
- B. Exterior Frames: Fabricated of hot-dipped zinc coated steel that complies with ASTM A 653/A 653M, Coating Designation A60.
  - 1. Fabricate frames with mitered or coped corners. Profile as indicated on drawings.
  - 2. Manufacturers Basis of Design:
    - a. CECO Door Products (C) - SU SR Series
    - b. Curries Company (CU) - M Series.
- C. Interior Frames: Fabricated from cold-rolled steel sheet that complies with ASTM A 1008/A 1008M.
  - 1. Fabricate frames with mitered or coped corners. Profile as indicated on drawings.
  - 2. Manufacturers Basis of Design:
    - a. CECO Door Products (C) - SU Series.
    - b. Curries Company (CU) - M Series.
- D. Fire rated frames: Fabricate frames in accordance with NFPA 80, listed and labeled by a qualified testing agency, for fire-protection ratings indicated.
- E. Hardware Reinforcement: Fabricate according to ANSI/SDI A250.6 Table 4 with reinforcement plates from same material as frames.

**2.5 FRAME ANCHORS**

- A. Jamb Anchors:

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1. Masonry Type: Adjustable strap-and-stirrup or T-shaped anchors to suit frame size, formed from A60 metallic coated material, not less than 0.042 inch thick, with corrugated or perforated straps not less than 2 inches wide by 10 inches long; or wire anchors not less than 0.177 inch thick.
  2. Stud Wall Type: Designed to engage stud and not less than 0.042 inch thick.
  3. Compression Type for Drywall Slip-on (Knock-Down) Frames: Adjustable compression anchors.
  4. Hurricane Opening Anchors: Types as tested and required for indicated wall types to meet specified design pressure and impact rating criteria.
- B. Floor Anchors: Floor anchors to be provided at each jamb, formed from A60 metallic coated material, not less than 0.042 inches thick.
- C. Mortar Guards: Formed from same material as frames, not less than 0.016 inches thick.

**2.6 LOUVERS**

- A. Metal Louvers: Unless otherwise indicated provide louvers to meet the following requirements.
1. Blade Type: Vision proof inverted V or inverted Y.
  2. Metal and Finish: Galvanized steel, 0.040 inch thick, factory primed for paint finish with baked enamel or powder coated finish. Match pre-finished door paint color where applicable.
- B. Louvers for Fire Rated Doors: Metal louvers with fusible link and closing device, listed and labeled for use in doors with fire protection rating of 1-1/2 hours and less.
1. Manufacturers: Subject to compliance with requirements, provide louvers to meet rating indicated.
  2. Metal and Finish: Galvanized steel, 0.040 inch thick, factory primed for paint finish with baked enamel or powder coated finish. Match pre-finished door paint color where applicable.

**2.7 LIGHT OPENINGS AND GLAZING**

- A. Stops and Moldings: Provide stops and moldings around glazed lites where indicated. Form corners of stops and moldings with butted or mitered hairline joints at fabricator's shop. Fixed and removable stops to allow multiple glazed lites each to be removed independently. Coordinate frame rabbet widths between fixed and removable stops with the type of glazing and installation indicated.
- B. Moldings for Glazed Lites in Doors and Loose Stops for Glazed Lites in Frames: Minimum 20 gauge thick, fabricated from same material as door face sheet in which they are installed.

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## **SECTION 08100 - HOLLOW METAL DOORS AND FRAMES**

- C. Fixed Frame Moldings: Formed integral with hollow metal frames, a minimum of 5/8 inch (16 mm) high unless otherwise indicated. Provide fixed frame moldings and stops on outside of exterior and on secure side of interior doors and frames.
- D. Preformed Metal Frames for Light Openings: Manufacturer's standard frame formed of 0.048-inch-thick, cold rolled steel sheet; with baked enamel or powder coated finish; and approved for use in doors of fire protection rating indicated. Match pre-finished door paint color where applicable.

### **2.8 ACCESSORIES**

- A. Mullions and Transom Bars: Join to adjacent members by welding or rigid mechanical anchors.
- B. Grout Guards: Formed from same material as frames, not less than 0.016 inches thick.

### **2.9 FABRICATION**

- A. Fabricate hollow metal work to be rigid and free of defects, warp, or buckle. Accurately form metal to required sizes and profiles, with minimum radius for thickness of metal. Where practical, fit and assemble units in manufacturer's plant. When shipping limitations so dictate, frames for large openings are to be fabricated in sections for splicing or splining in the field by others.
- B. Tolerances: Fabricate hollow metal work to tolerances indicated in ANSI/SDI A250.8.
- C. Hollow Metal Doors:
  - 1. Exterior Doors: Provide optional weep-hole openings in bottom of exterior doors to permit moisture to escape where specified.
  - 2. Glazed Lites: Factory cut openings in doors with applied trim or kits to fit. Factory install glazing where indicated.
  - 3. Astragals: Provide overlapping astragals as noted in door hardware sets in Division 08 Section "Door Hardware" on one leaf of pairs of doors where required by NFPA 80 for fire-performance rating or where indicated. Extend minimum 3/4 inch beyond edge of door on which astragal is mounted.
  - 4. Continuous Hinge Reinforcement: Provide welded continuous 12-gauge strap for continuous hinges specified in hardware sets in Division 08 Section "Door Hardware".
- D. Hollow Metal Frames:
  - 1. Shipping Limitations: Where frames are fabricated in sections due to shipping or handling limitations, provide alignment plates or angles at each joint, fabricated of same thickness metal as frames.
  - 2. Welded Frames: Weld flush face joints continuously; grind, fill, dress, and make smooth, flush, and invisible. Existing openings can use knock down door frames.

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**SECTION 08100 - HOLLOW METAL DOORS AND FRAMES**

- a. Welded frames are to be provided with two steel spreaders temporarily attached to the bottom of both jambs to serve as a brace during shipping and handling. Spreader bars are for bracing only and are not to be used to size the frame opening.
- 3. Sidelight and Transom Bar Frames: Provide closed tubular members with no visible face seams or joints, fabricated from same material as door frame. Fasten members at crossings and to jambs by butt welding.
- 4. High Frequency Hinge Reinforcement: Provide high frequency hinge reinforcements at door openings 48-inches and wider with mortise butt type hinges at top hinge locations.
- 5. Continuous Hinge Reinforcement: Provide welded continuous 12 gauge straps for continuous hinges specified in hardware sets in Division 08 Section "Door Hardware".
- 6. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated for removable stops, provide security screws at exterior locations.
- 7. Mortar Guards: Provide guard boxes at back of hardware mortises in frames at all hinges and strike preps regardless of grouting requirements.
- 8. Floor Anchors: Weld anchors to bottom of jambs and mullions with at least four spot welds per anchor.
- 9. Jamb Anchors: Provide number and spacing of anchors as follows:
  - a. Masonry Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches on-center and as follows:
    - 1) Two anchors per jamb up to 60 inches high.
    - 2) Three anchors per jamb from 60 to 90 inches high.
    - 3) Four anchors per jamb from 90 to 120 inches high.
    - 4) Four anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 120 inches high.
  - b. Stud Wall Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows:
    - 1) Three anchors per jamb up to 60 inches high.
    - 2) Four anchors per jamb from 60 to 90 inches high.
    - 3) Five anchors per jamb from 90 to 96 inches high.
    - 4) Five anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 96 inches high.
    - 5) Two anchors per head for frames above 42 inches wide and mounted in metal stud partitions.
  - c. Storm Shelter Openings: Provide jamb, head, and sill anchors in accordance with manufacturer's certified assembly listings.



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## **SECTION 08100 - HOLLOW METAL DOORS AND FRAMES**

10. Door Silencers: Except on weather-stripped or gasketed doors, drill stops to receive door silencers. Silencers to be supplied by frame manufacturer regardless if specified in Division 08 Section "Door Hardware".
11. Bituminous Coating: Where frames are fully grouted with an approved Portland Cement based grout or mortar, coat inside of frame throat with a water based bituminous or asphaltic emulsion coating to a minimum thickness of 3 mils DFT, tested in accordance with UL 10C and applied to the frame under a 3rd party independent follow-up service procedure.

E. Hardware Preparation: Factory prepare hollow metal work to receive template mortised hardware; include cutouts, reinforcement, mortising, drilling, and tapping according to the Door Hardware Schedule and templates furnished as specified in Division 08 Section "Door Hardware."

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

### **2.10 STEEL FINISHES**

- A. Prime Finishes: Doors and frames to be cleaned, and chemically treated to ensure maximum finish paint adhesion. Surfaces of the door and frame exposed to view to receive a factory applied coat of rust inhibiting shop primer.
1. Shop Primer: Manufacturer's standard, fast-curing, lead and chromate free primer complying with ANSI/SDI A250.10 acceptance criteria; recommended by primer manufacturer for substrate; and compatible with substrate and field-applied coatings.

## **PART 3 - EXECUTION**

### **3.1 EXAMINATION**

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. General Contractor to verify the accuracy of dimensions given to the steel door and frame manufacturer for existing openings or existing frames (strike height, hinge spacing, hinge back set, etc.).
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

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**SECTION 08100 - HOLLOW METAL DOORS AND FRAMES****3.2 PREPARATION**

- A. Remove welded in shipping spreaders installed at factory. Restore exposed finish by grinding, filling, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces.
- B. Prior to installation, adjust and securely brace welded hollow metal frames for square, level, twist, and plumb condition.
- C. Tolerances shall comply with SDI-117 "Manufacturing Tolerances Standard Steel Doors and Frames."
- D. Drill and tap doors and frames to receive non-template, mortised, and surface-mounted door hardware.
- E. Verify tolerances against manufacturers installations instructions for tornado and hurricane storm shelter openings.

**3.3 INSTALLATION**

- A. General: Install hollow metal work plumb, rigid, properly aligned, and securely fastened in place; comply with Drawings and manufacturer's written instructions.
- B. Hollow Metal Frames: Install hollow metal frames of size and profile indicated. Comply with ANSI/SDI A250.11 and NFPA 80 at fire rated openings.
  - 1. Set frames accurately in position, plumbed, leveled, aligned, and braced securely until permanent anchors are set. After wall construction is complete and frames properly set and secured, remove temporary braces, leaving surfaces smooth and undamaged. Shim as necessary to comply with installation tolerances.
  - 2. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor, and secure with post-installed expansion anchors.
  - 3. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with mortar.
  - 4. Grout Requirements: Do not grout head of frames unless reinforcing has been installed in head of frame. Do not grout vertical or horizontal closed mullion members.
- C. Hollow Metal Doors: Fit hollow metal doors accurately in frames, within clearances specified below. Shim as necessary.
  - 1. Non-Fire-Rated Standard Steel Doors:
    - a. Jambs and Head: 1/8 inch plus or minus 1/16 inch.
    - b. Between Edges of Pairs of Doors: 1/8 inch plus or minus 1/16 inch.
    - c. Between Bottom of Door and Top of Threshold: Maximum 3/8 inch.
    - d. Between Bottom of Door and Top of Finish Floor (No Threshold): Maximum 3/4 inch.

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2. Fire-Rated Doors: Install doors with clearances according to NFPA 80.

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

**3.4 ADJUSTING AND CLEANING**

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

B. Remove grout and other bonding material from hollow metal work immediately after installation.

C. Prime-Coat and Painted Finish Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat, or painted finishes, and apply touchup of compatible air drying, rust-inhibitive primer, zinc rich primer (exterior and galvanized openings) or finish paint.

**3.5 FIELD QUALITY CONTROL**

A. Field Inspection (Punch Report): Reference Division 01 Sections "Closeout Procedures". Produce project punch report for each installed door opening indicating compliance with approved submittals and verification hardware is properly installed, operating and adjusted. Include list of items to be completed and corrected, indicating the reasons or deficiencies causing the Work to be incomplete or rejected.

1. Organization of List: Include separate Door Opening and Deficiencies and Corrective Action Lists organized by Mark, Opening Remarks and Comments, and related Opening Images and Video Recordings.

**(END OF SECTION 08100)**

SECTION 08100 - HOLLOW METAL DOORS AND FRAMES

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## **SECTION 08200 - WOOD COMPOSITION AND WOOD DOORS**

### **1.0 GENERAL**

- 1.01 Related Documents: The General Provisions of the Contract, including General and Supplementary Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 Description of Work: Furnish all labor, materials, and/or incidentals necessary to the completion of all requirements of the drawings, specifications, notes, and schedules concerning wood doors.
- 1.03 Codes and Standards:
- A. AWI - Architectural Woodwork Institute for Type P.C.
  - B. ACS - American Commercial Standards, U.S. Dept. of Commerce
  - C. NWMA I.A. 1-78 Series
  - D. Doors shall be guaranteed to meet the National Door Manufacturer
- 1.04 Shop Drawings: Furnish shop drawings identifying all types to the schedule and job conditions. Include door construction details.
- 1.05 Samples: Furnish three (3) 8" x 10" corner door cuts showing face veneers for painter to tint for color scheme.
- 1.06 Product, Delivery, Storage, and Handling: Deliver doors wrapped in Kraft paper. Protect from physical or climatic damage. Stack doors to prevent warpage. Marred or warped doors will be rejected.
- 1.07 Guarantee: Furnish guarantee as shown below against defects in workmanship and materials which would make the doors unfit for the use for which they are intended under this Contract. Doors shall be identified by appropriate dowels. Provide written guarantee from the door manufacturer stating that doors will not delaminate or show a warpage from a true plane of more than 1/4" during the first year of use or they shall be replaced at the Contractor's expense. Furnish this guarantee to the Architect after the installation has been completed.

### **2.0 PRODUCTS**

- 2.01 Solid Core Interior Doors: Use 1-3/4" thick flush doors, Type I Density C, Class I hardwood veneered with hardwood bands, solid core. Face veneers shall be Premium Grade, rotary slice Birch, for natural finish. Doors shall be fabricated with waterproof glue, hot plate pressed. Doors shall have a minimum width of 1 1/8" hardwood stiles and 1-1/2" minimum width top and bottom hardwood rails. Styles shall match face veneer. Lifetime guarantee, (60 min. Fire Rated, where shown on schedule). Door slabs to be matched per color and pattern in each room to insure like units are grouped together.
- 2.02 Cutouts for Vents and Glass: Where shown, provide cutouts for louvers and glass, with steel stops. Where doors are labeled or located in rated partitions, provide metal stops meeting requirements for labeled fire protection.

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**SECTION 08200 - WOOD COMPOSITION AND WOOD DOORS**

**3.0 EXECUTION**

- 3.01 General: The installation of wood doors is specific under this Section on FINISH CARPENTRY. Installation of folding partitions by authorized representative of Manufacturer in accord with Manufacturer's printed instructions.
- 3.02 Protection: Protect doors from damage or deterioration until acceptance of the work. Replace any doors damaged prior to final acceptance.

**4.0 WOOD DOORS**

- 4.01 Furnish and install pre-stained Birch veneer doors, 1-3/4" thick solid core, flush type with lifetime guarantee.
- 4.02 Doors are to be pre-tinted and sealed. Provide door sample of available color options for approval prior to commencement of work.

(END OF SECTION 08200)

SECTION 08200 - WOOD COMPOSITION AND WOOD DOORS

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## **SECTION 08400 - ALUMINUM STOREFRONT SYSTEM**

### **1.0 GENERAL**

- 1.01 **Related Documents:** The General Provisions of the Contract, including General and Supplementary Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 **Related Work:**
- A. *Section 07920 - Caulking and Sealants*
  - B. *Section 08800 - Glass and Glazing*
  - C. *Section 08700 - Finish Hardware*
- 1.03 **Codes and Standards:**
- A. ASTM - American Society for Testing and Materials
  - B. AAMA - Architectural Aluminum Manufacturer's Association
  - C. AWS - American Welding Society
  - D. SBCCI - Standard Building Code Congress international, current ed.
- 1.04 **Acceptable Subcontractor:** Subcontract entire window wall work (including glass and glazing and sealants and caulking, as specified elsewhere) to single firm to ensure undivided responsibility for performance. The firm is to have no less than five (5) years successful experience in fabrication of aluminum wall and storefront systems as required for this project.
- 1.05 **Manufacturer:** Details on Drawings are based on systems manufactured by Kawneer Architectural Products. Architect will consider substitute systems for entire window wall work. The system must be submitted to Architect for approval ten (10) days prior to the bid date.
- 1.06 **Shop Drawings:** Show dimensions, sections, details of construction, and details of installation.
- 1.07 **Product Delivery, Storage, and Handling:** Deliver cartoned, boxed, and banded. Store up off of the ground. Protect from moisture and damage.
- 1.08 **Guarantee** against defects in material and workmanship, for one (1) year.

### **2.0 PRODUCTS**

- 2.01 **Framing Members:** Kawneer Tri-Fab II "450" components to comply with structural wind loading requirements of SCBI but not less than following minimum thicknesses:
- A. Principal Members - 6063-T5 alloy - 42" x 1 3/4" x .125". Finish to be selected from anodized dark bronze, white, medium bronze, or clear anodized.
  - B. Stops, Trim and Clips - 6063-T5 alloy - .062"
  - C. Brake Metal - 6063-T5 alloy (Type II) .050" or .125" shall not show deformation at brake edge.
  - D. Retainers - Stainless Steel - .032"
- 2.02 **Finish:** All exposed window wall and all storefront to be selected from clear anodized, white, medium bronze or dark bronze Permanodic #40 Aluminum finish AA-M12C22A42/42, thickness .7 mils.

SECTION 08400 - ALUMINUM STOREFRONT SYSTEM

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**SECTION 08400 - ALUMINUM STOREFRONT SYSTEM**

- 2.03 **Fasteners:** Aluminum or non-magnetic stainless steel of type which will not cause galvanic action or corrosion. Provide Phillips flat-head screws where exposed unless otherwise shown. Finish exposed aluminum fasteners to match aluminum work unless otherwise shown.
- 2.04 **Separation of Dissimilar Metals:** Note that major portions of aluminum entrances and window wall are supported by and/or bear on or come in contact with ferrous metals. Contractor shall use methods generally recognized in the industry to permanently separate all aluminum components from ferrous or other dissimilar metals which may cause corrosion. The method of separation shall be reviewed with the Architect prior to erection. In fastening aluminum components to ferrous metals, only stainless steel fasteners are permitted.
- 2.05 **Doors:**
- A. Furnish and install 350 Medium Slide as manufactured by Kawneer 6063T5 alloy. Select from White, #40 Dark Bronze, Medium Bronze, or Clear finish.
  - B. Furnish a pair of storefront doors with Single Action Style C09CP2 Push/Pulls & Panic Hardware.
  - C. SAMII Concealed Closure w/8# opening force
  - D. Top & Bottom offset Pivots
  - E. Adams Rite MS 1850A Deadlock with 5 pin cylinders keyed to Building Master on active leaf and top and bottom dead bolts on inactive leaf.
  - F. Furnish panic hardware.
- 2.06 **Sealant:** See *Section 07920 - Caulking and Sealants*.

**3.0 EXECUTION**

- 3.01 **Damage:** Do not install component parts which are observed to be defective in any way, including warped, bowed, dented, abraded, and broken members, and including glass with edge damage. Remove and replace members, which have been damaged during installation or thereafter before time of final acceptance.
- 3.02 **Alteration:** Do not cut, trim, weld, or braze component parts during erection, in manner which would damage strength or finish or result in visual imperfection or failure in performance of window wall. Return component parts which require alteration to shop for prefabrication or replace by new parts.
- 3.03 **Erection:** Install component parts level, plumb, true to line and with uniform joints and reveals. Secure to structure with nonstaining and noncorrosive shims, anchors, fasteners, spacers and fillers. Use erection equipment which will not mar or stain finished surfaces and will not damage component parts in any way.
- 3.04 **Cleaning:** Remove dust and other substances from behind window wall as it is erected and provide temporary closures if necessary to prevent accumulation of such substances in void spaces (if any) behind window wall.
- 3.05 **Erection Tolerances - Plumb, Level, or Dimensioned Angle -** Limit variations to following:



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### **SECTION 08400 - ALUMINUM STOREFRONT SYSTEM**

- A. 1/8" maximum deviation in any story height, or in any 10" vertical or angular run, or in any 20' horizontal run.
  - B. 1/4" maximum deviation in any 40' run, any direction.
- 3.06 **Location** - (Theoretical calculated position in plan or elevation based on established floor lines and column lines) Limit variations, including those from plumb and level, to following:
- A. 3/8" total maximum deviation for any member at any location.
  - B. 1/8" maximum deviation for any member for any 10' run, any direction.
- 3.07 **Offsets**: In the end-to-end and edge-to-edge alignments of adjoining and consecutive members, which form plans, continuous runs and profiles, limit to following:
- A. 1/16" maximum offset in any flush alignment, including any which are to be 1/4" or less out-of-flush and including any which are separated 2" or less by reveal or protrusion in plane of wall.
  - B. 1/8" maximum offset in alignments which are to out-of-flush by more than 1/4" or separated by reveal or protrusion of more than 2" width.
- 3.08 **Assembly and Anchorage**: Anchor component parts securely in place as shown, by bolting, welding, or other permanent mechanical attachment system which will comply with performance requirements and permit movements which are intended or necessary. Install slip-joint linings wherever possible to ensure movement as intended or necessary.
- 3.09 **Welding**: Where welding is required for exposed steel work, comply with applicable recommendations of AWS. Avoid distortion of members and grind exposed surfaces smooth.
- 3.10 Frames/Door and trim shall not be installed with "scratches, or dents".
- 3.11 **Touch-Up**: Any minor scratched shall be touched up with manufacturer's recommended paint.
- 3.12 **Cleaning and Protection**: Immediately before time of final acceptance, window wall contractor to clean window wall thoroughly, inside and out. Demonstrate proper cleaning methods to Owner's maintenance personnel during this final cleaning. Prepare "Cleaning and Maintenance Manual" listing types of cleaning compounds, cleaning methods and types of sealants and glazing materials to be used for cleaning, repair and maintenance of work.

(END OF SECTION 08400)

SECTION 08400 - ALUMINUM STOREFRONT SYSTEM

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**SECTION 08710 - DOOR HARDWARE**

**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 commercial door hardware for the following:
  - 1. Swinging doors.
  - 2. Sliding doors.
  - 3. Other doors to the extent indicated.
- B. Door hardware includes, but is not necessarily limited to, the following:
  - 1. Mechanical door hardware.
  - 2. Electromechanical door hardware.
  - 3. Automatic operators.
  - 4. Cylinders specified for doors in other sections.
- C. Related Sections:
  - 1. Division 08 Section "Hollow Metal Doors and Frames",
  - 2. Division 08 Section "Aluminum-Framed Entrances and Storefronts",
  - 3. Division 08 Section "Automatic Door Operators",
- D. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.
  - 1. ANSI A117.1 - Accessible and Usable Buildings and Facilities.
  - 2. ANSI/SDI A250.13 - Testing and Rating of Severe Windstorm Resistant Components for Swing Door Assemblies.
  - 3. ASTM E1886 - Test Method for Performance of Exterior Windows, Curtain Walls, Doors and Shutters Impacted by Missiles and Exposed to Cyclic Pressure Differentials.
  - 4. ASTM E1996 - Standard specification for performance of exterior windows, curtain walls, doors and storm shutters impacted by Windborne Debris in Hurricanes.
  - 5. ICC/IBC - International Building Code.
  - 6. NFPA 70 - National Electrical Code.
  - 7. NFPA 80 - Fire Doors and Windows.
  - 8. NFPA 101 - Life Safety Code.

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- 9. NFPA 105 - Installation of Smoke Door Assemblies.
  - 10. UL/ULC and CSA C22.2 - Standards for Automatic Door Operators Used on Fire and Smoke Barrier Doors and Systems of Doors.
  - 11. TAS-201-94 - Impact Test Procedures.
  - 12. TAS-202-94 - Criteria for Testing Impact and Non-Impact Resistant Building Envelope Components using Uniform Static Air Pressure.
  - 13. TAS-203-94 - Criteria for Testing Products Subject to Cyclic Wind Pressure Loading.
  - 14. State Building Codes, Local Amendments.
- E. Standards: All hardware specified herein shall comply with the following industry standards as applicable. Any undated reference to a standard shall be interpreted as referring to the latest edition of that standard:
- 1. ANSI/BHMA Certified Product Standards - A156 Series.
  - 2. UL10C - Positive Pressure Fire Tests of Door Assemblies.
  - 3. ANSI/UL 294 - Access Control System Units.
  - 4. UL 305 - Panic Hardware.
  - 5. ANSI/UL 437- Key Locks.

**1.3 SUBMITTALS**

- A. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, operational descriptions and finishes.
- B. Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing, fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final Door Hardware Schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
  - 1. Format: Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule."
  - 2. Organization: Organize the Door Hardware Schedule into door hardware sets indicating complete designations of every item required for each door or opening. Organize door hardware sets in same order as in the Door Hardware Sets at the end of Part 3. Submittals that do not follow the same format and order as the Door Hardware Sets will be rejected and subject to resubmission.
  - 3. Content: Include the following information:
    - a. Type, style, function, size, label, hand, and finish of each door hardware item.
    - b. Manufacturer of each item.
    - c. Fastenings and other pertinent information.
    - d. Location of door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.

**SECTION 08710 - DOOR HARDWARE**

- e. Explanation of abbreviations, symbols, and codes contained in schedule.
  - f. Mounting locations for door hardware.
  - g. Door and frame sizes and materials.
  - h. Warranty information for each product.
4. Submittal Sequence: Submit the final Door Hardware Schedule at earliest possible date, particularly where approval of the Door Hardware Schedule must precede fabrication of other work that is critical in the Project construction schedule. Include Product Data, Samples, Shop Drawings of other work affected by door hardware, and other information essential to the coordinated review of the Door Hardware Schedule.
- C. Shop Drawings: Details of electrified access control hardware indicating the following:
- 1. Wiring Diagrams: Upon receipt of approved schedules, submit detailed system wiring diagrams for power, signaling, monitoring, communication, and control of the access control system electrified hardware. Differentiate between manufacturer-installed and field-installed wiring. Include the following:
    - a. Elevation diagram of each unique access controlled opening showing location and interconnection of major system components with respect to their placement in the respective door openings.
    - b. Complete (risers, point-to-point) access control system block wiring diagrams.
    - c. Wiring instructions for each electronic component scheduled herein.
  - 2. Electrical Coordination: Coordinate with related sections the voltages and wiring details required at electrically controlled and operated hardware openings.
- D. Keying Schedule: After a keying meeting with the owner has taken place prepare a separate keying schedule detailing final instructions. Submit the keying schedule in electronic format. Include keying system explanation, door numbers, key set symbols, hardware set numbers and special instructions. Owner must approve submitted keying schedule prior to the ordering of permanent cylinders/cores.
- E. Informational Submittals:
- 1. Hurricane Resistant Openings (State of Florida): Within the State of Florida, provide copy of current State of Florida Product Approval as proof of compliance that doors, frames and hardware for exterior opening assemblies have been tested and approved for use at the wind load and design pressure and debris impact resistance level requirements specified for the Project.
    - a. Hurricane Resistant Components (State of Florida): Within the State of Florida, provide copy of independent, third party certified listing to ANSI A250.13.

**SECTION 08710 - DOOR HARDWARE**

2. Product Test Reports: Indicating compliance with cycle testing requirements, based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified independent testing agency.

**1.4 CLOSEOUT SUBMITTALS**

- A. Operating and Maintenance Manuals: Provide manufacturers operating and maintenance manuals for each item comprising the complete door hardware installation in quantity as required in Division 01, Closeout Procedures.
- B. Project Record Documents: Provide record documentation of as-built door hardware sets in digital format (.pdf, .docx, .xlsx, .csv) and as required in Division 01, Project Record Documents.

**1.5 QUALITY ASSURANCE**

- A. Manufacturers Qualifications: Engage qualified manufacturers with a minimum 5 years of documented experience in producing hardware and equipment similar to that indicated for this Project and that have a proven record of successful in-service performance.
- B. Certified Products: Where specified, products must maintain a current listing in the Builders Hardware Manufacturers Association (BHMA) Certified Products Directory (CPD).
- C. Installer Qualifications: A minimum 3 years documented experience installing both standard and electrified door hardware 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.
- D. Door Hardware Supplier Qualifications: Experienced commercial door hardware distributors with a minimum 5 years documented experience supplying both mechanical and electromechanical hardware installations comparable in material, design, and extent to that indicated for this Project. Supplier recognized as a factory direct distributor by the manufacturers of the primary materials with a warehousing facility in Project's vicinity. Supplier to have on staff a certified Architectural Hardware Consultant (AHC) available during the course of the Work to consult with Contractor, Architect, and Owner concerning both standard and electromechanical door hardware and keying.
- E. Source Limitations: Obtain each type and variety of door hardware specified in this section from a single source unless otherwise indicated.
  1. Electrified modifications or enhancements made to a source manufacturer's product line by a secondary or third party source will not be accepted.
  2. Provide electromechanical door hardware from the same manufacturer as mechanical door hardware, unless otherwise indicated.

**SECTION 08710 - DOOR HARDWARE**

- F. Hurricane Resistant Exterior Openings (State of Florida including the High Velocity Hurricane Zone (HVHZ)): Provide exterior door hardware as complete and tested assemblies, or component assemblies, including approved doors and frames specified under Section 081113 "Hollow Metal Doors and Frames", to meet the design pressures, debris impact resistance, and glass and glazing requirements as detailed in the current State of Florida building code sections applicable to the Project.
- I. Each unit to bear third party permanent label in accordance with the Florida Building Code requirements.
- G. Each unit to bear third party permanent label indicating compliance with the referenced testing standards.
- H. Keying Conference: Conduct conference to comply with requirements in Division 01 Section "Project Meetings." Keying conference to incorporate the following criteria into the final keying schedule document:
- I. Function of building, purpose of each area and degree of security required.
  2. Plans for existing and future key system expansion.
  3. Requirements for key control storage and software.
  4. Installation of permanent keys, cylinder cores and software.
  5. Address and requirements for delivery of keys.
- I. Pre-Submittal Conference: Conduct coordination conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier(s), Installer(s), and Contractor(s) to review proper methods and the procedures for receiving, handling, and installing door hardware.
1. Prior to installation of door hardware, conduct a project specific training meeting to instruct the installing contractors' personnel on the proper installation and adjustment of their respective products. Product training to be attended by installers of door hardware (including electromechanical hardware) for aluminum, hollow metal and wood doors. Training will include the use of installation manuals, hardware schedules, templates and physical product samples as required.
  2. Inspect and discuss electrical roughing-in, power supply connections, and other preparatory work performed by other trades.
  3. Review sequence of operation narratives for each unique access controlled opening.
  4. Review and finalize construction schedule and verify availability of materials.
  5. Review the required inspecting, testing, commissioning, and demonstration procedures
- J. At completion of installation, provide written documentation that components were applied according to manufacturer's instructions and recommendations and according to approved schedule.



**SECTION 08710 - DOOR HARDWARE**

**1.6 DELIVERY, STORAGE AND HANDLING**

- A. Inventory door hardware on receipt and provide secure lock-up and shelving for door hardware delivered to Project site. Do not store electronic access control hardware, software or accessories at Project site without prior authorization.
- B. Tag each item or package separately with identification related to the final Door Hardware Schedule, and include basic installation instructions with each item or package.
- C. Deliver, as applicable, permanent keys, cylinders, cores, access control credentials, software and related accessories directly to Owner via registered mail or overnight package service. Instructions for delivery to the Owner shall be established at the "Keying Conference".

**1.7 COORDINATION**

- A. Templates: Obtain and distribute to the parties involved templates for doors, frames, and other work specified to be factory prepared for installing standard and electrified hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing hardware to comply with indicated requirements.
- B. Door and Frame Preparation: Doors and corresponding frames are to be prepared, reinforced and pre-wired (if applicable) to receive the installation of the specified electrified, monitoring, signaling and access control system hardware without additional in-field modifications.

**1.8 WARRANTY**

- A. General Warranty: Reference Division 01, General Requirements. Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.
- B. Warranty Period: Written warranty, executed by manufacturer(s), agreeing to repair or replace components of standard and electrified door hardware that fails in materials or workmanship within specified warranty period after final acceptance by the Owner. Failures include, but are not limited to, the following:
  - 1. Structural failures including excessive deflection, cracking, or breakage.
  - 2. Faulty operation of the hardware.
  - 3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
  - 4. Electrical component defects and failures within the systems operation.



**SECTION 08710 - DOOR HARDWARE**

- C. Warranty Period: Unless otherwise indicated, warranty shall be one year from date of Substantial Completion.

**PART 2 - PRODUCTS**

**2.1 BUTT HINGES**

- A. Hinges: ANSI/BHMA A156.1 butt hinges with number of hinge knuckles and other options as specified in the Door Hardware Sets.
  - 1. Quantity: Provide the following hinge quantity:
    - a. Two Hinges: For doors with heights up to 60 inches.
    - b. Three Hinges: For doors with heights 61 to 90 inches.
    - c. Four Hinges: For doors with heights 91 to 120 inches.
    - d. For doors with heights more than 120 inches, provide 4 hinges, plus 1 hinge for every 30 inches of door height greater than 120 inches.
  - 2. Hinge Size: Provide the following, unless otherwise indicated, with hinge widths sized for door thickness and clearances required:
    - a. Widths up to 3'0": 4-1/2" standard or heavy weight as specified.
    - b. Sizes from 3'1" to 4'0": 5" standard or heavy weight as specified.
  - 3. Hinge Weight and Base Material: Unless otherwise indicated, provide the following:
    - a. Exterior Doors: Heavy weight, non-ferrous, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate standard weight.
    - b. Interior Doors: Standard weight, steel, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate heavy weight.
  - 4. Hinge Options: Comply with the following:
    - a. Non-removable Pins: With the exception of electric through wire hinges, provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while door is closed; for all out-swinging lockable doors.
  - 5. Manufacturers:
    - a. McKinney (MK) - TA/T4A Series, 5-knuckle.

**SECTION 08710 - DOOR HARDWARE****2.2 CONTINUOUS HINGES**

- A. Continuous Geared Hinges: ANSI/BHMA A156.26 Grade 1-600 continuous geared hinge, with minimum 0.120-inch thick extruded 6063-T6 aluminum alloy hinge leaves and a minimum overall width of 4 inches. Hinges are non-handed, reversible and fabricated to template screw locations. Factory trim hinges to suit door height and prepare for electrical cut-outs.

1. Manufacturers:
- a. Pemko (PE).

**2.3 POWER TRANSFER DEVICES**

- A. Concealed Quick Connect Electric Power Transfers: Provide concealed wiring pathway housing mortised into the door and frame for low voltage electrified door hardware. Furnish with Molex™ standardized plug connectors and sufficient number of concealed wires (up to 12) to accommodate the electrified functions specified in the Door Hardware Sets. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Wire nut connections are not acceptable.

1. Manufacturers:
- a. Pemko (PE) - EL-CEPT Series.
- b. Securitron (SU) - EL-CEPT Series.

- B. Electric Door Wire Harnesses: Provide electric/data transfer wiring harnesses with standardized plug connectors to accommodate up to twelve (12) wires. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Provide sufficient number and type of concealed wires to accommodate electric function of specified hardware. Provide a connector for through-door electronic locking devices and from hinge to junction box above the opening. Wire nut connections are not acceptable. Determine the length required for each electrified hardware component for the door type, size and construction, minimum of two per electrified opening.

1. Provide one each of the following tools as part of the base bid contract:
- a. McKinney (MK) - Electrical Connecting Kit: QC-R001.
- b. McKinney (MK) - Connector Hand Tool: QC-R003.
2. Manufacturers:
- a. McKinney (MK) - QC-C Series.

**SECTION 08710 - DOOR HARDWARE****2.4 DOOR OPERATING TRIM**

- A. Flush Bolts and Surface Bolts: Provide products conforming to ANSI/BHMA A156.3 and A156.16, Grade 1.
1. Flush bolts to be furnished with top rod of sufficient length to allow bolt retraction device location approximately six feet from the floor.
  2. Furnish dust proof strikes for bottom bolts.
  3. Surface bolts to be minimum 8" in length and U.L. listed for labeled fire doors and U.L. listed for windstorm components where applicable.
  4. Provide related accessories (mounting brackets, strikes, coordinators, etc.) as required for appropriate installation and operation.
  5. Manufacturers:
    - a. Rockwood (RO).
- B. Door Push Plates and Pulls: ANSI/BHMA A156.6 door pushes and pull units of type and design specified in the Hardware Sets. Coordinate and provide proper width and height as required where conflicting hardware dictates.
1. Push/Pull Plates: Minimum .050 inch thick, size as indicated in hardware sets, with beveled edges, secured with exposed screws unless otherwise indicated.
  2. Door Pull and Push Bar Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door unless otherwise indicated.
  3. Offset Pull Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door and offset of 90 degrees unless otherwise indicated.
  4. Pulls, where applicable, shall be provided with a 10" clearance from the finished floor on the push side to accommodate wheelchair accessibility.
  5. Fasteners: Provide manufacturer's designated fastener type as indicated in Hardware Sets. When through-bolt fasteners are in the same location as a push plate, countersink the fasteners flush with the door face allowing the push plate to sit flat against the door.
  6. Manufacturers:
    - a. Rockwood (RO).

**2.5 CYLINDERS AND KEYING**

- A. General: Cylinder manufacturer to have minimum (10) years experience designing secured master key systems and have on record a published security keying system policy.
- B. Cylinder Types: Original manufacturer cylinders able to supply the following cylinder formats and types:

**SECTION 08710 - DOOR HARDWARE**

1. Threaded mortise cylinders with rings and cams to suit hardware application.
2. Rim cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
3. Bored or cylindrical lock cylinders with tailpieces as required to suit locks.
4. Tubular deadlocks and other auxiliary locks.
5. Mortise and rim cylinder collars to be solid and recessed to allow the cylinder face to be flush and be free spinning with matching finishes.
6. Keyway: Manufacturer's Standard.

C. Keying System: Each type of lock and cylinders to be factory keyed.

1. Supplier shall conduct a "Keying Conference" to define and document keying system instructions and requirements.
2. Furnish factory cut, nickel-silver large bow permanently inscribed with a visual key control number as directed by Owner.
3. New System: Key locks to a new key system as directed by the Owner.

D. Key Quantity: Provide the following minimum number of keys:

1. Change Keys per Cylinder: Two (2)
2. Master Keys (per Master Key Level/Group): Five (5).
3. Construction Keys (where required): Ten (10).

E. Construction Keying: Provide construction master keyed cylinders.

F. Key Registration List (Bitting List):

1. Provide keying transcript list to Owner's representative in the proper format for importing into key control software.
2. Provide transcript list in writing or electronic file as directed by the Owner.

**2.6 KEY CONTROL**

A. Key Control Cabinet: Provide a key control system including envelopes, labels, and tags with self-locking key clips, receipt forms, 3-way visible card index, temporary markers, permanent markers, and standard metal cabinet. Key control cabinet shall have expansion capacity of 150% of the number of locks required for the project.

1. Manufacturers:
  - a. Lund Equipment (LU).
  - b. MMF Industries (MM).
  - c. Telkee (TK).

**SECTION 08710 - DOOR HARDWARE****2.7 MORTISE LOCKS AND LATCHING DEVICES**

- A. Mortise Locksets, Grade 1 (Heavy Duty): Provide ANSI/BHMA A156.13, Series 1000, Operational Grade 1 Certified Products Directory (CPD) listed mortise locksets. Listed manufacturers shall meet all functions and features as specified herein.

1. Manufacturers:

- a. ASSA ABLOY ACCENTRA, formerly known as Yale (YA) - 8800FL Series.
- b. Corbin Russwin Hardware (RU) - ML2000 Series.
- c. Sargent Manufacturing (SA) - 8200 Series.

**2.8 CYLINDRICAL LOCKS AND LATCHING DEVICES**

- A. Cylindrical Locksets, Grade 1 (Heavy Duty): ANSI/BHMA A156.2, Series 4000, Operational Grade 1 Certified Products Directory (CPD) listed cylindrical locksets. Listed manufacturers shall meet all functions and features as specified herein.

1. Provide locksets with functions and features as follows:

- a. Meets ANSI/BHMA A156.41 for single motion egress.
- b. Where required by code, provide knurling or abrasive coating on all levers leading to hazardous areas.
- c. Meets UL and CUL Standard 10C Positive Pressure, Fire Test of Door Assemblies with levers that meet A117.1 Accessibility Code.
- d. Meets Florida Building Code FL2998 and UL Certification Directory ZHEM.R21744 for latching hardware for hurricane requirements.
- e. Meets UL Certification Directory ZHLL.R21744 for products used in windstorm rated assemblies.
- f. Exceeds ANSI/BHMA A156.2 requirements by 2.6 times for 3,100 in-lb. abusive locked lever torque with no entry while maintaining egress.
- g. Exceeds ANSI/BHMA A156.2 requirements by 8 times for 1,600 lbs. offset lever pull with no entry for protection against attacks.
- h. Exceeds ANSI/BHMA A156.3 requirements by 2 times for latch retraction with 100 lb. preload while maintaining operation in warped doors.
- i. Exceeds ANSI/BHMA A156.3 requirements by 20 times for no access with minimum 100 vertical impacts for protection against vandalism attempts.
- j. Independent return springs allow lock to exceed ANSI/BHMA A156.2 Grade 1 cycle requirements without lever sag.
- k. Ten-year limited warranty for mechanical functions.

2. Manufacturers:

- a. ASSA ABLOY ACCENTRA, formerly known as Yale (YA) - 5400LN Series.
- b. Corbin Russwin Hardware (RU) - CLX3300 Series.
- c. Sargent Manufacturing (SA) - 10X Line.

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- B. Cylindrical Locksets, Grade 2 (Standard Duty): ANSI/BHMA A156.2, Series 4000, Grade 2 Certified Products Directory (CPD) listed. Locks are to be non-handed and fully field reversible.
1. Provide locksets with functions and features as follows:
    - a. Meets ANSI/BHMA A156.41 for single motion egress.
    - b. Where required by code, provide knurling or abrasive coating on all levers leading to hazardous areas.
    - c. Meets UL and CUL Standard 10C Positive Pressure, Fire Test of Door Assemblies with levers that meet A117.1 Accessibility Code.
    - d. Meets Florida Building Code FL2998 and UL Certification Directory ZHEM.R21744 for latching hardware for hurricane requirements.
    - e. Five-year limited warranty for mechanical functions.
  2. Manufacturers:
    - a. ASSA ABLOY ACCENTRA, formerly known as Yale (YA) - 4600LN Series.
    - b. Corbin Russwin Hardware (RU) - CL3800 Series.
    - c. Sargent Manufacturing (SA) - 7 Line.

**2.9 DEADLOCKS AND LATCHES**

- A. Cylindrical Deadlocks: ANSI/BHMA A156.36 Grade 1 Certified Products Directory (CPD) listed deadlocks to fit standard ANSI 161 preparation. Provide tapered collars to resist vandalism and 1" throw solid steel bolt with hardened steel roller pins. Deadlocks to be products of the same source manufacturer and keyway as other locksets.
1. Manufacturers:
    - a. ASSA ABLOY ACCENTRA, formerly known as Yale (YA) - D100 Series.
    - b. Corbin Russwin Hardware (RU) - DL3000 Series.
    - c. Sargent Manufacturing (SA) - 480 Series.

**2.10 LOCK AND LATCH STRIKES**

- A. Strikes: Provide manufacturer's standard strike with strike box for each latch or lock bolt, with curved lip extended to protect frame, finished to match door hardware set, unless otherwise indicated, and as follows:
1. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.
  2. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.
  3. Aluminum-Frame Strike Box: Provide manufacturer's special strike box fabricated for aluminum framing.



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4. Double-lipped strikes: For locks at double acting doors. Furnish with retractable stop for rescue hardware applications.

**B. Standards: Comply with the following:**

1. Strikes for Mortise Locks and Latches: BHMA A156.13.
2. Strikes for Bored Locks and Latches: BHMA A156.2.
3. Strikes for Auxiliary Deadlocks: BHMA A156.36.
4. Dustproof Strikes: BHMA A156.16.

**2.11 CONVENTIONAL EXIT DEVICES**

**A. General Requirements: All exit devices specified herein shall meet or exceed the following criteria:**

1. Exit devices shall have a five-year warranty.
2. At doors not requiring a fire rating, provide devices complying with NFPA 101 and listed and labeled for "Panic Hardware" according to UL305. Provide proper fasteners as required by manufacturer including sex nuts and bolts at openings specified in the Hardware Sets.
3. Where exit devices are required on fire rated doors, provide devices complying with NFPA 80 and with UL labeling indicating "Fire Exit Hardware". Provide devices with the proper fasteners for installation as tested and listed by UL. Consult manufacturer's catalog and template book for specific requirements.
4. Except on fire rated doors, provide exit devices with hex key dogging device to hold the pushbar and latch in a retracted position. Provide optional keyed cylinder dogging on devices where specified in Hardware Sets.
5. Devices must fit flat against the door face with no gap that permits unauthorized dogging of the push bar. The addition of filler strips is required in any case where the door light extends behind the device as in a full glass configuration.
6. Flush End Caps: Provide flush end caps made of architectural metal in the same finish as the devices as in the Hardware Sets. Plastic end caps will not be acceptable.
7. Lever Operating Trim: Where exit devices require lever trim, furnish manufacturer's heavy duty escutcheon trim with threaded studs for thru-bolts.
  - a. Lock Trim Design: As indicated in Hardware Sets, provide finishes and designs to match that of the specified locksets.
  - b. Where function of exit device requires a cylinder, provide a cylinder (Rim or Mortise) as specified in Hardware Sets.
8. Vertical Rod Exit Devices: Where surface or concealed vertical rod exit devices are used at interior openings, provide as less bottom rod (LBR) unless otherwise indicated. Provide dust proof strikes where thermal pins are required to project into the floor.

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9. **Narrow Stile Applications:** At doors constructed with narrow stiles, or as specified in Hardware Sets, provide devices designed for maximum 2" wide stiles.
  10. **Dummy Push Bar:** Nonfunctioning push bar matching functional push bar.
  11. **Rail Sizing:** Provide exit device rails factory sized for proper door width application.
  12. **Through Bolt Installation:** For exit devices and trim as indicated in Door Hardware Sets.
  13. **Hurricane and Storm Shelter Compliance:** Devices to be U.L. listed for windstorm assemblies where applicable. Provide the appropriate hurricane or storm shelter products that have been independently third party tested, certified, and labeled to meet state and local windstorm building codes applicable to project.
- B. Conventional Push Rail Exit Devices (Heavy Duty):** ANSI/BHMA A156.3, Grade 1 Certified Products Directory (CPD) listed exit devices. Listed manufacturers shall meet all functions and features as specified herein.
1. Provide exit devices with functions and features as follows:
    - a. Where required by code, provide knurling or abrasive coating on all levers leading to hazardous areas.
    - b. Meets UL and CUL Standard 10C Positive Pressure, Fire Test of Door Assemblies with levers that meet A117.1 Accessibility Code.
    - c. Meets Florida Building Code FL2998 and UL Certification Directory ZHEM.R21744 for latching hardware for hurricane requirements.
    - d. Meets UL Certification Directory ZHLL.R21744 for products used in windstorm rated assemblies.
    - e. Five-year limited warranty for mechanical features.
  2. **Manufacturers:**
    - a. ASSA ABLOY ACCENTRA, formerly known as Yale (YA) - 7000 Series.
    - b. Corbin Russwin Hardware (RU) - ED4000 / ED5000 Series.
    - c. Sargent Manufacturing (SA) - 80 Series.
- C. Security Push Rail Exit Devices (Heavy Duty):** ANSI/BHMA A156.3, Grade 1 Certified Products Directory (CPD) listed rim panic and fire exit hardware devices furnished in the functions specified in the Hardware Sets. Exit device latch to be constructed of high grade, heat treated, corrosion resistant nickel steel alloy, and have a full 3/4" throw projection with slide action positive deadlocking.
1. **Static Load Force Resistance:** Minimum 3000 lbs. certified independent tested.
  2. **Manufacturers:**
    - a. ASSA ABLOY ACCENTRA, formerly known as Yale (YA) - 7050 Series.
    - b. Corbin Russwin Hardware (RU) - ED4000S / ED5000S Series.

**SECTION 08710 - DOOR HARDWARE****2.12 SURFACE DOOR CLOSERS**

- A. All door closers specified herein shall meet or exceed the following criteria:
1. General: Door closers to be from one manufacturer, matching in design and style, with the same type door preparations and templates regardless of application or spring size. Closers to be non-handed with full sized covers.
  2. Standards: Closers to comply with UL-10C for Positive Pressure Fire Test and be U.L. listed for use of fire rated doors.
  3. Size of Units: Comply with manufacturer's written recommendations for sizing of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Where closers are indicated for doors required to be accessible to the Americans with Disabilities Act, provide units complying with ANSI ICC/A117.1.
  4. Closer Arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in Hardware Sets.
  5. Closers shall not be installed on exterior or corridor side of doors; where possible install closers on door for optimum aesthetics.
  6. Closer Accessories: Provide door closer accessories including custom templates, special mounting brackets, spacers and drop plates as required for proper installation. Provide through-bolt and security type fasteners as specified in the hardware sets.
- B. Door Closers, Surface Mounted (Standard Duty): ANSI/BHMA 156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted, institutional grade door closers with complete spring power adjustment, sizes 1 thru 6; and fully operational adjustable according to door size, frequency of use, and opening force. Closers to be rack and pinion type, one piece cast iron or aluminum alloy body construction, with adjustable backcheck, closing sweep, and latch speed control valves. Provide non-handed units standard.
1. Manufacturers:
    - a. ASSA ABLOY ACCENTRA, formerly known as Yale (YA) - 2700 Series.
    - b. Corbin Russwin Hardware (RU) - DC3000 Series.
    - c. Sargent Manufacturing (SA) - 1331 Series.
    - d. Norton Rixson (NO) - 210 Series

**2.13 ELECTROHYDRAULIC DOOR OPERATORS**

- A. Electrohydraulic Door Operators (High Traffic): Provide ANSI/BHMA A156.19 Certified Products Directory (CPD) listed low energy operators that meet ANSI/BHMA A156.4 requirements and are UL listed for use on fire rated doors and UL10C certified that comply with requirements for the Americans with Disabilities Act (ADA). Operators shall be verified by GreenCircle to offer energy savings of 19% when compared to similar products to accommodate openings up 250 pounds and 48" wide.

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1. Provide operators with features as follows:
  - a. Non-handed with push and pull side mounting.
  - b. Operates as mechanical surface closer during close cycles, when door is opened manually or if power is off.
  - c. Activation by push button, hands-free or radio frequency devices.
  - d. On board electronics to collect usage and cycle count data to facilitate preventative maintenance/diagnostics.
  - e. Two-year limited warranty.
  - f. Wi-Fi interface where the operator is a secure, password protected WiFi hot spot with no connection to building's IT required.
    - 1) Simple setup with no app required.
    - 2) View status and make adjustments without removing the cover.
    - 3) Built-in logic to support single use restroom applications with no external relay boards, logic modules, position switches required.
  - g. Mounting backplate to simplify and speed up installation.
  
2. Operators shall have the following functionality:
  - a. Adjustable Hold Open: Amount of time a door will stay in the full open position after an activation.
  - b. Blow Open for Smoke Ventilation: Door opens when signal is received from alarm system allowing air or smoke to flow through opening. Door will stay open until signal from alarm system is stopped.
  - c. Infinite Hold Open: Door will hold open at set position until power is turned off.
  - d. Obstruction Detection: Door closes if it hits an obstruction while opening; door will reverse to open position if it hits an obstruction while closing. Door will stop once it hits an obstruction and will rest against the obstruction until removed.
  - e. Open Delay: Delays operator opening for locking hardware.
  - f. Overload Safety Shut-Off: After two minutes of receiving a door activation signal, inverter times out and door closes to prevent motor/inverter damage.
  - g. Presence Detector Input: Input for external sensor to detect presence at door open or close position only.
  - h. Push & Go: As the door is manually opened, the operator "senses" movement and opens door to the full-open position.
  - i. Selector Mode Switch: Off disables the signal inputs unless Blow Open is activated, on activates the signal inputs, hold open activates the unit (unless Blow Closed is activated) to the hold open position.
  - j. Vestibule Delay: When the wall switch is pressed, first door in vestibule will open. Second door will open once vestibule door delay has expired. Delay is adjustable.
  
3. Manufacturers:
  - a. Norton Rixson (NO) - 6000 Series.

**SECTION 08710 - DOOR HARDWARE****2.14 ARCHITECTURAL TRIM****A. Door Protective Trim**

1. General: Door protective trim units to be of type and design as specified below or in the Hardware Sets.
2. Size: Fabricate protection plates (kick, armor, or mop) not more than 2" less than door width (LDW) on stop side of single doors and 1" LDW on stop side of pairs of doors, and not more than 1" less than door width on pull side. Coordinate and provide proper width and height as required where conflicting hardware dictates. Height to be as specified in the Hardware Sets.
3. Where plates are applied to fire rated doors with the top of the plate more than 16" above the bottom of the door, provide plates complying with NFPA 80. Consult manufacturer's catalog and template book for specific requirements for size and applications.
4. Protection Plates: ANSI/BHMA A156.6 protection plates (kick, armor, or mop), fabricated from the following:
  - a. Stainless Steel: 300 grade, .050-inch thick.
5. Options and fasteners: Provide manufacturer's designated fastener type as specified in the Hardware Sets. Provide countersunk screw holes.
6. Manufacturers:
  - a. Rockwood (RO).

**2.15 DOOR STOPS AND HOLDERS**

- A. General: Door stops and holders to be of type and design as specified below or in the Hardware Sets.
- B. Door Stops and Bumpers: ANSI/BHMA A156.16, Grade 1 door stops and wall bumpers. Provide wall bumpers, either convex or concave types with anchorage as indicated, unless floor or other types of door stops are specified in Hardware Sets. Do not mount floor stops where they will impede traffic. Where floor or wall bumpers are not appropriate, provide overhead type stops and holders.
  1. Manufacturers:
    - a. Rockwood (RO).

**2.16 ARCHITECTURAL SEALS**

- A. General: Thresholds, weatherstripping, and gasket seals to be of type and design as specified below or in the Hardware Sets. Provide continuous weatherstrip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where

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Indicated. At exterior applications provide non-corrosive fasteners and elsewhere where indicated.

- B. Smoke Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke control ratings indicated, based on testing according to UL 1784.
  - I. Provide smoke labeled perimeter gasketing at all smoke labeled openings.
- C. Fire Labeled Gasketing: Assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to UL-10C.
  - I. Provide intumescent seals as indicated to meet UL10C Standard for Positive Pressure Fire Tests of Door Assemblies, and NFPA 252, Standard Methods of Fire Tests of Door Assemblies.
- D. Sound-Rated Gasketing: Assemblies that are listed and labeled by a testing and inspecting agency, for sound ratings indicated.
- E. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strips are easily replaceable and readily available from stocks maintained by manufacturer.
- F. Manufacturers:
  - I. Pemko (PE).

**2.17 ELECTRONIC ACCESSORIES**

- A. Key Switches: Key switches furnished standard with stainless steel single gang face plate with a 12/24VDC bi-color LED indicator. Integral backing bracket permits integration with any 1 1/4" or 1 1/2" mortise type cylinder. Key switches available as momentary or maintained action and in narrow face plate options.
  - I. Manufacturers:
    - a. Securitron (SU) - MK Series.

**2.18 FABRICATION**

- A. Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to manufacturers recognized installation standards for application intended.



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**2.19 FINISHES**

- A. Standard: Designations used in the Hardware Sets and elsewhere indicate hardware finishes complying with ANSI/BHMA A156.18, including coordination with traditional U.S. finishes indicated by certain manufacturers for their products.
- B. 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
- C. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine scheduled openings, with Installer present, for compliance with requirements for installation tolerances, labeled fire door assembly construction, wall and floor construction, and other conditions affecting performance.
- B. Notify architect of any discrepancies or conflicts between the door schedule, door types, drawings and scheduled hardware. Proceed only after such discrepancies or conflicts have been resolved in writing.

**3.2 PREPARATION**

- A. Hollow Metal Doors and Frames: Comply with ANSI/DHI A115 series.
- B. Wood Doors: Comply with ANSI/DHI A115-W series.

**3.3 INSTALLATION**

- A. Install each item of mechanical and electromechanical hardware and access control equipment to comply with manufacturer's written instructions and according to specifications.
  - i. Installers are to be trained and certified by the manufacturer on the proper installation and adjustment of fire, life safety, and security products including: hanging devices; locking devices; closing devices; and seals.
- B. Mounting Heights: Mount door hardware units at heights indicated in following applicable publications, unless specifically indicated or required to comply with governing regulations:

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1. Standard Steel Doors and Frames: DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."
  2. DHI TDH-007-20: Installation Guide for Doors and Hardware.
  3. Where indicated to comply with accessibility requirements, comply with ANSI A117.1 "Accessibility Guidelines for Buildings and Facilities."
  4. Provide blocking in drywall partitions where wall stops or other wall mounted hardware is located.
- C. Retrofitting: Install door hardware to comply with manufacturer's published templates and written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
- D. Push Plates and Door Pulls: When through-bolt fasteners are in the same location as a push plate, countersink the fasteners flush with the door face allowing the push plate to sit flat against the door.
- E. Thresholds: Set thresholds for exterior and acoustical doors in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."
- F. Storage: Provide a secure lock up for hardware delivered to the project but not yet installed. Control the handling and installation of hardware items so that the completion of the work will not be delayed by hardware losses before and after installation.
- 3.4 FIELD QUALITY CONTROL**
- A. Field Inspection (Punch Report): Reference Division 01 Sections "Closeout Procedures". Produce project punch report for each installed door opening indicating compliance with approved submittals and verification hardware is properly installed, operating and adjusted. Include list of items to be completed and corrected, indicating the reasons or deficiencies causing the Work to be incomplete or rejected.
- I. Organization of List: Include separate Door Opening and Deficiencies and Corrective Action Lists organized by Mark, Opening Remarks and Comments, and related Opening Images and Video Recordings.

**3.5 ADJUSTING**

- A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

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**3.6 CLEANING AND PROTECTION**

- A. Protect all hardware stored on construction site in a covered and dry place. Protect exposed hardware installed on doors during the construction phase. Install any and all hardware at the latest possible time frame.
- B. Clean adjacent surfaces soiled by door hardware installation.
- C. Clean operating items as necessary to restore proper finish. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of owner occupancy.

**3.7 DEMONSTRATION**

- A. Instruct Owner's maintenance personnel to adjust, operate, and maintain mechanical and electromechanical door hardware.

**3.8 DOOR 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.
  - 1. Quantities listed are for each pair of doors, or for each single door.
  - 2. The supplier is responsible for handing and sizing all products.
  - 3. Where multiple options for a piece of hardware are given in a single line item, the supplier shall provide the appropriate application for the opening.
  - 4. At existing openings with new hardware the supplier shall field inspect existing conditions prior to the submittal stage to verify the specified hardware will work as required. Provide alternate solutions and proposals as needed.
- B. Manufacturer's Abbreviations:
  - 1. MK - McKinney
  - 2. PE - Pemko
  - 3. SU - Securitron
  - 4. SA - SARGENT
  - 5. YA - ASSA ABLOY ACCENTRA
  - 6. RO - Rockwood
  - 7. NO - Norton

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**SECTION 08710 - DOOR HARDWARE**

**Hardware Sets**

**Set: 1.0**

Doors: 1

Description: EXTERIOR ALUMINUM W/ AUTO OPERATOR

1 Continuous Hinge	CFMxxSLF-HD1 PT		PE
1 Electric Power Transfer	EL-CEPT	630	SU
1 Rim Exit Device, Nightlatch	7150WS MELR 121NL	630	YA
1 Door Pull	BF158	US32D	RO
1 Automatic Opener	6061 D	689	NO
1 Threshold	2005AV		PE
1 ElectroLynx Harness	QC-Cxxx		MK
1 ElectroLynx Harness	QC-C1500P		MK
1 Wiring Diagram	WD-SYSPK		SA
1 Switch Post	500	689	NO
1 Door Switch	505		NO
1 Keyswitch	MKA		SU

Notes: Balance of weatherstripping by aluminum door manufacturer. Provide brackets and spacers as required for door closers. All exterior doors on this project shall meet FBC standards for windstorm. The door hardware specified is listed as a basis of design. If alternate hardware is proposed, please provide third-party test results and compliance information to architect.

**Set: 2.0**

Doors: 145, 148, 151, 153, 157, 159, 161, 163, 165, 167, 18, 22, 24, 245, 247, 249, 251, 255, 257, 259, 26, 261, 263, 265, 28, 30, 32, 37, 39, 41, 43

Description: GUEST ENTRY - RATED

3 Hinge, Full Mortise	TA2314 x NRP 4-1/2" x 4-1/2"	US32D	MK
1 Dormitory Lock	AUR 8822FL	630	YA
1 Surface Closer	2701 Reg / PA	689	YA
1 Kick Plate	K1050 8 X 2" LDW	US32D	RO
1 Door Stop	409 / 446 [as required]	US32D	RO
1 Gasketing	S88BL		PE

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1 Sweep	315CN		PE
1 Threshold	EV2325BL		PE
2 Viewer	627	CRM	RO

Notes: 2 Viewers @ HCP Entries

Hardware listed for design criteria, confirm with specific door manufacturer the hardware requirements to meet specified windstorm rating - Provide 3rd party test results for confirmation.

**Set: 3.0**

Doors: 147, 150, 152, 154, 158, 160, 162, 164, 166, 168, 20, 23, 246, 248, 25, 250, 252, 256, 258, 260, 262, 264, 266, 27, 29, 31, 33, 38, 40, 42, 44

Description: GUEST - BATH

3 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK
1 Privacy Lock	AU 4602LN	626	YA
1 Door Stop	409 / 446 [as required]	US32D	RO
3 Silencer	608		RO

**Set: 4.0**

Doors: 19

Description: GUEST - CLOSET

3 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK
1 Passage Latch	AU 4601LN	626	YA
1 Door Stop	409 / 446 [as required]	US32D	RO
3 Silencer	608		RO

**Set: 5.0**

Doors: 2

Description: EXTERIOR ALUMINUM EXIT

1 Continuous Hinge	CFMxxSLF-HD1		PE
1 Rim Exit Device, Nightlatch	7150WS 121NL	630	YA
1 Door Pull	BF158	US32D	RO
1 Surface Closer	2721	689	YA
1 Threshold	2005AV		PE

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Notes: Balance of weatherstripping by aluminum door manufacturer. Provide brackets and spacers as required for door closers. All exterior doors on this project shall meet FBC standards for windstorm. The door hardware specified is listed as a basis of design. If alternate hardware is proposed, please provide third-party test results and compliance information to architect.

**Set: 6.0**

Doors: 155, 253, 34, 36

Description: EXT MEP

3 Hinge, Full Mortise	TA2314 x NRP 4-1/2" x 4-1/2"	US32D	MK
1 Storeroom Lock	AU 5405LN	626	YA
1 Deadbolt	D112	626	YA
1 Surface Closer	2721	689	YA
1 Rain Guard	346C		PE
1 Gasketing	S88BL		PE
1 Sweep	315CN		PE
1 Threshold	2005AV		PE

Notes: Hardware listed for design criteria, confirm with specific door manufacturer the hardware requirements to meet specified windstorm rating - Provide 3rd party test results for confirmation.

**Set: 7.0**

Doors: 12

Description: EXT - LAUNDRY

3 Hinge, Full Mortise	TA2314 x NRP 4-1/2" x 4-1/2"	US32D	MK
1 Dormitory Lock	AUR 8822FL	630	YA
1 Surface Closer	2721	689	YA
1 Kick Plate	K1050 8 X 2" LDW	US32D	RO
1 Rain Guard	346C		PE
1 Gasketing	S88BL		PE
1 Sweep	315CN		PE
1 Threshold	2005AV		PE

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Notes: Hardware listed for design criteria, confirm with specific door manufacturer the hardware requirements to meet specified windstorm rating - Provide 3rd party test results for confirmation.

**Set: 8.0**

Doors: 13

Description: STOR

3 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK
1 Storeroom Lock	AU 4605LN	626	YA
1 Door Stop	409 / 446 [as required]	US32D	RO
3 Silencer	608		RO

**Set: 9.0**

Doors: 11

Description: EXTERIOR EXIT PATIO

3 Hinge, Full Mortise, Hvy Wt	T4A3386 NRP 4-1/2" x 4-1/2"	US32D	MK
1 Rim Exit Device, Nightlatch	7150WS 121NL	630	YA
1 Door Pull	BF158	US32D	RO
1 Surface Closer	2721	689	YA
1 Kick Plate	K1050 8 X 2" LDW	US32D	RO
1 Rain Guard	348C		PE
1 Gasketing	S88BL		PE
1 Sweep	315CN		PE
1 Threshold	2005AV		PE

Notes: All exterior doors on this project shall meet FBC standards for windstorm. The door hardware specified is listed as a basis of design. If alternate hardware is proposed, please provide third-party test results and compliance information to architect.

**Set: 10.0**

Doors: 35

Description: EXTERIOR MEP PAIR

6 Hinge, Full Mortise	TA2314 x NRP 4-1/2" x 4-1/2"	US32D	MK
2 Surface Bolt	988	Zinc	SA

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1 Storeroom Lock	AU 5405LN	626	YA
1 Deadbolt	D112	626	YA
2 Surface Closer	2721	689	YA
2 Kick Plate	K1050 8 X 2" LDW	US32D	RO
1 Astragal	S772BL		PE
1 Rain Guard	346C		PE
1 Gasketing	S88BL		PE
2 Sweep	315CN		PE
1 Threshold	2005AV		PE

Notes: All exterior doors on this project shall meet FBC standards for windstorm. The door hardware specified is listed as a basis of design. If alternate hardware is proposed, please provide third-party test results and compliance information to architect.

**Set: 11.0**

Doors: 156, 254

Description: MEP

3 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK
1 Storeroom Lock	AU 4605LN	626	YA
1 Surface Closer	2701 Reg / PA	689	YA
1 Kick Plate	K1050 8 X 2" LDW	US32D	RO
1 Door Stop	409 / 446 [as required]	US32D	RO
3 Silencer	608		RO

**Set: 12.0**

Doors: 5

Description: OFFICE

3 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK
1 Entry Lock	AU 4604LN	626	YA
1 Surface Closer	2701 Reg / PA	689	YA
1 Kick Plate	K1050 8 X 2" LDW	US32D	RO
1 Door Stop	409 / 446 [as required]	US32D	RO
3 Silencer	608		RO

**Set: 13.0**

Doors: 15, 3

SECTION 08710-DOOR HARDWARE

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**SECTION 08710 - DOOR HARDWARE**

Description: STORAGE

3 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK
1 Classroom Lock	AU 4608LN	626	YA
1 Door Stop	409 / 446 [as required]	US32D	RO
3 Silencer	608		RO

**Set: 14.0**

Doors: 16, 8

Description: TOILET

3 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK
1 Privacy Lock	AU 4602LN	626	YA
1 Surface Closer	2701 Reg / PA	689	YA
1 Kick Plate	K1050 8 X 2" LDW	US32D	RO
1 Mop Plate	K1050 4" X 2" LDW	US32D	RO
1 Door Stop	409 / 446 [as required]	US32D	RO
3 Silencer	608		RO

**Set: 15.0**

Doors: 14

Description: LAUNDRY

3 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK
1 Communicating Passage Latch	AU 4628LN	626	YA
1 Passage Latch	AU 4601LN	626	YA
1 Surface Closer	2701 Reg / PA	689	YA
1 Kick Plate	K1050 8 X 2" LDW	US32D	RO
1 Door Stop	409 / 446 [as required]	US32D	RO
3 Silencer	608		RO

**Set: 16.0**

Doors: 146, 149

Description: GUEST COMMUNICATING

3 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK
1 Communicating Passage Latch	AU 4628LN	626	YA
1 Surface Closer	2701 Reg / PA	689	YA

SECTION 08710-DOOR HARDWARE

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**SECTION 08710 - DOOR HARDWARE**

1 Kick Plate	K1050 8 X 2" LDW	US32D	RO
1 Door Stop	409 / 446 [as required]	US32D	RO
1 Gasketing	S88BL		PE

(END OF SECTION 08710)

**SECTION 08800 - GLASS AND GLAZING****1.0 GENERAL**

- 1.01 Related Documents: The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 Codes and Standards:
- A. FS - Federal Specifications
  - B. ASTM - American Society for Testing and Materials
- 1.03 Related Work: Section 08200-Wood Composition and Wood Doors
- 1.04 Product, Storage, and Handling: Deliver just prior to installation, bearing Manufacturer's label identifying quality, type and thickness of glass. Stored glass to be cartoned or crated and protected from damage.
- 1.05 Acceptable Manufacturers: PPG (PPG Industries, Inc.), LOF (Libbey-Owens-Ford Company), CE Glass

**2.0 PRODUCTS**

- 2.01 Glass: Provide and install the following types of interior and exterior glass, as scheduled on Drawings. All glass and glazing to be by one Manufacturer (except wire glass). Glazing installer to provide tempered glass at all areas as required to be in compliance with codes.
- A. 3/4" Dual Glazed Tinted/Clear Tempered (1/4 each) (Exterior)
  - B. 1/4" Tinted Polished Plate Tempered Clear (Interior)
  - C. Double Insulated
  - D. Exterior glass to have gray tint.
- 2.02 Glazing Materials:
- A. Glazing materials to comply with combined recommendation glass Manufacturer, and Manufacturer of sealants.
  - B. One Component Silicone Rubber Sealant (1 SRS) - Silicone rubber-based, one-part elastomeric sealant, complying with FS TT-S001543, Class A non-acid type.
  - C. Butyl Rubber Sealant Type (BRST) - Partially-vulcanized, self-adhesive, non-staining, elastomeric butyl rubber type, recommended by Manufacturer for waterproof construction when compressed 35% in dynamically-moving joints: not less than 98% solids; no deterioration for 3,000 hour test in Atlas Weatherometer.
  - D. Cellular Neoprene Glazing Gaskets (CNGG) - Closed-cell neoprene gaskets with integral skin; extruded or molded to the profiles shown or, if not shown, as required by glazing system with ASTM C-509, Grade 4, black.

**3.0 EXECUTION**

- 3.01 Weather Conditions: Do not proceed with installation of liquid sealants under adverse weather conditions or when temperatures are below or above Manufacturer's recommended limitations for installation. Proceed with glazing only when forecasted weather conditions are favorable to proper cure and development of high early bond strength.



**SECTION 08800 - GLASS AND GLAZING**

- 3.02 **Installation:** Comply with combined recommendations of glass Manufacturer and Manufacturer of sealants and other materials used in glazing, except where more stringent requirements are shown of specified and except where Manufacturers' technical representatives direct otherwise. Cut and install colored (tinted) and heat-absorbing glass as recommended in "Technical Services Report No. 104D" by PPG. Comply with "Glazing Manual" by Flat Glass Marketing Association, except as shown and specified otherwise and except as specifically recommended otherwise by Manufacturers of glass and glazing materials. Unify the appearance of each series of lights by setting each piece to match others as nearly as possible. **INSPECT EACH PIECE AND SET WITH PATTERN, DRAW AND BOW ORIENTED IN SAME DIRECTION AS OTHER PIECES.**
- 3.03 **Preparation:** Clean glazing channel or other framing members to receive glass, immediately before glazing. Remove coatings which are not firmly bonded to substrate. Remove lacquer from metal surfaces whenever elastomeric sealants are used. Apply primer or sealer to joint surfaces wherever recommended by sealant Manufacturer. Do not attempt to cut, seam, nip, or abrade glass which is tempered, heat-strengthened, or coated. Inspect each piece of glass immediately before installation and eliminate any which have observable edge damage or face imperfections.
- 3.04 **Setting:** Provide minimum 1/4" sealant depth. Where required, provide setting blocks of proper size at recommended spacing. Sash corners to be made weathertight by fabricators. Avoid point loading and metal to glass contact. Non-corrosive metal clips with rounded edges to contact cushions only. Force sealants into channel to eliminate voids and to ensure complete "wetting" or bond of sealant to glass and channel surfaces. Tool exposed surfaces of glazing liquids and compounds to provide substantial "wash" away from glass. Install pressurized tapes and gaskets to protrude slightly out of channel. To eliminate dirt and moisture pockets.
- 3.05 **Cure and Protection:** Cure glazing sealants and compounds in compliance with Manufacturer's instructions and recommendations, to obtain high early bond strength and surface durability. Advise contractor of procedures required for protection of glass and glazing sealants and compounds during construction period so they will be without deterioration or damage (other than normal weathering) at time of Owner's acceptance including specific instructions on precautions and provisions required to prevent glass damage resulting from alkaline wash from green concrete surfaces and similar sources of possible damage. Protect exterior glass from breakage immediately upon installation, by attachment of crossed streamers to framing held away from glass. Do not apply markers of any type to surfaces of glass. Remove and replace glass which is broken, chipped, cracked, abraded, or damaged in any other way during construction period, including natural causes, accidents, and vandalism.
- 3.06 **Clean-Up:** Clean glazing and trim excess glazing materials from glass and stops or frames promptly after installation; and eliminate stains and discoloration. Clean both interior and exterior of glazing and remove all stickers and excess sealants.

(END OF SECTION 08800)



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## **SECTION 09110 - LATH AND STUCCO**

### **1.0 GENERAL**

- 1.01 Related Documents: The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this section.
- 1.02 Description of Work: This section of the specifications is intended to cover the furnishing of all labor, materials, and/or incidentals necessary to the completion of all requirements of the Drawings, notes, schedules, and these specifications concerning lathing and stucco work.

### **2.0 GENERAL REQUIREMENTS**

- 2.01 All lathing and stucco work shall be by skilled mechanics using such material and methods as will ensure compliance with the requirements of the Drawings and schedules and the following: All lightweight framing shall be securely attached to structural system in a manner which will make this framing rigid.
- 2.02 All stucco shall have: true planes and surfaces free from waves or other blemishes, true lines, and molds; lathing shall be securely fastened to the structural system and framing members.
- 2.03 Stucco shall be securely bonded to supporting lath or other surfaces. Stucco shall be free from defects attributable to poor curing conditions and/or mixing and handling such as might produce checks, alligatoring, softness, crumbling, or spalling.
- 2.04 All stucco trim and reveals are to be prefabricated and installed to insure a tight waterproof installation to receive application of stucco system transition. Inside and outside corners to be factory fabricated; field modifications and fabrications will not be acceptable.

### **3.0 LATHING AND ACCESSORIES**

- 3.01 Metal Lath: USG 3.4 lb. expanded galvanized diamond mesh. Provide self-furring where applied over existing or new sheathing.
- 3.02 Gypsum Lath: USG gypsum sheathing, T & G joint, 1/2" thick, exterior water resistant core and water repellent paper both sides.
- 3.03 Lathing Accessories: 1-1/2" and 3/4" 16 gauge galvanized cold rolled painted lathing channels. 1/4" Pencil Rods. Hangers of 8 gauge galvanized annealed steel wire.
- 3.04 Furring Channels: Galvanized, minimum 26 ga. 7/8" x 2-3/4" hat shaped.
- 3.05 Trim: Fry, Plastic Components, Inc., as detailed, for control or expansion joints, casing beads, etc.
- 3.06 Equal products by Gold Bond are approved.
- 3.07 Drip Molding: Fascia drip molding to be similar to "F style drip (delete reveal between drip leg and sheathing casement bead) by Fry Reglet #3467 to accept 1/2" thick exterior water resistant USG gypsum sheathing. Contractor is to insure that exposed edges are true and

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flat with horizontal plain when finished with stucco work and painting. Installer is to take great care when finishing the stucco trowel work to insure stucco is not overworked, forcing the horizontal leg of the reveal to ride up out of horizontal plane and to possibly hold water.

3.08 Channel Screed shall be equal to FRY #PCS-75-75.

**4.0 EXTERIOR STUCCO****4.01 Stucco:**

- A. Scratch Coat - 1 bag Portland cement, 1 bag Waterproofed Mortar Mix, 6 cubic feet sand.
- B. Brown Coat - Same as scratch coat.
- C. Finish Coat - 1 bag Portland cement, 1 bag Waterproofed Mortar Mix, 6 cubic feet sand.
- D. Color to be selected by Architect.
- E. Note: Contractor may elect to use a thru-color finish coat in lieu of surface painting.

**5.0 APPLICATION OF LATHING**

- 5.01 Furring channels shall be installed at 16" o.c. maximum.
- 5.02 Gypsum sheathing shall be attached to channels with 1" type S-12 screws at 16" o.c. maximum.
- 5.03 Self Furring Metal Lath shall be applied over sheathing. Lath shall be attached thru sheathing to furring channels with 1-1/4" type S-12 screws at 8" o.c.

**6.0 APPLICATION OF STUCCO**

- 6.01 Ascertain before commencing this work that all sheathing, d.p.m, built-in flashing, etc., has been accepted.
- 6.02 Expansion joints shall be as detailed. Contractor shall provide additional expansion joints in plaster at any other point that required them to prevent future cracking. Locations shall be as approved by the Architect.
- 6.03 Provide protection during stuccoing for all areas and materials not to receive stucco.
- 6.04 All work liable to be damaged by stucco shall be covered and protected. Scraping all the shop paint from metal and other materials in order to clean up stucco work will not be acceptable to the Architect.
- 6.05 All materials shall be suitably protected from the weather at the job site.
- 6.06 Mixing and Proportioning: All base coats, and finish coats shall be proportioned and mechanically mixed in accordance with the product Manufacturer's printed instructions.
- 6.07 Stucco on Metal Lathed Surfaces: Shall be applied in three coats to a total of 3/4" thickness. Scratch coat shall be applied in a thin coat thoroughly pushed through lath, and after it has set hard and firm, but before dry, apply a second coat, bringing it to a straight and even

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### **SECTION 09110 - LATH AND STUCCO**

surface with rod and darby. Scratch and brown coats shall be crossraked, apply finish coat specified.

- 6.08 For finish coat, scratch stucco in thoroughly and immediately double back to a true, even surface. Float to bring aggregate to the surface to produce a finish of uniform texture free of slick spots, cat faces and other blemishes. Finish coat to be a floated light sand texture. Use no water in floating. Dampcure the surface with water for not less than 48 hours after setting.
- 6.09 Particular attention shall be paid to the problem of keeping stucco damp. Proper drying procedure during the curing period is essential. Individual fascia panels are to be floated from one control joint to another to insure a true flat surface.
- 6.10 The finish coat is to be painted to match the adjacent buildings fascia.

#### **7.0 JOB COMPLETION**

- 7.01 Patching: Point up around trim, etc., cut out all defective stucco and patch, matching adjacent work carefully.
- 7.02 Guarantee: This Contractor shall guarantee the work called for in this Section for a period of 1 year after Final Acceptance of the job and to replace free of charge all stucco which may have loosened, scaled off, popped or shown defects due to workmanship.

(END OF SECTION 09110)

SECTION 09110 - LATH AND STUCCO

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## **SECTION 09260 - GYPSUM DRYWALL/ VENEER FINISHING SYSTEM**

### **1.0 GENERAL**

- 1.01 Related Documents: The General Provision of the Contract, including the General and Supplementary General and General Requirements, apply to the work in this Section.
- 1.02 Description of Work: The work in this Section includes the furnishings of all labor, materials, and equipment necessary to the completion of all requirements of the Drawings, notes, schedules, and these Specifications concerning Gypsum Drywall.  
**NOTE**: Base Bid is Veneer Base Plaster Finishing System, the contractor to provide a deductive alternate to finish new work with drywall skim coat to blend into walls and ceilings transitions.
- 1.03 Standards and Codes:
- A. SBCCI - Standard Building Code Congress International
  - B. SSAGW - American Standard Specifications for Application of Gypsum Wallboard by the American Standards Association
  - C. ANSI/ASTM - C-442 Gypsum Backing Board
  - D. ANSI/ASTM - C-631 Bonding Compounds
  - E. ANSI/ASTM - C-844 Application of Gypsum Base to Receive Veneer
  - F. UL – Underwriters' Laboratory Tested Fire Assemblies
  - G. FBC – 2014 Florida Building Code
- 1.04 Type of Gypsum Systems:
- A. Standard Gypsum Veneer Base Plaster
  - B. Gypsum Veneer Fire Rated Wall System
  - C. Waterproof Gypsum Backer Board
- 1.05 Guarantee: To be in writing (materials and workmanship), for a period of one (1) year.
- 1.06 Inspection: Inspect structures to receive drywall and do not start work until structures are acceptable. Starting drywall work implies acceptance of structures.
- 1.07 Delivery and Storage: Do not deliver materials until building is dried in. Store materials protected from the weather. Deliver in Manufacturer's unopened bundles, fully identified with Manufacturer's name, brand type, and grade.
- 1.08 Construction Tolerances: Do not exceed 1/8" in 8'-0" variation from plumb or level in any exposed line or surface. Do not exceed 1/16" variation between planes of abutting edges or ends. Shim as required to comply with specified tolerances.

### **2.0 PRODUCTS**

- 2.01 Standard Drywall: 5/8" thick regular core Gypsum Wallboard with tapered edges designed to receive Veneer Base Plaster finish; coordinate with Veneer Base Plaster finish.
- 2.02 Drywall Accessories: Fasteners - Provide kind specified and of type and size recommended by Drywall Manufacturer for application shown. Fasteners for securing Gypsum Wallboard to wood furring to be annular ring nails. Fasteners for securing Gypsum Wallboard to the metal framing are to be self-drilling screws.

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- 2.03 **Joint Treatment Materials:** Provide joint treatment materials as recommended by Drywall Manufacturer.
- 2.04 **Joint Tapes:** Plain or perforated complying with ASTM C-475, equal to US-Gypsum Imperial Glass Fiber Line Weave Tape in 2-1/2" widths.
- 2.05 **Trim Accessories:** Provide trim accessories of sizes required for drywall applications shown and specified, fabricated from galvanized steel, and of the following types:
- A. At external corners, provide metal corner bead with smooth rigid nose and perforated and knurled flanges.
  - B. For protection of exposed wallboard edges around openings, provide metal casing bead trim of the following design: Beaded hose wit exposed flange knurled for joint treatment.
  - C. Where drywall abuts or intersects dissimilar construction, provide square edge semi-finishing casing bead.
- 2.06 **Caulking:** Butyl Rubber.
- 2.07 **Suspension Treatment:** Metal suspension for veneer plaster base ceiling shall be drywall furring channels on 1-1/2" cold rolled main runner channels. Hanger wire shall be 8 Gauge galvanized wire. Tie wires shall be 18 Gauge double-strand galvanized tie wire. Maximum spacing of hanger wires is 4'-0" o.c.
- 2.08 **Isolation of Partitions from Structure:** Where partitions abut deck construction or vertical structural elements, provide slip or cushion-type joint between partition and structure as recommended by Stud Manufacturer to prevent transfer of structural loads of movements to partitions.
- 2.09 **Height of Partitions:** Extend top of partitions above ceiling to deck, unless otherwise show or specified where, and if framed wall construction is shown or implied.
- 2.10 **Drywall Application:** Unless otherwise shown or specified, install Gypsum Drywall, including accessories, in accord with the Gypsum Manufacturer's printed instructions.
- 2.11 **Drywall Thickness:** Provide thickness shown, or if not shown provide not less than the minimum thickness recommended by the Drywall Manufacturer for applications shown.
- 2.12 **Butt Joints:** Use boards of maximum size and practical lengths to minimize and butt joints. Where unavoidable, locate end butt joints as far from center of walls or ceilings as possible, and stagger in alternate courses of board.
- 2.13 **Veneer Plaster:** Veneer shall be equal to "USG" Diamond Interior Finish and shall comply with ASTM C-587. Finish is to be smooth. Contractor / CM is to verify workmanship and reject any and all work that is not of the highest quality prior to Architect conducting his inspection. Anything less than the highest level of quality will not be accepted and will be required to be removed

**SECTION 09260 - GYPSUM DRYWALL/ VENEER FINISHING SYSTEM****3.0 INSTALLATION**

- 3.01 Install Gypsum Board with face side out. Do not install imperfect or damaged boards, or if damp or wet. Butt boards together for light contact and edges or ends with no more than 1/16" open space between boards. Do not force into place.
- 3.02 Edges or End Joints: Locate over supports except in horizontal applications or where intermediate supports or Gypsum Board back-blocking is provided behind end joints. Position boards so that tapered edge joints abut, and mill-cut or field-cut end joints abut. Do not place tapered edges against cut edges or ends. Stagger vertical joints over different studs on opposite side of partition/walls.
- 3.03 Additional Framing and Blocking: Provide as required to support Gypsum Drywall at openings and cutouts, and to support built in anchorage and attachment devices for other work.
- 3.04 Cutting, Fitting and Trimming: Accurately measure and precut Gypsum Drywall units prior to installation. Make all cuts from face side by side by scoring and snapping away from face side or by sawing. Complete cut paper on back face. Do not break away paper by tearing. Maintain close tolerance for accurate fit at edges or cutouts with plates and escutcheons. Cut edges smooth as required for neat and accurate fit.
- 3.05 Joints: Do not locate joints within 8" of corners of openings, except when control joints are shown at jamb lines or where openings occur adjacent to exterior or interior angles of area. Joints where plaster base abuts masonry or concrete walls or columns shall be caulked.
- 3.06 Installation of Fasteners: Begin fastening from center portion of sheet and work toward edges and ends. Ensure contact of drywall with supports by applying pressure on surface adjacent to fastener being driven. Do not locate fasteners closer than 3/8" from edges or ends of sheets. Drive with shank approximately perpendicular to drywall surface. On furred exterior wall applications do not allow drywall fasteners to penetrate through furring to contact masonry. Screws for attaching plaster base to ceiling channels shall be 1-1/4" Phillips head sheet metal screws. Furring channels shall be spaced 16" o.c.
- 3.07 Metal Trim: At locations where metal edge trim will be installed after Gypsum Drywall, omit drywall fasteners at framing members' adjacent edges, as required, to allow for subsequent installation of trim.
- 3.08 Floating Interior Angle Construction: At wall-ceiling junctures of Gypsum Drywall construction, provide in accord with Manufacturer's instructions.
- 3.09 Single Layer Partition/Wall Application (where and when drawn, referenced, or implied): Apply Gypsum Drywall vertically using floor-to-ceiling length sheets with vertical joints located over stud. Fasten to wood supports with nails or screws, at Contractor's option. Comply with Manufacturer's instructions for fastening, but do not exceed 8" o.c. spacing for screws. Fasten to metal studs or metal furring with screws. Comply with Drywall manufacturer's instructions for fastening, but do not exceed 12" o.c. spacing.



**SECTION 09260 - GYPSUM DRYWALL/ VENEER FINISHING SYSTEM**

- 3.10 **Finishing of Drywall:** Types of drywall finishing required include:
- A. Metal trim accessories for wallboard including external corner reinforcement, casing beads, and control joints, if any.
  - B. Joint compound treatment of joints, interior angles, metal trim flanges, and heads of fasteners.
  - C. Wall finish to be smooth.
  - D. Refer to subsection 2.13 of this Section.
- 3.11 **Temperature and Humidity Conditions:** Do not install joint treatment compounds unless installation areas comply with temperature and ventilation requirements recommended by Drywall Manufacturer and conditions are acceptable to installer.
- 3.12 Finish exposed drywall surfaces with joints, corners, and exposed edges reinforced or trimmed as specified, and with all joints, fastener heads, trim accessory flanges and surface defects fill with joint compound in accord with Drywall Manufacturer's recommendations for smooth, flush surface. Drywall finishing work will not be considered acceptable if corners or edges do not form true, level or plumb lines, or if joints, fastener heads, flanges of trim accessories or defects are visible after the application of field applied decoration.
- 3.13 **Standard Drywall:** Use joint tape to reinforce joints formed by tapered edges of butt ends of drywall units and at interior corners and angles. Set tape in joint compound and apply skim coat over tape in one application. Do not use topping finishing compounds for setting of tapes. Where open spaces of more than 1/16" occur between abutting drywall units, except at control joints. Prefill joints with joint compound and allow prefill to dry before application of joint tape. Reinforce external corners of drywall work with specified type of corner bead.
- 3.14 **Metal Corner Beads:** Securely fasten as recommended by Manufacturer. Do not use fasteners that cannot be fully concealed by joint compound fill applied over flanges.
- 3.15 **Paper Flanged Corner Beads:** Adhere to wall board with joint compound.
- 3.16 **Metal Casing Bead Trim:** Provide specified type. Install in single, un-jointed lengths unless run exceeds longest available stock length. Miter corners of semi-finishing type trim.
- 3.17 **Installation of Trim:** Coordinate with drywall installation where type of trim or application requires installation of trim prior to or progressive with installation of drywall.
- 3.18 **Control Joint Strips:** Insert into open joint and staple flanges to drywall in accord with Manufacturer's instructions.
- 3.19 **Joint Compounds:** Use only compatible compounds from one Manufacturer. After mixing, do not use joint compounds if recommended pot-life time has expired. Allow drying time between applications of joint compound in accord with Manufacturer's recommendations for relative humidity and temperature levels at time of application. In no case, allow less than 24 hours drying time between applications of joint compound. Apply not less than three (3) separate coats of joint compound over joints, (as identified in subsection 2.15 of this section) fastener heads and metal flanges.
- 3.20 Install 3/16" single coat to plus or minus 1/64". Furnish finish coat to a smooth, hard trowel

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**SECTION 09260 - GYPSUM DRYWALL/ VENEER FINISHING SYSTEM**

finish at soffit, and finish on walls where applicable.

- 3.21 Verify Gypsum board substrate is flat, joints are taped and sanded, and surface is ready to receive veneer. Verify joint and surface perimeter accessories are in place. Clean surface of dust and loose nails. Remove projections greater than 1/8" and fill depressions greater than 1/8". All finish veneer system application shall be by skilled mechanics using such material and methods as will ensure compliance with the requirements of the Drawings and reasonable standard expected of this work.

**4.0 PROTECTION**

- 4.01 Protection of Finish Work: Installer to advise Contractor of proper procedure for protection of completed drywall work from damage or deterioration until acceptance of work.
- 4.02 The Contractor shall keep the job free of excessive debris from this work on a daily basis for the duration of the work and upon completion of this work shall remove all debris from the site. This Contractor shall provide protection of other materials that may be damaged by this work. Plaster droppings shall be immediately clean from adjacent materials.

**5.0 GUARANTEE**

- 5.01 The Contractor shall hereby agree to guarantee the work of this Section for a period of one (1) year after final acceptance of the project, and to replace free of charge all materials which may have loosened, delaminated, or shown defects due to workmanship.

(END OF SECTION 09260)

SECTION 09260 - GYPSUM DRYWALL/VENEER PLASTER BASE SYSTEM

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**SECTION 09311 - CERAMIC TILE**

**1.0 GENERAL**

- 1.01 Related Documents: The General Provisions of the Contract, including General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 Description of Work: Includes new and match existing ceramic tile.
- 1.03 Standards:
 

A.	ANSI A-108.1	Ceramic Tile installed with Portland cement mortar.
B.	ANSI A-108.4	Ceramic Tile installed with water resistant organic adhesives.
C.	ANSI A-108.5 & A-118.4	Dry Set Method.
D.	ANSI A-108.6	Tile setting epoxy.
E.	TCA 137.1	Tile Council of America Standard.
- 1.04 Quality: Conform to the Tile Council of America installation recommendations and these Specifications.
- 1.05 Master Grade Certification: To be signed by Manufacturer and Subcontractor.
- 1.06 Samples: Furnish two tiles or sheets of each type, color and epoxy grout to Architect for approval.
- 1.07 Owner's Maintenance Guide: Furnish Manufacturer's Maintenance Guide for Owner's use.

**2.0 DELIVERY AND STORAGE**

- 2.01 Deliver all products in manufacturer's unopened containers with Grade seals unbroken and labels intact.
- 2.02 Supply 2% of each tile used, in clean marked cartons for Owner's use.

**3.0 MATERIALS**

- 3.01 All color, pattern, textures, etc. have been selected from American Olean catalog. Florida Tile or Dal-Tile may submit tile for approval.
- 3.02 Additive/Deductive Alternate Floor Tiles in All Toilets: Remove existing floor and base tile and replace with new ceramic glazed tile, 12" x 12". Color is to be selected by Architect from full color line available. Slip resistant on floors, equivalent or greater to Dal-Tile Skybridge or approved equal. (Note – Base bid is the preparation and installation of seamless poured quartz epoxy flooring with integral base.)
- 3.03 Wall Tile: Ceramic tile to be Dal-tile Skybridge glazed ceramic wall and mosaic tile 12 x 24 or as indicated on interior elevations of bathroom. Refer to interior elevation for general location of accent tile. Contractor to consider for bidding purposes colors selected from full color line. All bathroom tiles to be selected from Groups 1 and 2 color options, a field color and an accent band with mosaic. Dal-Tile or approved equal.

**SECTION 09311 - CERAMIC TILE**

- 3.04 Grout: Color per Architect. Grout is to be selected from full color line.
- 3.05 Provide all trim, bases, corners, etc. for a complete job.
- 3.06 Floors conventional set 1-1/4 minimum. Walls may be thin set in conformance with TCA.
- 3.07 Solid surface saddles shall be installed at all doorways and window sills where scheduled or indicated on Drawings and Specifications, and wherever ceramic tile flooring meets dissimilar floor materials a transition trim is to be installed 12" max at units. Window sills are to be 3/4 thick sill x width plus 1/2" x LAR. Floor transition trim members with beveled top are required. Set as low as possible so as not to impede passing of wheelchairs or cleaning apparatus. Comply with most current handicap code in designated handicap units.

**4.0 INSTALLATION**

- 4.01 This work may start after fluorescent lighting is installed (50 FC minimum).
- 4.02 Existing wall tile is to be removed and the wall prepared to receive new wall tile. Verify all sub surfaces to be tiled fall under TCA Standards 1/4" in 8' walls, 1/4" in 10' floors. Slope all floors to drains. Contractor is to anticipate the raising of the shower floor drain unless flooring can be ground down the appropriate depth to accommodate new floor material. If drains are installed incorrectly or need to be raised, report to the Contractor and the Architect.
- 4.03 Determine location of all joint movement before starting tile work. Install expansion joints, butyl rods and epoxy grout as recommended by TCA and Architect.
- 4.04 Layout work to minimize cuts less than one half tile. Exact pattern will be submitted during the shop drawing review period and contractor can anticipate the use of up to two different color tiles (a primary field color and a simple accent medallion color option).
- 4.05 Align floor joints to walls if alternate is accepted. Determine squareness of walls and report discrepancies to the Contractor and the Architect.
- 4.06 Install all tilework with materials specified above intended for their purpose.
- 4.07 Grout to Manufacturer's and TCA's recommendations, and rinse tile work with clean water before and after chemical cleaning.
- 4.08 Great care is to be taken to ensure all grout joints are of the highest quality in workmanship especially along the ceiling and floor zone. All joints are to be neat, consistent, and free of voids or imperfections. If grout color differs from floor to wall, Contractor shall ensure that color bleeding does not occur.

**5.0 PROTECTION**

- 5.01 Protect all work from adverse temperatures from 50° F through 80° F and Contractor traffic as recommended by TCA and Manufacturer (3-7 days).

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**SECTION 09311 - CERAMIC TILE**

5.02 Apply a protective coat of neutral cleaner and cover all work with non-staining construction paper. Remove for Final Inspection and apply with a second coat of neutral cleaner and one coat of tile wax or sealer as required by the manufacturer aktera.

5.03 Install plywood continuous after 3-7 days, if construction traffic cannot be rerouted.

**6.0 GUARANTEE**

6.01 This Contractor shall guarantee the work called for in this section for a period of one (1) year after final acceptance and shall replace free of charge all materials which may have loosened, cracked, or shown defects due to materials or workmanship.

**(END OF SECTION 09311)**

SECTION 09311 - CERAMIC TILE

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## **SECTION 09650 - RESILIENT FLOORING**

### **1.0 GENERAL**

- 1.01 **Related Documents:** The General Provisions of the Contract, including General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 **Description of Work:** The extent of resilient floor and base is shown on the Drawings. (Note: Existing snap lock vinyl encapsulated flooring is to be removed in its entirety and the existing 9x9 floor tile is to be cleaned and prepped to receive new glue down wood grain LVT. Floor patterns will be submitted to the Contractor with color selection for the entire project during Shop Drawing Phase.
- 1.03 **Standards:**  
 A. FS - Federal Specifications  
 B. NFPA - National Fire Protection Association
- 1.04 **Samples:** Submit full color range samples of the various flooring and base for selection by the Architect. Sample submittals will be reviewed for color, texture, and pattern only. Compliance with all other requirements is the exclusive responsibility of the Contractor. Manufacturer to be Chesapeake Flooring or approved equal.
- 1.05 **Manufacturer's Data:** For information only, submit two (2) copies of the Manufacturer's Specifications, Maintenance Guide, and Installation instructions for each type of resilient flooring and accessories required.
- 1.06 **Product Delivery, Storage, and Handling:** Deliver materials to the project site in the Manufacturer's original unopened containers with labels intact. Maintain in the original containers, unopened, free from damage or contamination, as recommended by the Manufacturer. Unless directed otherwise, store materials in original containers at 70° F for not less than 24 hours before and 48 hours after installation.
- 1.07 **Environmental Requirements:** Maintain the temperature in the space to receive the resilient flooring between 70° F and 90° F for not less than 24 hours before and 48 hours after installation.
- 1.08 **Acceptance of Surfaces:** Prior to installation, inspect the surfaces to receive the glue down LVT flooring. Notify the Architect and the Contractor, in writing, if excessive moisture or unevenness or other condition which will prevent satisfactory resilient flooring work. Proceed only when the defects have been corrected, except for correction specified under the EXECUTION portion of this Section.
- 1.09 **Guarantee:** Guarantee resilient flooring against defects in materials and workmanship.
- 1.10 Flooring shall be of uniform size, thickness and color variations, and pattern in the space. Edges shall be cut square and accurate. The colors shall be as selected by the Architect.

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## **SECTION 09650 - RESILIENT FLOORING**

- 1.11 Vinyl Base shall be .125" thick, 4" nominal high, roll type stock, unless otherwise noted, set-on type with straight or cove toe and rounded top, as produced by Johnsonite, Burke Mercer, Armstrong Company, in standard colors to be selected by the Architect. (Note: Preformed inside and outside corners shall be used at all returns to door frames, etc., where return lengths are less than 2-1/4".
- 1.12 Product: LVT to be equal to "Chesapeake LVT Flooring Pro Solutions" with 12 mil wear layer (Pro Solution 12) glue down class III type A solid vinyl floor planking 7" x 48" x 2 mm thick w/20-year warranty.
- 1.12 Adhesive: Use adhesive and floor substrate prep of the quality and type recommended by the Manufacturer of the resilient flooring materials.
- 1.13 Substrate Primer: Use a non-staining type of primer, recommended by the flooring Manufacturer.
- 1.14 Cleaner: Use the type cleaner recommended by the Manufacturer of the resilient flooring materials.
- 1.15 Crack Filler: Use the type filler recommended by the Manufacturer of the flooring materials.
- 1.16 Gaps: Seal all gaps at LVT at base of all door frames.

### **2.0 EXECUTION**

- 2.01 Materials shall be firmly and securely bonded to supporting surfaces and cleaned upon completion.
- 2.02 Finish Surfaces shall be of true line and plane, without evidence of humps, breaks, sags, or other defects. Once existing quarry tile has been successfully removed prep floor to address high and low spots that have occurred over the years as required to install new wood plank LVT flooring.
- 2.03 Preparation: Clean dirt, oil, grease and other foreign matter from the surfaces to receive resilient flooring materials. Grout pits, depressions, and cracks more than 1/16" maximum wide, and vacuum clean completely. Prime surfaces if recommended by the Manufacturer of the resilient flooring.
- 2.04 Adhesive Preparation: Mix and apply in accord with the Manufacturer's recommendations. Protect other surfaces not to receive resilient floor covering. Promptly remove any spillage. Apply sufficient adhesive between the wall and the base without puckers.
- 2.05 General Installation: Install resilient flooring after finishing operations, including painting and cleaning of floor substrate have been completed and the permanent heating system is operating. Moisture content of concrete slabs, building air temperature, and relative humidity must be within the limit recommended by the flooring Manufacturer. Mix and apply adhesive in accord with the Manufacturer's recommendations. Place flooring with adhesive cement in strict compliance with the Manufacturer's recommendations. Butt tightly to vertical surfaces, thresholds.

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nosing's, and edgings. Scribe as necessary around obstructions and to produce neat joints that lay tight, even, and straight. Extend flooring into toe spaces, door reveals and into closets and similar openings. Architect to provide tile pattern layout during shop drawing submittal process, a maximum of two colors to be anticipated.

- 2.06 **Marking:** Maintain reference markers, holes, or openings that are in place or plainly marked for future cutting by repeating on finish flooring as marked on the subfloor. Use chalk or other non-permanent marking device.
- 2.07 **Base:** Tightly bond the base to backing throughout the length of each piece, with continuous contact at horizontal and vertical surfaces. Fill voids along top edge of resilient wall base with the Manufacturer's recommended adhesive filler material. Install vinyl base along all walls and casework unless otherwise noted.
- 2.08 **Resilient Materials Application:** Apply resilient materials as recommended by the Manufacturer. Lay tile at the center of the space and work toward the perimeter. Avoid cuts less than one-half the tile width, and cut materials accurately to fit within 1/64" of abutting surfaces.
- 2.09 **Cleaning and Protection:** Remove any excess adhesive or other surface blemishes, using neutral-type cleaners as recommended by the flooring Manufacturer. Protect installed flooring from damage by covering it.
- 2.10 **Finishing:** After completion of the project and just prior to a Final Inspection of the work, thoroughly clean floors and accessories as recommended by the manufacturer.

(END OF SECTION 09650)

SECTION 09650 - RESILIENT FLOORING

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**SECTION 09655 - EPOXY FLOORING** (Base Bid – All Bathrooms and the Laundry Room)

**1.0 GENERAL**

1.01 Related Documents: The General Provisions of the Contract, including General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.

1.02 Description of Work: The extent of nonskid epoxy seamless floor and base in areas of the Restroom floors where identified or shown on the Drawings. Product color samples are to be submitted to the Architect for color selection during the Shop Drawing Phase.

If after existing floor tile has been thoroughly inspected for anchorage to the concrete slab the epoxy flooring contractor may elect to use the existing floor tile as the floor substrate if the product warranty is not compromised. If unacceptable the existing ceramic floor tile is to be removed and the floor prepped as required by manufacturer for product installation,

1.03 Standards:

- A. FS - Federal Specifications
- B. NFPA - National Fire Protection Association
- C. USDA, FDA, OSHA Standards

1.04 Samples: Submit full color range samples of the various flooring, base and transition strips for selection by the Architect. Sample submittals will be reviewed for color, texture, and pattern only. Compliance with all other requirements is the exclusive responsibility of the Contractor.

1.05 Manufacturer's Data: For information only, submit two (2) copies of the Manufacturer's Specifications, Maintenance Guide, and Installation instructions for each type of pre-engineered poured flooring and accessories required.

- A. Dex-o-tex Cheminert CFS Flooring (908) 245-2800
- B. Dur-a-flex, Inc. (904) 236-4669
- C. Plexi-Chemie, Inc. (904) 693-8800.
- D. Ceilcote UR Corocrete (877) 234 5268
- E. Stonhard Floor System (800) 854-0310
- F. Florock Resinous Flooring Company (800) 356-7625

1.06 Product:

100% solid color epoxy resin and colored aggregate floor system installed at a minimum thickness of 1/8" thick. Color to be selected from a minimum of 15 colors.

1.07 Product Delivery, Storage, and Handling: Deliver materials to the project site in the Manufacturer's original unopened containers with labels intact. Maintain in the original containers, unopened, free from damage or contamination, as recommended by the Manufacturer. Unless directed otherwise, store materials in original containers at 70 degrees Fahrenheit for not less than 24 hours before and 48 hours after installation.

1.08 Environmental Requirements: Maintain the temperature in the space to receive the epoxy seamless flooring between 70 degrees Fahrenheit and 90 degrees Fahrenheit for not less than 24 hours before and 48 hours after installation. Follow material's

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Hazardous Material Identification system labeling guide for proper personal protective requirements.

- 1.09 Acceptance of Surfaces: Prior to installation, inspect the surfaces to receive the epoxy seamless flooring. Notify the Architect and the Contractor, in writing, if excessive moisture or unevenness or other condition which will prevent satisfactory epoxy flooring work. Proceed only when the defects have been corrected, except for correction specified under the EXECUTION portion of this Section.
- 1.10 Guarantee: Guarantee resilient flooring against defects in materials and workmanship.
- 1.11 Flooring shall be of uniform size, thickness and color variations, and pattern in the space. Edges shall be square and accurate. The colors shall be as selected by the Architect.
- 1.12 Base shall be an extension of the floor system, transition up wall neat and evenly up to 6" above floor with continuous cove toe and rounded top in standard colors to be selected by the Architect.
- 1.13 Material to be certified 0.00% asbestos by the Manufacturer.
- 1.14 Adhesive: Use adhesive and/or bonding agent of the quality and type recommended by the Manufacturer of the flooring materials.
- 1.15 Cleaner: Use the type cleaner recommended by the Manufacturer of the seamless epoxy flooring materials.
- 1.16 Crack Filler: Use the type filler recommended by the Manufacturer of the flooring materials.

**2.0 EXECUTION**

**2.01 Material**

A. Bathrooms – Laundry Areas – and areas identified in the finish schedule as poured epoxy with integral sanitary base equal to Dur-A-Quartz Flooring, manufactured by Dur-A-Flex, Inc. 100% solid color epoxy resin and colored aggregate floor system installed at a minimum thickness of 1/8" thick. Everlast Epoxy Flooring is an approved equal.

2.02 Finish Surfaces shall be of true line and plane, without evidence of humps, breaks, sags, or other defects. All inside corners and edges are to be neat, clean, and free of imperfections and resin buildup.

2.03 Preparation: Clean dirt, oil, grease and other foreign matter from the surfaces to receive epoxy seamless flooring materials. Vacuum clean completely. Prime surfaces if recommended by the Manufacturer of the flooring material. Provide all necessary moisture tests required to confirm concrete slab.

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- 2.04 Adhesive Preparation: Mix and apply in accord with the Manufacturer's recommendations. Protect other surfaces not to receive seamless epoxy floor covering. Promptly remove any spillage. Apply sufficient adhesive between the wall and the base.
- 2.05 Install seamless epoxy flooring after finishing operations, including painting, have been completed and the permanent heating system is operating. Moisture content of concrete slabs, building air temperature, and relative humidity must be within the limit recommended by the flooring Manufacturer. Mix and apply bonding agent in accord with the Manufacturer's recommendations. Place flooring with bonding agents in strict compliance with the Manufacturer's recommendations. Extend flooring into toe spaces, door reveals and into closets and similar openings within the primary space.
- 2.06 Marking: Maintain reference markers, holes or openings that are in place of plainly marked for future cutting by repeating on finish flooring as marked on the subfloor. Use chalk or other non-permanent marking device.
- 2.07 Materials Application: Apply materials as recommended by the Manufacturer.
- 2.08 Cleaning and Protection: Remove any excess material or other surface blemishes, using neutral-type cleaners as recommended by the flooring Manufacturer. Protect installed flooring from damage by covering it.
- 2.10 Finishing: After completion of the project and just prior to a Final Inspection of the work, thoroughly clean floors and accessories.

**3.0 INSTALLATION**

- 3.01 Determine location of all joint movement before starting work. Install expansion joints, butyl rods and epoxy grout as recommended by TCA and Architect.
- 3.02 Align floor joints to walls. Determine squareness of walls and report discrepancies to the Contractor and the Architect.
- 3.03 Install all work with materials specified above intended for their purpose.
- 3.04 Great care is to be taken to ensure work is of the highest quality in workmanship especially along the perimeter floor zone and interior corners. All joints are to be neat, consistent, and free of voids or imperfections. Contractor shall ensure that color bleeding or wicking does not occur by allowing adequate time of curing one color before applying another.
- 3.05 All work to be cut neat, clean and true. Inside corners of cove are to be cut and installed by a skilled craftsman for neat installation. Questionable workmanship will be removed and reinstalled.
- 3.05 Floor drains and floor sinks – slope floor to drain to insure positive drainage of fluids on floor. Coordinate with contractor and concrete slab subcontractor the slope of the floor  $\pm 24$ " each side of the floor drains (FS-1) min. 1/16" per 1'-0".

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- 3.06 Base – carry epoxy flooring material up the wall a minimum of 6" for a continuous impervious floor and base system. Coordinate finish edge with transitioning of wall tile.
- 3.07 Provide min. ±5 gallons of patch material for Owner to conduct minor patching.
- 3.08 As part of the project closeout schedule a training period to educate the County Staff as to the procedures required to clean and maintain the epoxy finish.

**4.0 PROTECTION**

- 4.01 Protect all work from adverse temperatures from 50 degrees Fahrenheit through 80 degrees Fahrenheit and Contractor traffic as recommended by TCA and Manufacturer (3-7 days).
- 4.02 Install plywood continuous after 3-7 days, if construction traffic cannot be rerouted.

**5.0 GUARANTEE**

- 5.01 This Contractor shall guarantee the work called for in this section for a period of one (1) year after final acceptance and shall replace free of charge all materials which may have loosened, cracked, or shown defects due to materials or workmanship.

(END OF SECTION 09655)

SECTION 09650 - EPOXY FLOORING

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**SECTION 09680 – CARPET**

**1.0 GENERAL**

- 1.01 Related Documents: The General Provisions of the Contract, including General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 Description of Work: The extent of carpet is shown on the Drawings.
- 1.03 Standards:
  - A. FS - Federal Specifications
  - B. NFPA - National Fire Protection Association
  - C. ASTM - American Society of Testing Materials
- 1.04 Samples: Submit full color range samples of the carpet for selections by the Architect. Sample submittals will be reviewed for color, texture, and pattern only. Compliance with all other requirements is the exclusive responsibility of the Contractor.
- 1.05 Manufacturer's Data: For information only, submit two (2) copies of the Manufacturer's Specifications, Maintenance Guide, and Installation instructions for each type of carpet. Manufacturers shall have a five (5) year record of satisfactory installation for consideration.
- 1.06 Product Delivery, Storage, and Handling: Deliver materials to the project site in the Manufacturer's original unopened containers, with labels intact. Maintain in the original containers, unopened, free from damage or contamination, as recommended by the Manufacturer. Unless directed otherwise, store materials in original containers at 70 degrees Fahrenheit minimum, for a minimum of 24 hours before and 48 hours after installation.
- 1.07 Environmental Requirements: Maintain the temperature in the space to receive the carpet between 70 degrees Fahrenheit and 90 degrees Fahrenheit for not less than 24 hours before, and 48 hours after installation.
- 1.08 Acceptance of Surfaces: Prior to installation, inspect the surfaces to receive the carpet. Notify the Architect and the Contractor, in writing, if excessive moisture, unevenness or other conditions will prevent satisfactory work. Proceed only when the defects have been corrected, except for correction specified under the EXECUTION portion of this section.
- 1.09 Guarantee: Guarantee carpet against defects in materials and workmanship for one (1) year.
- 1.10 Provide 15-year guarantee from Manufacturer that carpet will not lose more than 10% by weight in 15 years.
- 1.11 Provide lifetime guarantee against defect or deterioration of attached vinyl cushion.

**2.0 PRODUCTS**

- 2.01 Carpet shall be uniform in thickness, color, and pattern in the space. Edges shall be cut square and accurate. The color(s) shall be as selected by the Owner. As many as three different colors may be selected.

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**SECTION 09680 – CARPET**

- 2.02 Adhesive: Use adhesive of the quality and type as recommended by the Manufacturer of the carpet.
- 2.03 Cleaner: Use the types cleaner recommended by the Manufacturer of the carpeting.
- 2.04 Crack Filler: Use the type filler recommended by the Manufacturer of the carpeting.
- 2.05 Carpet:
  - A. Face Yarn-----50% Lum Ena/50 Dupont Solution Dyed Nylon
  - B. Face Weight-----20 min. oz. per sq. yard
  - C. Total Weight-----84.7 +/- oz. per sq. yard
  - D. Face Const.-----Textured Loop
  - E. Rows per Inch-----13
  - F. Primary Backing-----10% woven synthetic
  - G. Secondary backing-----Vinyl, closed cell Vinyl Cushion
  - H. Flammability-----NFPA No. 253 ASTM E-648
  - I. Methenamine Test-----DOC-FF-1-70
  - J. Static-----NBS 258 DM 450 (.9KV & AATC 134 Test)
  - K. Smoke Test-----FPA 258 DM 450 (Mean Ave 450 or Lower)
- 2.06 Approved Manufacturers: For budget purposes, carpet meeting these Specifications is "Crayon" by Collins & Aikman (Lee's Carpet, J&J Carpet, Interface Carpet in compliance with characteristics identified above).

**3.0 EXECUTION**

- 3.01 Materials: All materials shall be firmly and securely bonded to supporting surface and cleaned upon completion.
- 3.02 Finish Surfaces: Finish surfaces shall be of true line and plane, without evidence of humps, breaks, sags or other defects.
- 3.03 Preparation: Clean dirt, oil, grease and other foreign matter from the surfaces to receive carpet; grout pits, depressions, and cracks more than 1/16" wide in floors; fill cracks 1/16" maximum wide with crack filler; sand the entire floor by machine, and vacuum clean completely. Prime surfaces if recommended by the Manufacturer of carpet materials.
- 3.04 Adhesive and Seam Cement Application: Mix and apply in accord with the Manufacturer's recommendations. Protect other surfaces not to receive carpet. Promptly remove any spillage.
- 3.05 Installation: Install carpet after finishing operations, including painting, have been completed and the permanent heating system is operating. Moisture content of the floor, building air temperature, and relative humidity must be within the limits recommended by the carpet Manufacturer. Mix and apply adhesive in accord with the Manufacturer's recommendations. Place carpet with adhesive cement in strict compliance with the Manufacturer's recommendations. Butt tightly to vertical surfaces, thresholds, nosings, and edgings. Scribe as necessary around obstructions and to produce neat joints, laid tight, even, and straight.

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**SECTION 09680 – CARPET**

- 3.06 **Marking:** Maintain reference markers, holes, or openings that are in place or plainly marked on the subfloor. Use chalk or other non-permanent marking device. Install flooring on covers for telephone and electrical ducts and other such items as occur within finished floor areas. Install carpet in accordance with the Manufacturer's directions.
- 3.07 **Cleaning and Protection:** Remove any excess adhesive or other surface blemishes, using neutral-type cleaners as recommended by the flooring Manufacturer. Protect installed flooring from damage by covering it.
- 3.08 **Finishing:** After completion of the project and prior to a Final Inspection of the work, thoroughly clean floors and accessories. Vacuum clean the entire carpet installation at completion.
- 3.09 **Extra Carpet:** Provide 2% of each color extra carpet to the Owner for repairing damage after acceptance of job.

(END OF SECTION 09680)

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## **SECTION 09900 - PAINTING**

### **1.0 GENERAL**

- 1.01 **Related Documents:** The General Provisions of the Contract, including General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 **Description of Work:** The extent of painting work is shown on the Drawings and schedules and specified herein. The work includes the painting and finishing of interior and exterior exposed items and surfaces replaced or altered by the project's scope of work resulting from water damage created by roof leaks, except as otherwise indicated. "Paint" as used herein means all coating systems materials, including primers, emulsions, enamels, stains, sealers, and fillers; and other applied US26D materials, whether used as prime, intermediate or finish coats.
- 1.03 **Painting Not Included:** The following categories of work are not included as part of the field-applied finish work or are included in other sections of these Specifications.
- 1.04 **Shop Priming (if applicable):** Unless otherwise specified, shop priming of ferrous metal items is included under the various sections for structural steel, miscellaneous metal, hollow metal work and similar items;
- a. Work not altered or repaired
  - b. Prefinished material
- 1.05 **Prefinished Items:** Unless otherwise indicated, do not include painting when factory-finishing or install-finishing is specified for such items (but not limited to) louvers, flashings, prefinished aluminum, fascia, rain drainage and trim, roof panels, and miscellaneous incidentals.
- 1.06 **Concealed Surfaces:** Unless otherwise indicated, painting is not required on surfaces such as walls or ceilings in concealed areas and generally inaccessible areas, foundation spaces, furred areas, utility tunnels, pipe spaces, duct shafts and elevator shafts.
- 1.08 **Finished Metal Surfaces:** Metal surfaces of anodized aluminum, stainless steel, chromium plate, copper, bronze and similar finished materials will not required finish painting, unless otherwise indicated.
- 1.09 **Operating Parts and Labels:** Moving parts of operating units and mechanical and electrical parts, such as valve and damper operators, linkages, sinkages, sensing devices and motor and fan shafts, will not require finish painting, unless otherwise indicated. Do not paint over any Code-required labels, such as Underwriters' Laboratories, Inc. and Factory Mutual, or any equipment identifications, performance rating, name plates or nomenclature plates.
- 1.10 **Submittals-Product Data:** For information only, submit two copies of the Manufacturer's technical information, including the paint label analysis and application instructions, for each materials proposed for use. Transmit a copy of each manufacturer's instructions to the paint applicator.
- 1.11 **Submittals-Samples:** Submit samples for the architect's review of color and texture only. Compliance with all other requirements is the exclusive responsibility of the contractor. Provide a listing of the material and application for each coat of each finish sample

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## **SECTION 09900 - PAINTING**

- 1.12 **Delivery and Storage:** Deliver all materials to the job site in their original, new and unopened packages and containers bearing the Manufacturer's names and labels and the following information;
- A. Name and title of material
  - B. Manufacturer's stock number and date of manufacture
  - C. Manufacturer's name
  - D. Contents, by volume, for major pigment and vehicle constituents
  - E. Thinning instructions
  - F. Application instructions
  - G. Color name and number
- 1.13 Comply with health and fire regulations in the handling and storage of paint materials. Do not store painting materials in the building.
- 1.14 **Environmental Requirements:** Apply paints only when the temperature of the surfaces to be painted and the surrounding air temperatures are between 50 degrees F and 90 degrees F., unless otherwise permitted by the paint Manufacturer's printed instructions. Do not apply paint in areas where dust is being generated and where the illumination is inadequate. Do not apply paint in snow, rain, fog or mist; when the relative humidity exceeds 85%; or to damp or wet surfaces, unless otherwise permitted by the paint Manufacturer's printed instructions or unless the area and surfaces to be painted are enclosed and heated within the temperature limits specified by the paint Manufacturer, during the application and drying periods.
- 1.15 **Guarantee:** Guarantee all paint products and their application for a period of one year after final acceptance. The guarantee shall cover the replacement of defective material evidences by blistering, spalling, flaking, fading, powdering or any other undesirable characteristics. Failures caused by extraneous sources, such as water leakage or physical abuse, will not be the responsibility of this subcontractor.
- 2.0 PRODUCTS**
- 2.01 **Colors and Finishes:** Paint colors, surface treatments and finishes are indicated in the SCHEDULES of the contract documents. Prior to beginning the work, the architect will furnish color chips for the surfaces to be painted. Use representative colors when preparing samples for review.
- 2.02 **Color Pigments:** Use pure, non-fading, applicable types of color pigments, to suit the substrates and the service indicated.
- 2.03 **Lead Content:** **ONLY LEAD FREE PAINT SHALL BE USED.**
- 2.04 **Paint Coordination:** Provide finish coats which are compatible with the prime coats used. Review other sections of these Specifications in which prime paints are to be provided, to insure the compatibility of the total coatings system for the various substrates. Upon the request from other trades, furnish information on the characteristics of the finish materials proposed for use, to insure that compatible prime coats are used. Provide barrier coats over incompatible primers; or remove and re-prime as required. Notify the architect, in writing, of any anticipated problems in using the specified coating systems with substrates primed by others.
- 2.05 **Material Quality:** Provide the best quality grade of the various types of coatings as regularly manufactured by acceptable paint material Manufacturers. Materials not displaying the

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## **SECTION 09900 - PAINTING**

Manufacturer's identification as a standard, best-grade product will not be acceptable. Provide an undercoat paint produced by the same Manufacturer as the finish coats. Use only thinners approved by the paint Manufacturer; and use only within the recommended limits. Use paint materials which will withstand normal washing to remove pencil marks, ink, ordinary soiling, etc. without showing discoloration, loss of gloss, staining or other damage.

- 2.06 **Proprietary Names:** The proprietary names used to designate colors or materials are not intended to imply that the products of the named Manufacturers are required to the exclusion of equivalent products of other Manufacturers.

- 2.07 **Paint Systems:** Use products of the paint Manufacturers listed below, unless substitutions are approved in accordance with Division 1 of these Specifications. The approved Manufacturers are referred to as follows:

G-----Glidden Paint Company  
P-----Pittsburgh Paint Company  
S-W----Sherwin-Williams Paint Company  
Porter--Porter Paints

- 2.08 Provide the paint systems for the various substrates as indicated; Sherwin-Williams is basis for design;

**A. Exterior Finish System:**

**1. Ferrous Metal**

Primer: B66W00310 – Pro Industrial Pro-Cryl® Universal Acrylic Primer  
2 Coats: B66W00211 – DTM Acrylic Coating Semi-Gloss

**2. Masonry, Stucco & Concrete**

Primer: A24W00300 – Loxon® Concrete and Masonry Int/Ext Latex Paint  
2 Coats: A06W00151 – A-100® Exterior Latex Flat  
(Choose finish)  
2 Coats: A82W00151 – A-100® Exterior Latex Satin

**3. Masonry, Stucco & Concrete – Waterproofing**

Primer: A24W00300 – Loxon® Concrete and Masonry Int/Ext Latex Paint  
2 Coats: A24W00451 – Loxon® XP

**4. Steel Piping, Hollow Metal Doors and Trim, etc.**

Primer: B50WZ0004 – Kem Bond® HS High Solids Alkyd Universal Metal Primer  
2 Coats: B54W00151 – Pro Industrial Urethane Alkyd Enamel

(or)

2 Coats: B66W00311 – Sher-Cryl HPA High Performance Acrylic Gloss Coating  
(waterbased option finish)



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### **B. Interior Finish System:**

#### **1. Gypsum Drywall**

Primer: B28W04600 - ProMar® 400 Zero VOC Interior Latex Primer

2 Coats: B20W04651 - ProMar® 400 Zero VOC Interior Latex Egg-Shell

#### **2. Plaster and Concrete Walls**

Primer: A24W00300 - Loxon® Concrete and Masonry Int/Ext Latex Primer

2 Coats: B20W04651 - ProMar® 400 Zero VOC Interior Latex Egg-Shell

#### **3. Concrete Block (CMU)**

Primer: B25W00025 - PrepRite® Interior/Exterior Latex Block Filler

2 Coats: K45W00151 - Pro Industrial PreCatalyzed water based Epoxy  
(for Egg-Shell finish)

(or)

2 Coats: K46W00151 - Pro Industrial PreCatalyzed water based Epoxy  
(for Semi-Gloss finish)

#### **4. CMU in Wet Areas: Locker Rooms, Bathrooms, etc.**

Primer: B42W00046 - Heavy Duty Block Filler

2 Coats: B73W00111 - Water based Tile-Clad® Epoxy

#### **5. Hollow Metal Doors & Trim, Miscellaneous Steel**

Primer: B66W00310 - Pro Industrial Pro-Cryl® Universal Acrylic Primer  
(Spot Prime Factory-Primed Surfaces)

2 Coats: B66W00211 - DTM Acrylic Coating Semi-Gloss

### **3.0 EXECUTION**

- 3.01 **Surface Preparation (Ferrous Metals):** Clean ferrous surfaces which are not galvanized or shop coated of oil, grease, dirt, loose mill scales and other foreign substances, by solvent or mechanical cleaning.
- 3.02 **Surface Preparation (Cementitious Material):** Prepare cementitious surfaces of concrete, concrete block and cement plaster to be painted by removing all efflorescence, chalk, dust, dirt, grease and oils and by roughening as required to remove glaze. Determine the alkalinity and moisture content of the surfaces to be painted by performing the appropriate tests. If the surfaces are found to be sufficiently alkaline to cause blistering and burning of the finish paint correct this condition before the application of the paint. Do not paint over surfaces where the moisture content exceeds that permitted by Manufacturer's printed directions. If concrete or concrete masonry contain excessive voids, pits, burrs or uneven surfaces to permit filling with the specified prime or filler coat and to provide a satisfactory finish surface after normal painting trade preparation procedures, then the Contractor shall be notified for corrective work before proceeding with the painting. Concrete, mortar, plaster, and stucco must be cured at least 30 days at 75° F. The pH of the surface should be between 6 and 9 unless the products used are designed to be used in high pH environments.
- 3.03 **Materials Preparation (General):** Mix and prepare painting materials in accordance with the Manufacturer's directions. Store materials not in actual use in tightly covered containers. Maintain the containers used in storage, mixing and application of paint in a clean condition,

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free of foreign materials and residue. Stir materials before application to produce a mixture of uniform density; and stir as required during the application of the materials. Do not stir surface film into the material. Remove the film and lumps and, if necessary, strain the material before using.

- 3.04 Apply in accord with the Manufacturer's directions and with the following directives:
- 3.05 Use applicators and techniques best suited for the substrate and the type of material being applied.
- 3.06 Apply additional coats when undercoats, stains or other conditions show through the final coat of paint, until the paint film is of uniform finish, color and appearance. Give special attention to insure that all surfaces, including edges, corners, crevices, welds and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.
- 3.07 Each coat of paint and/or enamel shall be evenly worked out and allowed to dry before any subsequent coat is applied or any rubbing is done, with at least 48 hours drying time allowed between coats.
- 3.08 Edges of paint adjoining other materials or other colors shall be full and clean-cut without overlapping.
- 3.09 Paint over interior exposed caulking with the color to match the trim of the adjacent wall.
- 3.10 Scheduling Painting (General): Apply the 1st-coat material to surfaces that have been cleaned, pretreated, or otherwise prepared for painting, as soon as practicable after preparation and before subsequent surface deterioration. Allow a sufficient time between successive coatings to permit proper drying. Do not recoat until the paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure and the application of another coat of paint does not cause lifting or loss of adhesion of the undercoat. Repair scratched or rubbed places in final coats before the work is ready for acceptance. Surfaces in areas adjoining special coatings shall be painted after the coating application. Complete painting prior to the installation of the finish flooring.
- 3.11 Minimum Coating Thickness: Apply each material at not less than the Manufacturer's recommended spreading rate, to establish a total dry film thickness as indicated; or, if not indicated, as recommended by the coating Manufacturer.
- 3.12 Pigmented (Opaque) Finishes: Completely cover to provide an opaque, smooth surface of uniform finish, color, appearance, and coverage. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections will not be acceptable.
- 3.13 Transparent (Clear) Finishes: Use multiple coats to produce a glass-smooth surface film of even luster. Provide a finish free of laps, cloudiness, color irregularity, runs, brush marks, orange peel, nail holes or other surface imperfections. Provide satin finish for final coats, unless otherwise indicated.
- 3.14 Completed Work: Match approved samples for color, texture, and coverage. Remove, refinish, or repaint work that is not in compliance with the specified requirements.

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- 3.15 **Clean-Up:** During the progress of the work, remove from the site all discarded paint materials, rubbish, cans and rags, at the end of each work day. Upon completion of the painting work, clean window glass and other paint-spattered surfaces. Remove spattered paint by proper methods of washing and scraping, using care not to scratch or otherwise damage the finished surfaces.
  
- 3.16 **Protection:** Protect the work of other trades, whether to be painted or not, against damage by the painting and finishing work. Correct any damage by cleaning, repairing or replacing and repainting, as acceptable to the architect. Provide WET PAINT signs as required to protect newly-painted finished work. Remove temporary protective wrappings provided by others for the protection of their work, after completion of the painting operations. At the completion of the work of other trades, touch up and restore all damaged or defaced painted surfaces.
  
- 3.17 **Preparation of Surfaces:**
  - A. All surfaces shall be clean-free of dirt, grease and any foreign matter that would adversely affect the adhesion, finished appearance, or protective properties of special coatings.
  - B. If for any reason the surface cannot be properly prepared, the condition shall be reported to the General Contractor or Architect, who will be responsible for rectifying the unsatisfactory condition.
  - C. Coatings shall not be applied to surfaces with a temperature of less than 50 degrees F.
  - D. **Ferrous Metal Surfaces:** Remove all rust, mill scale and weld flux by power tool cleaning, (SSPC-SP-3-63) (Steel Structure Painting Council).
    - 1. Remove weld flux spatters and alkali contaminants by washing with water.
    - 2. Shop coated metal shall be washed free of grease, dirt, oil or dust with mineral spirits. Spot prime bare metal specified rust-inhibitive primer prior to painting, and prime with primer/undercoat as recommended by Manufacturer.

(END OF SECTION 09900)

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## **SECTION 10110 – VISUAL DISPLAY SURFACES**

### **1.0 GENERAL**

1.01 **Related Documents:** The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.

1.02 **Description of Work:**

- A. Section Includes:
1. Tempered Safety Glass Markerboards
  2. Tackboards & Tack Strip

1.03 **Referenced Standards:**

- A. American Society for Testing Materials
1. ASTM E84 Standard Test Method for Surface Burning Characteristics for Building Materials.
  2. ASTM B221 Standard Specification for Aluminum and aluminum Alloy Extruded Bars, Rods, Wires, Profiles, and Tubes.
- B. Porcelain Enamel Institute
1. PEI-1002 Manual and Performance Specifications for Porcelain Enamel Writing Surfaces.
- C. GREENGUARD Environmental Institute
1. GREENGUARD Indoor Air Quality Certified

1.04 **Submittals:**

- A. Shop Drawings: Provide shop drawings for each type of visual display board required.
- B. Product Data: Provide technical data for materials specified. Include Material Safety Data Sheets, when applicable.
- C. Samples and color charts: Provide Manufacturer's color charts and composition samples of face, core, backing, and trim to illustrate finish, color, and texture, where required.
- D. Manufacturer's Instructions: Provide Manufacturer's installation instructions.

1.05 **Quality Assurance:**

- A. Manufacturer Qualifications:
1. Manufacturer shall be a firm engaged in the manufacture of visual display boards in the United States.
  2. Manufacturer shall have a minimum of 5 years' experience in the manufacturing of visual display boards.
- B. Regulatory Requirements:  
Conforms to applicable code for flame/smoke rating in tackboards in accordance with ASTM E84.
- C. Product Certifications: Provide GREENGUARD Indoor Quality Certified® as applicable.
- D. Operation and Maintenance: Include data on regular cleaning, stain removal, and precautions.

1.06 **Project Conditions:**

- A. Field measure prior to preparation of shop drawings and fabrication to ensure proper fit.

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## **SECTION 10110 – VISUAL DISPLAY SURFACES**

- B. Comply with manufacturer's recommendations for acclimating area for interior moisture and temperature to approximate normal occupied conditions.
- 1.07 Delivery, Storage, and Handling:
- A. Schedule delivery of visual display boards with spaces sufficiently complete so that visual display boards can be installed upon delivery.
  - B. Store products in manufacturer's unopened packaging until ready for installation.
  - C. Store materials protected from exposure to harmful weather conditions and at temperatures and humidity conditions recommended by manufacturer.
- 1.08 Warranty:
- A. Submit a "Life of the Building" warranty, stating that under normal usage and maintenance, and when installed in accordance with manufacturer's instructions and recommendations, 1/4" thick tempered safety glass markerboard writing surfaces are guaranteed for the Life of the building. Guarantee covers replacement of defective boards but does not include cost of removal or reinstallation.
  - B. Submit a standard warranty, stating that when installed in accordance with manufacturer's instructions and recommendations, Claridge tackboards are guaranteed for one year against defects in materials and workmanship. Guarantee does not cover normal wear and tear, improper handling, any misuse, or any defects caused by vandalism or subsequent abuse. Guarantee covers replacement of defective material but does not include cost of removal or reinstallation.
  - C. Writing Surface Warranty Period: 50 years commencing on Date of Substantial Completion.
- 2.0 **PRODUCTS**
- 2.01 Manufacturers:
- A. Visual Display Board Manufacturer: FULBRIGHT glass boards or approved equal.
- 2.02 Materials for Markerboard Located in the Community Room:
- A. Writing Surface – Manufactured in accordance with Instrumental Aide System Institute's specification.
    - 1. Glass to be frosted using standard color line.
      - a. Natural Color
      - b. FUL BRIGHT color options
    - 2. Glass to be 1/4" starphire low iron safety glass.
    - 3. Glass to be free of staining or ghosting.
    - 4. Color - Color charts furnished during shop drawing phase.
  - B. Writing Surface Core -
    - 1. 7/15" Medium Density Fiberboard (MDF) composed of approximately 90% post-industrial waste.

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- C. Writing Surface Backing:
    - 1. Moisture Barrier Back
  - D. Factory Framed Markerboards:
    - 1. Face Sheet: LCS-III porcelain enamel steel Markerboard.
    - 2. Core Material: 7/16" MDF
    - 3. Backing: Moisture Barrier Back
    - 4. Mounting to be selected from:
      - a. Concealed "Z" clips
      - b. 1" diameter stand-off brackets
    - 5. Glass to have magnetic option included.
- 2.03 Materials for Tackboard Panels & Tack Strips:
- A. Fabricork: Vinyl fabric on cork underlay with Duracore backing.
  - B. Colors: Select from manufacturer's standard colors.
  - C. Thickness: Total laminated thickness of core and covering is ½". All thicknesses are nominal.
  - D. Factory Framed Tackboards
    - 1. Tack Surface: Fabricork
    - 2. Series: 4
    - 3. Panel Color: Color charts furnished on request.
- 2.04 Size:
- A. Refer to floor plan for location (if not shown it will be located prior to installation) On, interior elevations and building sections for Markerboard, Tackboard, tack strip location.
  - B. Size 2 units 48" x 96" long with tack strip mounted along the top edge.
- 2.05 Fabrication:
- A. Factory assembled markerboard and tackboard units.
- 3.0 EXECUTION
- 3.01 Project Conditions:
- A. Verify before installation that interior moisture and temperature approximate normal occupied conditions.
  - B. Verify that wall surfaces are true and plumb and are prepared and ready to receive boards.
- 3.02 Installation:
- A. Delivery factory-built units completely assembled and of dimensions shown in details and in accordance with manufacturers shop drawings as approved by the architect.
  - B. Follow manufacturer's instructions for storage and handling of units before installation.
  - C. Do not install boards on damp walls or in damp and humid weather without heat in the building.



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**SECTION 10110 – VISUAL DISPLAY SURFACES**

- D. Install level and plumb, keeping perimeter trim straight in accordance with manufacturer's recommendations.
  - E. At full height floor to ceiling installations, coordinate with ceiling grid and flooring/wall base system. (Refer to finish schedule remarks column and interior elevations and plan for locations).
- 3.03 Adjust and Clean:
- A. Verify that all accessories are installed as required for each unit.
  - B. At completion of work, clean surfaces and trim in accordance with manufacturer's recommendations, leaving all materials ready for use.

(END OF SECTION 10110)

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## **SECTION 10200 - LOUVERS**

### **1.0 GENERAL**

- 1.01 **Work Included:** This section covers the work necessary to furnish and install, completely, the building louvers as identified on the plans and specs.
- 1.02 **Specialty Contractors:** Each specialty contractor is expected to be knowledgeable in their trade and is to provide all necessary components and support requirements to ensure the product they are providing is complete and includes all miscellaneous incidentals whether shown or not.
- 1.03 **General:**
- A. SEE GENERAL and SUPPLEMENTARY GENERAL CONDITIONS and Division 1, GENERAL REQUIREMENTS, which contain information and requirements that apply to the work specified herein and are mandatory for this project.
  - B. In addition, see Section 01100, ALTERNATES, for specific alternate construction requirements which may affect the work of this Section.
- 1.04 **Related Work Specified and Performed under Other Sections:** Section 07920 - Sealants and Caulking: Sealants around louver frame.
- 1.05 **References:** Air Movement and Control Association, Inc., (AMCA) Standards and Certified Ratings Program.
- 1.06 **Submittals:** Submittals during construction shall be made in accordance with Section 01300, Submittals. In addition, the following specific information shall be provided:
- A. Test Data: Submit manufacturer's test data where required herein.
  - B. Shop Drawings: Shop drawings showing large scale details of louvers, anchorage, and relationship to adjoining construction.
  - C. Product Data: Descriptive data of louvers including standard drawings and louver free area; parts list, if applicable; installation instructions; and maintenance procedures.
  - D. Design Calculations: Submit design calculations for wind load requirements specified herein specifically for this Project, prepared under the direction of and signed, dated and sealed by a Registered Structural Engineer. The indiscriminate submittal of general structural calculations that have not been specifically prepared for this Project will be rejected.
- 1.07 **Delivery Storage and Handling:** Deliver, store, and handle materials or equipment under provisions of Section 01620, MATERIALS, STORAGE, and PROTECTION.
- 1.08 **Field Measurements:** The Contractor shall verify all dimensions, shall make any field measurements necessary and shall be fully responsible for accuracy and layout of work. The Contractor shall review the Drawings and any discrepancies shall be reported to the Architect for clarification prior to starting fabrication, application or installation.
- 1.09 **Guarantee:** Provide a written guarantee against defects in materials and workmanship for a period of one year from the date of Final Acceptance of the Project by the Owner. Any defects occurring during this warranty period shall be repaired at no cost to the Owner.

### **2.0 PRODUCTS**

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## **SECTION 10200 - LOUVERS**

### 2.01 Manufacturers:

- A. All building louvers as herein specified shall, for the purpose of establishing the standard of quality and general configuration desired, be as manufactured by Construction Specialties Inc., Airstream Products Division, Penn Ventilator Co., Inc., Red Lion and Gantry Roads. Products of other manufacturers, meeting the requirements specified herein, will be considered in accordance with Section 01300.
- B. Like items of material or equipment specified herein shall be the end products of one manufacturer in order to achieve standardization for appearance, operation, maintenance, spare parts and manufacturer's service.

2.02 Design Criteria: All portions of building louvers, including anchorage, shall be designed to withstand wind loads in accordance with components and Cladding provisions of ANSI A58.1-82 for wind velocities as noted on Structural Drawings, building importance factor of 1.15 and exposure category "C".

2.03 Louver Types: Model JF Stationary Louver. Units to be 4" in depth. Louver shall be rated and tested in accordance with AMCA Standards and shall bear the AMCA Certified Ratings seal.

2.04 Finish: All visible surfaces of louvers shall be finished with an Architectural Class I anodic coating with integral color as selected by the Architect (Aluminum Association Designation AA-M21C22A42).

### 2.05 Ancillary Items:

- A. Isolation Paint for Aluminum and Dissimilar Metals: Single-component, coal-tar pitch based bituminous paint, 68% minimum solids by volume, brush applied at minimum 10 mils dry film thickness.
- B. Mullions: Provide Manufacturer's standard mullions, in same finish as louvers, where shown on Drawings and as required.
- C. Provide bug screen and all required clipping devices.

## 3.0 EXECUTION

3.01 Inspection: Assure that openings are free of irregularities that would interfere with installation. Do not install louvers until defects have been corrected.

3.02 Installation: Install louvers as shown on shop drawings. Follow procedures in manufacturer's printed installation instructions.

3.03 Adjust and Clean: Repair damage to louvers to match original, or replace.

(END OF SECTION 10200)

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SECTION 10200 - LOUVERS

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## **SECTION 10522 - FIRE SAFETY**

### **1.0 GENERAL**

- 1.01 **Related Documents:** The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this section.
- 1.02 **Description of Work:** This section of the specifications intended to cover the furnishing and installing Fire Safety items. These items have no particular relationship to each other or to other branches of the work. This section includes the following: Fire Cabinets, Hoses, and Fire Extinguishers.
- 1.03 **Shop Drawings:** Provide shop drawings and/or product data for all items. Showing dimensions. Layout, construction details and installation details.
- 1.04 **Samples:** Provide samples when normally required for color and finish selection.
- 1.05 **Product Delivery, Storage, and Handling:** Deliver items cartoned, crated, wrapped, or otherwise protected from shipping hazards. Damaged items are to be removed from the site and replaced with new, undamaged items at no cost to the Owner.
- 1.06 **Guarantee:** Provide a one-year guarantee against defects in materials and workmanship for all items and/or as called hereinafter. Units are to be certified to reflect the date of substantial completion and will have a minimum one-year certification period.

### **2.0 PRODUCTS AND EXECUTION**

#### **2.01 Fire Extinguishers:**

- A. **Manufacturers:** Products of the following manufacturers, provided they comply with requirements of contract documents, will be among those considered acceptable:
1. Amerex Corporation
  2. Ansul Fire Protection/ A Grinnell Company
  3. Figgie Fire Protection
  4. Buckeye Fire Equipment Co.
  5. Fire-End & Croker Corporation
  6. General Fire Extinguisher Corporation
  7. Potter-Roemer Division/ Smith Industries, Inc.
  8. Walter Kidde, The Fire Extinguisher Co.
  9. Fire extinguisher cabinet manufacturer
- B. Fire Extinguishers FEC1-Exterior Surface Mounted Refer to floor plan & life safety plan for location and counts.
1. Rating: 4A:60B:C (Multi-use dry chemical).
  2. Type: Multipurpose dry chemical (ammonium phosphate)
  3. Cabinet mounted.
  4. Size: 1016

#### **2.02 Cabinets and Cabinet Accessories:**

- A. **Manufacturers:** Products of the following manufacturers, provided they comply with requirements of contract documents, will be among those considered acceptable:

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**SECTION 10522 - FIRE SAFETY**

1. J. L. Industries
2. Larsen's Manufacturing Company
3. Modern Metal Products, Division of Technico
4. Potter-Roemer Division/Smith Industries, Inc.
5. Samson Metal Products, Inc.
6. Thomas Enterprises
- B. Cabinet FEC1-Semi-Recessed Surface Mounted:
  1. To house one extinguisher; Extinguisher: FEC1
  2. Size: Large enough to house fire extinguisher.
  3. Style: Semi-recessed steel cabinet.
  4. Single flat door:
    - a) Narrow vertical glazing panel
      - 1) Tempered glass, 1/4 inch thick.
      - 2) Clear.
    - b) Door material: Aluminum, satin anodized. Color: Aluminum, satin anodized.
    - c) Surface mounted door handle, with word "Fire" on it.
    - d) Friction or roller catch.
  5. Time (box flange or frame): Same material and finish as door.
  6. Box: Manufacturer's standard material and construction.
  7. Provide wall bracket for extinguisher, inside cabinet.
- C. Hinges: Provide hinges for each door; concealed or continuous type; allow full 180 degree opening of door.
- D. Refer to Section 10950(2.04) of the Project Manual for additional requirements.

**3.0 EXECUTION**

3.01 Preparation: Prepare openings for recessed cabinets.

3.02 Installation:

- A. Perform installation in accordance with the manufacturer's instructions except where more stringent requirements are shown or specified, and except where project conditions require extra precautions or provisions to ensure satisfactory performance of the work.
- B. Install cabinets at locations indicated on drawings (locate fire extinguisher cabinet adjacent to each exterior door and one in the lobby for a total of three (3) units).
- C. Locate one wall hung fire extinguisher in each mechanical and electrical room.
- D. Install so that top of cabinet is 48 inches above finish floor.

(END OF SECTION 10522)

**SECTION 10805 – SHOWER STALL INSERTS (ALTERNATE)****1.0 GENERAL**

- 1.01 **Related Documents:** The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 **Description of Work:** This section of the Specifications intended to cover the furnishing of all labor, materials, and incidentals necessary for the completion of all requirements of the drawings, notes, schedules, and these specifications concerning the refinishing of all existing shower stalls. Base bid consists of the removal of the existing shower and bathtub ceramic tile as required to accommodate the proposed new ceramic wall and floor tile as shown on the construction documents. This alternate is to substitute the proposed Base Bid ceramic tile with an alternate solid surface retrofit wall and pan insert product having a watertight tongue and groove construction.
- 1.03 Included in this section are solid surface molded shower wall insert panels and floor pan. Contractor should examine the drawings carefully for other items that fall under this section.

**2.0 SHOWER RETROFIT SOLID SURFACE WALL INSERT PANELS**

- 2.01 Shower retrofit insert panels shall be solid surface retrofit compartments as manufactured by Swan Products, Inc., or approved equal.
- 2.02 Pilasters, partitions, and wall panels shall be solid surfaces are to be minimum ¼" thick solid surfaces or as required to satisfy the intent of the resurfacing efforts.
- 2.03 Solid surface core. Panels to have a minimum 15-year warranty against delamination, corrosion, or breakage even under severe moisture conditions. Any and all trim and support methods are to carry up to and be terminated at wall and ceiling edges of the shower insert members.
- 2.04 Surfaces to be treated to avoid bacteria growth. Shower inserts shall be equipped with the following
- A. Solid surface wall and floor panels to be non-porous antimicrobial surfaces resistant to mold and mildew with tongue and groove construction for a seamless watertight fitting component.
  - B. Floor to be non-slip.
  - C. Coordinate all field conditions and make any and all necessary wall and plumbing stub-outs and adjust as required to accommodate units being proposed.
  - D. Walk-in ±36" x 36" shower alcove to have in one corner to corner quarter shelf units to accommodate soap and shampoo storage.
  - E. The bathtub long wall (back wall) to have a built in 24" long x 3" to 3 ½" deep shelf as shower and/or implied on the drawings (this includes handicap units).
  - F. Units are to be impact resistant.
  - G. Handicap units are to comply with all ADA accessibility codes and recommendation guideline, coordinate with grab bar, fold down seat and handheld shower set. Shower floor is to have barrier free access lip to contain water yet allow wheelchair access.
  - H. Refer to interior elevation.



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**SECTION 10805 – SHOWER STALL INSERTS (ALTERNATE)**

**3.0 SHOP DRAWINGS**

- 3.01 Provide shop drawings and/or product data for all items. Showing dimensions. Layout, construction details, and installation details.

**4.0 SAMPLES**

- 4.01 The Contractor shall submit samples of solid surface material and color options for the Architect's color selection. Note: Complete color samples to be provided.

**5.0 GUARANTEE**

- 5.01 Solid surface retrofit panels system shall be guaranteed for fifteen (15) years as outlined in subsection 2.03 of this Specification.

**6.0 PRODUCTS**

- 6.01 Basis for design full height retrofit solid surface remodeling shower wall and floor panel (pan) refer to plans elevations and field conditions equal to Swan Veritek Pro.

**(END OF SECTION 10805)**

SECTION 10805 – SHOWER STALL INSERTS

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## **SECTION 10810 – TOILET ROOM SPECIALTIES**

### **1.0 GENERAL**

- 1.01 **Related Documents:** The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 **Description of Work:** This section of the Specifications intended to cover the furnishing of all labor, materials and incidentals necessary for the completion of all requirements of the drawings, notes, schedules, and these specifications concerning toilet room specialties, such as grab bars, polished plate mirrors, soap dispensers, toilet paper holders, toilet partitions, and towel dispensers.
- 1.03 **Shop Drawings:** Provide shop drawings and/or product data for all items. Showing dimensions. Layout, construction details and installation details.
- 1.04 **Samples:** Provide samples when normally required for color and finish selection.
- 1.05 **Product Delivery, Storage and Handling:** Deliver items cartoned, crated, wrapped, or otherwise protected from shipping hazards. Damaged items are to be removed from the site and replaced with new, undamaged items at no cost to the Owner.
- 1.06 **Guarantee:** Provide a one-year guarantee against defects in materials and workmanship for all items and/or as called hereinafter.

### **2.0 PRODUCTS AND EXECUTION**

- 2.01 Furnish and install toilet room accessories of quantities shown. Accessories are based on products as manufactured by Bobrick Dispensers, Inc. Similar products by Accessories Specialties, American Dispenser Co., or equal, will be acceptable providing products are equal to those specified. Contractor shall carefully coordinate sizes of recessed equipment with rough wall opening sizes.
- 2.02 **Handicap Restroom Grab Bars:** 1-1/2" diameter, type 304, Knurled grip stainless steel exposed mounting 42" and 36" long, equal to Bradley No. 812 series as shown on Plans. Refer to floor plan for location. Grab bar size and location to be in full compliance with most current ADA code, and each handicap water closet is to be equipped with a rear wall grab bar with the appropriate lengths and mounting locations.
- A. In all Handicap bathrooms & toilet rooms - provide the following:
1. Two (2) Model 817 series Bradley or Equal at each of the six water closets and one vertical 18" grab bar mounted 39" to 41" A.F.F. located 39" to 41" off back wall.
  2. One (1) Model 059 ("L" shape) shower grab bars in each of the two handicap shower stalls.
  3. One (1) Model 817 series grab bar along back wall of the handicap shower.
  4. Adjust length as required to accommodate size of shower compartment.
- 2.03 **Lavatory Shield:** Furnish and install an ADA approved lavatory shield at each wall hung sink unit equal to "TRUEBRO" (800-340-5969) in each handicap bathroom. Color to match lavatory. Provide all miscellaneous incidentals to ensure complete installation. Coordinate with plumbing casework subcontractor.

SECTION 10810 – TOILET ROOM SPECIALTIES

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**SECTION 10810 – TOILET ROOM SPECIALTIES**

- 2.04 Soap Dispensers: Install one in the public family restroom lavatory. Type to be Bobrick B-112, Bradley 6531. Approved Equal: Bobrick.
- 2.05 Soap Dish: Install one at each shower and bathtub. Type to be Bradley Model #9362 or approved equal.
- 2.06 Toilet Paper Holders: At each new water closet, mount on toilet partition or wall Owner provided paper holder.
- 2.07 Each Restroom Towel Dispensers: Provide one for each public toilet, model 5084 by Bradley or equal.
- 2.08 Handicap Shower Seat: Model 9569 Bradley toilet specialties, total 2 units.
- 2.09 Baby Changing Table: Provide one (1) baby changing station equal to Koala Kare KB200 to be located in public family toilet room #100L, exact location in space to be determined at time of installation; maximum projection is 4" total (1) unit.
- 2.10 Surface Mounted Tumbler and Toothbrush Holder: Bradley model 924, locate one in each tenant space bathroom.
- 2.11 Towel Bar: 24" in length equal to Bradley 927 (alternate unit model 908) with concealed mounting plate, locate one in each tenant space bathroom.
- 2.12 Wardrobe Hook: Bradley model 915 robe hook with bumper located on back of each bathroom and toilet rooms door.
- 2.13 Shower Rod: At bathtub units Bradley model 530 with model 9536 curtain hook and shower curtain 9534 (size to span opening). Shower Rod at shower units, heavy duty curtain rod Bradley model 9539 or equal with model 9536 curtain hooks and shower curtain 9534, size to reflect opening. Units to be heavy duty.
- 2.14 Laundry Room Custodial Closet: Broom / Mop Holder, Bradley model 9983.
- 2.15 Medicine Cabinet: Surface mounted Bradley model 9663 recessed or equal, one in each tenant space bathroom (14" wide x 24" height x 3 5/8" depth).

(END OF SECTION 10810)

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**SECTION 10870-WINDOW COVERINGS**

**1.0 GENERAL**

- 1.01 Scope: This section of the specifications is intended to cover the furnishing of all labor, materials, and/or incidentals necessary for the completion of all requirements of the drawings, notes, schedules, and these specifications concerning mini-blinds.

**2.0 PRODUCTS**

2.01 Mini-Blinds

- A. Furnish and install; Inside mount Roller Shade with fascia trim by Dapur or equal Roller Shade to have E-Screen fabric. Ron's Windows (352) 682-4018 or approved equal. Approved equal manufacturers: Hunter Douglas Blinds.
- B. Units are to be inside frame mounted.
- C. Installation of each exterior window and in office view window.
- D. Colors will be selected from the manufacturer's standard painted & metallic colors.
- E. The Roller-Blinds shall be guaranteed for one (1) year from the date of Final Acceptance against defects resulting from inferior materials or workmanship.

**3.0 EXECUTION**

- 3.01 Installation: Installation of mini-blinds shall be by qualified personnel.

(END OF SECTION 10870)

**SECTION 10950 - MISCELLANEOUS SPECIALTIES****1.0 GENERAL**

- 1.01 **Related Documents:** The General Provisions of the Contract, including the General and Supplementary General Conditions and General Requirements, apply to the work specified in this Section.
- 1.02 **Description of Work:** This section of the Specifications intended to cover the furnishing and installing miscellaneous specialty items. These items have no particular relationship to each other or to other branches of the work. This Section includes the following:
- ADA Signage ♦ Handicapped Signs ♦ Identification Signage ♦ Fire Extinguishers
- 1.03 **Shop Drawings:** Provide shop drawings and/or product data for all items. Showing dimensions, layout, construction details, and installation details.
- 1.04 **Samples:** Provide samples when normally required for color and finish selection.
- 1.05 **Product Delivery, Storage, and Handling:** Deliver items cartoned, crated, wrapped, or otherwise protected from shipping hazards. Damaged items are to be removed from the site and replaced with new, undamaged items at no cost to the Owner.
- 1.06 **Guarantee:** Provide a one-year guarantee against defects in materials and workmanship for all items and/or as called hereinafter.

**2.0 PRODUCTS AND EXECUTION**

- 2.01 **A.D.A. Wall Mounted Signage:**
- A. Utilize screws and expansion anchors at block walls mounted on wall at 5'0" above finished floor to center of sign, on latch side of door. Colors of signs are to be selected by Architect. White letters and Grade 2 Braille; letters to be a minimum of 5/8" (16 mm) high, 1/32 raised and readable by the blind in accord with ADA Standards.
- B. Character proportion shall have a width of height ratio between 3:5 and 1:1 and a stroke width to height ratio between 1:5 and 1:10.
- C. One sign for each living quarter space (name on plan) shall receive ADA signage. Public toilets accommodating Handicapped shall receive ADA toilet accessibility signage and pictorial.
- 2.02 **Identification Signage:** Furnish and install identification signage with letter or symbols as specified below. Signage design numbers or styles are those as manufactured by Kay Enterprises (352-732-8467), Scott Sign System (800-237-9447) or approved equal. Provide one number for each space and Room Name signage at entrances into each of the living quarter spaces in full compliance with ADA of 1990. (See Floor Plan for Room Names. Refer to signage schedule in this Section of the Specifications.) Approved Manufacturers are: Best Signage, and Mohawk Signage. Provide two (2) complete color sample chains to be used for color selection presentation boards. Note: Room numbers are on the plan.
- 2.03 **Fire Extinguishers:** Multipurpose dry chemical, 4A-60BC UL-rated, 10# capacity fire extinguisher equal to J. L. Industries Cosmic 10E with semi-recessed steel cabinet enclosure with 2 glass door, door and trim to be pre-finished white with epoxy coating equal to J.L. Industries Ambassador, Refer to floor plans for exact counts and locations.

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**SECTION 10950 - MISCELLANEOUS SPECIALTIES**

**SIGNAGE LOCATION:**

**Note:**

- *Plan Holder to be located adjacent to primary exit/egress door/path*
- *Maximum Occupancy sign to be located adjacent to primary exit/ egress door/path*

SIGNAGE SCHEDULE						
RM NO.	LOCATION	ROOM NAME	PUSH / PULL	INT / EXT	TYPE	GRAPHICS
100A	ENTRY DOOR	MULTI-PURPOSE CENTER	PULL	EXT	B	-
100B	ENTRY DOOR	FAMILY RESTROOM	PUSH	INT	C	HC M/F
100C	ENTRY DOOR	COMPUTER ROOM	PULL	EXT	B	-
100D	ENTRY DOOR	ELECTRICAL ROOM	PULL	INT	B	
100E	ENTRY DOOR	OFFICE	PULL	INT	B	
100F	ENTRY DOOR	LAUNDRY ROOM	PUSH	INT	B	
100F	ENTRY DOOR	LAUNDRY ROOM	PULL	INT	B	
100F	ENTRY DOOR	LAUNDRY ROOM SERVICE ENTRANCE	PULL	EXT	F	
100G	ENTRY DOOR	SUPPLY ROOM	PULL	INT	B	
100H	ENTRY DOOR	CUSTODIAL CLOSET	PULL	INT	B,D	
101	ENTRY DOOR	TENANT SPACE No.1	PUSH	EXT	A	
102	ENTRY DOOR	TENANT SPACE No.2	PUSH	EXT	A	
103	ENTRY DOOR	TENANT SPACE No.3	PUSH	EXT	A	
104	ENTRY DOOR	TENANT SPACE No.4	PUSH	EXT	A	
105	ENTRY DOOR	TENANT SPACE No.5	PUSH	EXT	A	
106	ENTRY DOOR	TENANT SPACE No.6	PUSH	EXT	A	
107	ENTRY DOOR	TENANT SPACE No.7	PUSH	EXT	A	
108	ENTRY DOOR	TENANT SPACE No.8	PUSH	EXT	A	
109	ENTRY DOOR	TENANT SPACE No.9	PUSH	EXT	A	

SECTION 10950 - MISCELLANEOUS SPECIALTIES

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**SECTION 10950 - MISCELLANEOUS SPECIALTIES**

SIGNAGE SCHEDULE						
RM NO.	LOCATION	ROOM NAME	PUSH / PULL	INT / EXT	TYPE	GRAPHICS
110	ENTRY DOOR	TENANT SPACE No.10	PUSH	EXT	A	
111	ENTRY DOOR	TENANT SPACE No.11	PUSH	EXT	A	
112	ENTRY DOOR	TENANT SPACE No.12	PUSH	EXT	A	
113	ENTRY DOOR	TENANT SPACE No.13	PUSH	EXT	A	
114	ENTRY DOOR	TENANT SPACE No.14	PUSH	EXT	A	
115	ENTRY DOOR	TENANT SPACE No.15	PUSH	EXT	A	
116	ENTRY DOOR	TENANT SPACE No.16	PUSH	EXT	A	
117	ENTRY DOOR	TENANT SPACE No.17	PUSH	EXT	A	
118	ENTRY DOOR	TENANT SPACE No.18	PUSH	EXT	A	
119	ENTRY DOOR	TENANT SPACE No.19	PUSH	EXT	A	
120	ENTRY DOOR	TENANT SPACE No.20	PUSH	EXT	A SIM	H/C
121	ENTRY DOOR	TENANT SPACE No.21	PUSH	EXT	A SIM	H/C
122	ENTRY DOOR	ELECTRICAL ROOM	PUSH	EXT	B,E	
123	ENTRY DOOR	UTILITY ROOM	PUSH	EXT	B,E	
124	ENTRY DOOR	UTILITY ALCOVE	-		B	
125	ENTRY DOOR	UTILITY ROOM	PUSH	EXT	B,E	
126	ENTRY DOOR	STORAGE ROOM	PUSH	EXT	B,D	
127	ENTRY DOOR	MECHANICAL ROOM	PULL	EXT	B,E	
201	ENTRY DOOR	TENANT SPACE No.22	PUSH	EXT	A	
202	ENTRY DOOR	TENANT SPACE No.23	PUSH	EXT	A	
203	ENTRY DOOR	TENANT SPACE No.24	PUSH	EXT	A	
204	ENTRY DOOR	TENANT SPACE No.25	PUSH	EXT	A	

SECTION 10950 - MISCELLANEOUS SPECIALTIES

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**SECTION 10950 - MISCELLANEOUS SPECIALTIES**

SIGNAGE SCHEDULE						
RM NO.	LOCATION	ROOM NAME	PUSH / PULL	INT / EXT	TYPE	GRAPHICS
205	ENTRY DOOR	TENANT SPACE No.26	PUSH	EXT	A	
206	ENTRY DOOR	TENANT SPACE No.27	PUSH	EXT	A	
207	ENTRY DOOR	TENANT SPACE No.28	PUSH	EXT	A	
208	ENTRY DOOR	TENANT SPACE No.29	PUSH	EXT	A	
209	ENTRY DOOR	TENANT SPACE No.30	PUSH	EXT	A	
210	ENTRY DOOR	TENANT SPACE No.31	PUSH	EXT	A	
211	ENTRY DOOR	WATER HEATER ROOM	PUSH	EXT	B,E	
212	ENTRY DOOR	UTILITY ROOM	PUSH	EXT	B,D	
EXTERIOR BLDG "A"		BUILDING CONSTRUCTION TYPE			G	
EXTERIOR BLDG "B"		BUILDING CONSTRUCTION TYPE			G	

(END OF SECTION 10950)

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**SECTION 11310 – LAUNDRY EQUIPMENT**

**1.0 SCOPE**

- 1.01 This section of the Specifications is intended to cover the furnishing of all labor, materials, and/or incidentals necessary to the completion of all requirements of the drawings, specifications, notes, and schedules concerning laundry equipment.
- 1.02 Shop drawings of the washer and dryer in this section shall be submitted for approval, and shall show sizes, electrical characteristics, capacity cycling, options, water consumption, materials, plumbing connections, mounting details and anchorage details.

**2.0 EQUIPMENT**

**2.01 Washer and Dryer Center (Stackable):**

- Furnish and install one (1) industrial grade Washer-Extractor in general laundry room.
- A. Commercial Grey Laundry Center with 3.5 cu ft. gas dryer, coin operated or free use, 85.6" H x 27"W x 31" D", 22 lb capacity and 3 year warranty.

**3.0 INSTALLATION**

- 3.01 The washer and dryer shall be installed according to the manufacturer's requirements complete with anchors, leveling bolts, isolation pads, and all rough in items necessary for proper functioning of these units. The contractor shall coordinate and supply all the electrical, plumbing and ducting required for these units. Contractor to supply concrete pad and anchor bolts as required by the manufacturer.

**4.0 WARRANTY**

- 4.01 Supply to the Owner a full one (1) year warranty on all labor and materials on both washers and dryers.

**(END OF SECTION 11310)**

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**SECTION 11400 – RESIDENTIAL & LIGHT COMMERCIAL KITCHEN EQUIPMENT**

**1.0 SCOPE**

- 1.01 This section of the specifications is intended to cover the furnishing of all labor, materials, and/or incidentals necessary to completion of all requirements of the drawings, notes, schedules and these specifications concerning new kitchen equipment.
- 1.02 The following specifications are based on equipment sold by Whirlpool Brand, General Electric, Frigidaire, Kitchen Aid, and Hoshizaki America, Inc., which are acceptable manufacturers.
- 1.03 Shop drawings shall be submitted for approval of all pieces of equipment. Shop drawings shall be submitted in sufficient time for coordination between the various trades involved. Shop drawings shall include installation methods, details, and dimensions. Architect shall select colors from standard manufacturer's colors.
- 1.04 Colors to be selected from standard black, almond, or white and will be defined during the shop drawing review period.

**2.0 EQUIPMENT (as Specified or Approved Equal)**

- 2.01 Refrigerator is to be LG-LRBCC 1204S or approved equal with built in ice maker Bottom Freezer Refrigerator, Energy Star 12. cu. ft. unit, as shown on the drawings. Total of 31 units..
- 2.02 Built-In two burner induction cooktop. Bosch Series 6 – PIB375FBIE induction
- 2.03 Built-In Microwave Oven with exhaust under unit equal to Sharp R1874T 850w over the range convection microwave oven.

**3.0 INSTALLATION**

- 3.01 The contractor shall provide and install all kitchen equipment by the manufacturer's installation instructions.

**4.0 WARRANTY**

- 4.01 The kitchen equipment shall have a full one-year warranty on parts and labor.

(END OF SECTION 11400)

**SECTION 12321 – PLASTIC LAMINATE CLADDED CASEWORK & SOLID SURFACE TOPS****1.0 GENERAL****1.01 Scope of Work:**

- A. Provide all plastic laminate and accessory items as specified herein. Refer to plans for specific details and requirements.
- B. General Conditions: The General Conditions, Supplementary Conditions, Special Conditions, and General Requirements apply to all work in this Division.
- C. Casework contractor to carefully relocate the existing library shelving to the new media center Bldg. No.2 repurposed cafetorium.

**1.02 Related Work Specified Elsewhere:**

- A. General millwork and custom cabinetry unless specified herein or so noted on plans as included within this Division.
- B. Rubber, vinyl or another finished toe base.
- C. Lock master keyed to room doors and other special locks.
- D. Blocking within the walls.
- E. Sinks, faucets, fittings, traps, stops, tail pieces, vacuum breakers, and other fixtures, electrical and mechanical runs and connectors.
- F. Fixture installation/services connections: Setting and installation of equipment and fixtures and related utility connections are provided under the other sections of the Project Specification governing that utility.

**1.03 Submittals:**

- A. Submit in accordance with General, Supplementary, and Special Conditions.
- B. Submit shop drawings for approval in the form of four prints. Show materials, dimensions, cabinet-cut details, and sink locations.
- C. Samples of colors shall be submitted upon award of contract for selection and coordination with other suppliers. Architect may request and retain samples and catalog cuts as required for accessory and special items.

**1.04 Qualifications:**

- A. Drawings and specifications are based upon casework as provided by The Barfield Group, 6512 NW 39<sup>th</sup> Avenue, Gainesville, Florida 32606, (352) 505-6197 or approved equal.
- B. Casework of other nationally recognized casework manufacturers may be considered for approval provided written statement of specification compliance, with request bid, is received ten (10) days prior to opening of bids. Casework must conform to design, quality of materials, design intent, workmanship, and exact performance function of casework components and detail specified and implied by manufacturer's reference, and as shown on plans regardless of the manufacturer's "product standards."
- C. Manufacturers request approval shall submit evidence of at least 5-years of

**SECTION 12321 – PLASTIC LAMINATE CLADDED CASEWORK & SOLID SURFACE TOPS**

experience and installations for similar type of project. Manufacturers shall also show evidence of financial stability, plant facilities, catalogs, and specifications. Full-sized base, and wall cabinet samples, catalogs, and specifications shall be submitted with written request along with detailed list of compliance and deviations from those documents for approval. Samples will be impounded by Owner and retained until completion of job for verification and compliance of specifications.

- D. The following performance details are project requirements and must be met by all Bidders whether named herein or approved by Addendum. Deviations will not be allowed.
1. ADA-Americans with Disabilities Act Requirements: The special requirements specified herein shall be met, where specifically indicated on architectural plans as "ADA" or by general note. Is to be in compliance with Federal Register Volume 56, No. 144 Rules, and Regulations.
  2. Lamination System: Doors shall be composed of minimum 3/4-inch core, laminated with GP 28 high pressure plastic laminate and interior shall be Melamine.
  3. Structural Cabinet Body: Cabinet backs shall be minimum 1/2-inch-thick, inset from rear of body, fully housed four sides. Provide 1/2-inch-thick stiffeners glued and fastened to back/body as specified herein.
  4. Interior Space: All cabinets shall have clear span interiors. No vertical dividers allowed. Tall cabinets over 6 ft. high shall have at least one fixed shelf.
  5. Heavy Components: Wall cabinets, tops, and bottoms, shall be 1 inch thick for additional load support.
  6. Structural Drawer Body: Drawer body material shall be 1/2" particle board, top edge banded with .010" PVC banding. Bottom shall be 1/2" thick non-racking particle board which is carried directly by "L" shaped bottom mount drawer guides. Sides are secured with 1-1/2" screws directly through the bottom. Corners are to be joined with wooden fluted dowels and glue; 32 mm o/c.
  7. Drawer Suspension: Drawer slides shall be self-closing design, epoxy power coated, with positive unstop, out-stop, and out-keeper. Dynamic (operational) load rating is to be minimum 100 lbs. Minimum 150 lb. Static load rating.
  8. Structural Cabinet Support: Cabinet sub base shall be a separate and continuous ladder-type platform design leveled and floor mounted prior to cabinet body placement. Materials are to be 2"x4" pressure treated lumber. No cabinet sides-to-floor will be allowed.
- E. Architect/Owner's opinion and decision shall be final in the evaluation of manufacturer's products for approval to bid or award of contract.

**2.0 PRODUCTS****2.01 Materials:**



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**SECTION 12321 – PLASTIC LAMINATE CLADDED CASEWORK & SOLID SURFACE TOPS**

- A. Decorative Laminate:
  - 1. High pressure plastic laminate, 0.28-inch thickness, for exterior cabinet surfaces shall meet NEMA LD3-1995 GP28 standards including thickness.
  - 2. Color Selection Available:
    - a. A minimum of 300 colors and patterns will be offered, to be chosen from Wilsonart standard colors. Maximum of 2 colors per project, including premium colors.
    - b. Direction of wood grain to be vertical on doors, end panels, fascia panels, and exposed backs; horizontal on drawer faces, aprons, and top rails.
  - 3. Plastic Laminate Balancing Sheet: shall be high pressure cabinet liner, .028 inch thick. Use for balancing exterior surface laminates. Color to match interior color.
  - 4. Countertop High Pressure Plastic Laminate with 6" high Splashes:
    - a. High pressure plastic laminate, textured finish .050-inch thickness. Color shall be custom designed by the Architect.
  - 5. Thermally Fused Laminate: Behind doors only in color chosen by Architect.
  - 6. Open Cabinets to be .028 vertical grade.
- B. High Performance Particle Board Core: Door and drawer front only.
  - 1. Particleboard to be 47 lb. Density, of balanced 3-ply construction with moisture content not to exceed 8%. Particleboard shall conform to ANSI A208 1-1993, type M-3.
- C. Edging Types: Provide one or more of the following in accordance with Paragraph 2.01.E, "Edging Locations."
  - 1. FlatEdge PVC, .020 inch. Solid, high impact, purified, color-thru, acid resistant PVC edging machine-applied with hot melt adhesives, automatically trimmed face, back, and corners for uniform appearance. Manufacturer's option of .028-inch high-pressure plastic laminate if PVC match is unavailable.
  - 2. 3 mm thick PVC. Solid, high impact, purified, color-thru, acid resistant, pre-lamination primed edging, machine-applied with hot melt adhesives, automatically trimmed, inside/outside length-radiused for uniform appearance, buffed and corner-radiused for consistent design.
- D. Edging Locations: Provide the above-specified edging types at the following locations. Of the following colors:
  - 1. Door/drawer front edge and cabinet sides, tops, bottoms, and leading edge of all shelves: 3mm PVC selected from 45 standard colors. All four sides of all shelves.
  - 2. Drawer body: Flat Edge PVC - .020 inch.
- E. Hardware:

**SECTION 12321 – PLASTIC LAMINATE CLADDED CASEWORK & SOLID SURFACE  
TOPS**

1. **Hinges:**
  - a. Heavy duty, five-knuckle 2-3/4-inch institutional type hinge shall meet ANSI/BHMA A156.9 Grade 1 requirements. Mill ground, hospital tip, tight pin feature with all edges eased, Hinge to be full wraparound type of tempered steel .095 inch thick. Each hinge to have minimum 9 screws, #8, 5/8-inch FHMS to assure positive door attachment.
  - b. Two hinges per door to 48-inch height. Three per door over 48-inch height. Hinge to accommodate 13/16 inch thick-laminated door and allow 270-degree swing.
  - c. Finish to be Brushed Chrome or Black epoxy coated.
2. **Pulls:**
  - a. Aluminum Wire design, 96 mm in Brushed Chrome finish, or Nylon in White, Black, or Stone Gray.
  - b. Recess design, Nylon, 96 mm, in Black, or Stone Gray.
3. **Drawer Slides:**
  - a. Standard Drawer: Bottom mounted epoxy coated with captive roller and positive in stop. Slide shall have 100# rating and self-closing in the last 3" of travel.
  - b. File Drawers: Full extension, 3-part progressive opening slide, minimum 100 lb., epoxy coated.
  - c. File Drawer Accessory: Pendaflex rack.
  - d. Paper Storage Drawers: Full extension, 3-part progressive opening slide, minimum 100 lb., zinc plated, or epoxy coated at manufacturer's option.
4. **Catches:** Catch can be magnet type and provide opening resistance in compliance with the Americans with Disabilities Act.
  - a. Provide one top-mounted magnetic catch for base, wall, and tall cabinet door. Catch housing is to be zinc plated.
  - b. Roller catches for mobile cabinets.
5. **Adjustable Shelf Supports:** To be twin pin design with anti tip-up shelf restraints for both 3/4 inch and 1-inch shelves. Design to include keel to retard shelf slide-off, and slot for ability to mechanically attach shelf to clip. Static load rating is to be minimum 800 lbs. per shelf. Cabinet interior sides shall be flush without shelf system permanent projection. Color is clear plastic.
6. **Wardrobe Rod.** To be 1-1/16-inch rod supported by flanges at each end.
7. **Coat Hooks:**
  - a. Single coat hooks, wall mount – Satin Aluminum
  - b. Double coat hooks, wall mount – Satin Aluminum

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**SECTION 12321 – PLASTIC LAMINATE CLADDED CASEWORK & SOLID SURFACE TOPS**

- c. Top mounted double ceiling hook – Satin Aluminum
- 9. **Mail Box Slots:**
  - a. Removable Masonite Dividers
  - b. Routed Slots / Tracks at 6" O.C.
- 10. **Locks:** See Plans – keyed per classroom.
  - a. Hinged doors and drawers National Lock No. C8053 14A
  - b. Sliding doors, 13/16-inch thick, National Lock No. C8060 14A
  - c. 1/4-inch sliding panel doors, National Lock No. C8741.26
- 12. **Under-Counter Support Brackets:**
  - a. Double plywood with HPL finish.
- 13. **Grommets:** As required by Architect
- 2.02 **Construction:**
  - A. **Detailed requirements for Cabinet Construction:**
    - 1. **Sub-Base:**
      - a. Cabinet Sub-Base: To be separate and continuous (no cabinet body side-to-floor), water resistant exterior grade plywood fastened to cabinet bottom. Ladder-type construction of front, back, and intermediates to form a secure and level platform to set cabinets upon.
    - 2. **Cabinets, Tops, Bottoms, and Sides:** Shall be 3/4" thick exterior grade plywood.
      - a. Solid sub-top to be furnished for all base and tall cabinets.
    - 3. **Cabinet Ends:**
      - a. Holes drilled for adjustable shelves and various hardware 32mm on center.
      - b. Exposed exterior cabinet ends to be laminated with high pressure plastic laminate, balanced with .028 interior surface.
    - 4. **Fixed and Adjustable Shelves:**
      - a. Thickness: All shelves to be 1".
      - b. All Tall Cabinets to have a minimum (1) fixed shelf.
    - 5. **Cabinet Backs:**
      - a. Cabinet back to be 1/2" plywood, fully housed into sides, top, and bottom, recessed 7/8 inch from cabinet rear.

SECTION 12321 – PLASTIC LAMINATE CLADDED CASEWORK

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- b. Hang rails shall be glued to rear of cabinet back and mechanically fastened to cabinet sides. Provide minimum of 1 at base, 2 at wall, and 3 at tall cabinets.
- 6. **Door and Drawer Fronts: (Flush Inset Doors & Drawers)**
  - a. Laminated door and fronts to be 13/16 inch thick for all hinged and sliding doors. Drawer fronts and hinged doors are to overlay the cabinet body. Maintain a maximum 1/8-inch reveal between pairs of doors, between multiple drawer fronts within the cabinet.
  - b. Stile and Rail doors to be 13/16 inch thick with full 1/4-inch plate glass. Available hinged or sliding. All exposed lite-opening edges are to be trimmed and glazed with extrude vinyl glazing bead.
  - c. Frameless sliding glass doors to be 1/4-inch-thick plate glass with round and polished edges. Fitting with anodized aluminum shoes and nylon rollers.
- 7. **Drawers:**
  - a. Drawer fronts shall be applied to separate drawer body component sub-front.
  - b. Drawer sides shall be doweled and blued to receive front and back, machine squared and clamped until glue is set.
  - c. Drawer bottom shall be 1/2-inch-thick particle board creating a complete platform for the drawer box. Bottom is to be secured to drawer slides with 1-1/2" screws.
  - d. Paper storage drawers fitted with full width hood at back.
  - e. All drawers shall have roller guides as specified under paragraph 2.01 F.4.
- 8. **Vertical and Horizontal Dividers:** One of the following is indicated by cabinet number:
  - a. Natural hardboard 1/4 inch thick, smooth both faces. Secured in cabinet with molded plastic clips or grooves.
  - b. Laminate 3/4-inch .028 thickness. Secured with molded plastic clips or dowels.
- 9. **Door/Drawer Front Rail:** Provide minimum 3/4-inch x 5-inch x full width cabinet body rails immediately behind all door/drawer and multiple drawer horizontal joints to maintain exact body dimensions, close off reveal, and be locator for lock strikes.
- 10. **ADA-Americans with Disabilities Act Requirements:** The following special requirements shall be met, Units \_\_\_ & \_\_\_ are designate ADA as architectural plans as "ADA" or by General Note. To be in compliance with the Federal Register Volume 56, No. 144, Rules and Regulations:
  - a. Countertop height with or without cabinet below, not to exceed a height of 34 inches A.F.F. (Above Finished Floor), at a surface depth

SECTION 12321 – PLASTIC LAMINATE CLADDED CASEWORK

12321-6

ALACHUA COUNTY SCOTTISH INN RENOVATION  
GAINESVILLE, FL

PSA 24-835

**SECTION 12321 – PLASTIC LAMINATE CLADDED CASEWORK & SOLID SURFACE TOPS**

of 25 inches.

- b. Knee space clearance: to be minimum 27 inches A.F.F., and 30 inches clear span width.
- c. 12-inch-deep shelving, adjustable or fixed: not to exceed a range from 9 inches A.F.F. to 54 inches A.F.F.
- d. Wardrobe Cabinets: to be furnished with rod/shelf adjustable to 48 inches A.F.F. at a maximum 21-inch shelf depth.
- e. Sink Cabinet clearances: in addition to 10. a., b., upper knee space frontal depth is to be no less than 8 inches, and lower toe frontal depth is to be no less than 8 inches, and lower toe front depth to be no less than 11 inches at a point 9 inches A.F.F., and as further described in Volume 56, Section 4.19.
- f. Catches are to have a maximum resistance of 5 pounds.

**B. Countertops:**

- 1. All countertops are to be solid color selected from Corian or equal full color line. Size of counters as shown on the plans. Underside to be properly balanced with backing sheet. Furnish counter tops with eased edges and profile which is to be shown on the shop drawings. Whenever possible provide continuous lengths. Provide field joints as required using adhesive and tile-joint fasteners. No joints within 24" of a sink cut-out.

**C. Display Case Doors:**

- 1. Display Case Doors to be equal to Blumcraft of Pittsburgh (412) 618-2400.
- 2. Series 1301 – SM Display Doors with perimeter trim. Trim to be selected from standard advertised finishes.
- 3. Glass is to be 3/8" clear annealed laminated or 1/2" thick tempered.
- 4. Coordinate placement and installation within the plastic laminated display box and coordinate all necessary blocking and special requirements.

**D. Workmanship:**

- 1. All exposed exterior cabinet surfaces to be .028-inch-high pressure laminate, color as selected from casework manufacturer's standard selection from Wilson Art or Formica. Laminate surface/balancing liner to core under controlled conditions, by approved and regulated lamination. Natural-setting hybrid P.V.A. Type III water resistant adhesives that cure through chemical reaction, containing no health or environmentally hazardous ingredients, are required. Methods requiring heat are not allowed; "contact" methods of laminating are not allowed.
- 2. Cabinet parts shall be accurately machined and bored for premium grade quality joinery construction utilizing automatic machinery to insure consistent sizing of modular components. End panels shall be doweled to receive bottom and top.

SECTION 12321 – PLASTIC LAMINATE CLADDED CASEWORK

12321-7

ALACHUA COUNTY SCOTTISH INN RENOVATION  
GAINESVILLE, FL

PSA 24-835

**SECTION 12321 – PLASTIC LAMINATE CLADDED CASEWORK & SOLID SURFACE TOPS**

3. Back panel shall be fully housed into, and recessed 7/8 inch from the back of cabinet sides, top, and bottom to insure rigidity and a fully closed cabinet. Cabinet back shall be shimmed from rear of body for tight interior fit.
4. Drawer to be platform type design, with 1/2-inch bottom. Side is to be doweled together and secured to bottom with 1-1/2" screws. "L" shaped drawer slide to be mounted at bottom corner of drawer box.
5. 3/4-inch-thick hang rails shall be mechanically fastened to end panels of all wall, base, and tall cabinets for extra rigidity and to facilitate installation.

**3.0 EXECUTION**

**3.01 Coordination:**

- A. Coordinate work of this Section with related work of other Sections as necessary to obtain proper installation of all items.
- B. Verify site dimensions of cabinet locations in building prior to fabrication.

**3.02 Installation of Laminate Cladged Casework & Relocated Library Specialty Shelving:**

- A. Storage and protection: Casework shall be protected in transit. Store under cover in a ventilated building not exposed to extreme temperature and humidity changes. Do not store or install casework in building until concrete, masonry, and drywall/plaster work is dry and building temperature and humidity are stabilized.
- B. Workmen: Install casework under the supervision of the manufacturer's representative with factory-trained mechanics certified by manufacturer.
- C. Workmanship:
  1. Erect casework straight, level, and plumb and securely anchor in place. Scribe and closely fit to adjacent work. Cut and fit work around pipes, ducts, etc.
  2. Install all items complete and adjust all moving parts to operate properly.
  3. Leave surface clean and free from defects at time of final acceptance.
- D. Guarantee: All materials shall be guaranteed for a period of five (5) years from manufacturer's defects and workmanship.
- E. Clean Up: Remove all cartons, debris, sawdust, scraps, etc., and leave spaces clean and all casework ready for Owner's use.

**3.03 Relocated Library Shelving Installation:**

**(END OF SECTION 06410)**

SECTION 12321 – PLASTIC LAMINATE CLADDED CASEWORK

12321-8



**EXHIBIT 3: BID FORM/ SCHEDULE OF VALUES**



Alachua County, Florida

**Procurement**

Theodore "TJ" White, Jr. CPPB, Procurement Manager  
County Administration Building, Gainesville, FL 32601

**[ULLOA MANAGEMENT GROUP, LLC] RESPONSE DOCUMENT REPORT**

ITB No. ITB 25-525-LC

Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

RESPONSE DEADLINE: January 29, 2025 at 2:00 pm

Report Generated: Monday, February 17, 2025

**Ulloa Management Group, LLC Response**

**CONTACT INFORMATION**

**Company:** Ulloa Management Group, LLC  
**Email:** management@ulloagroupllc.com  
**Contact:** Paul Ulloa-Jarrin  
**Address:** 1021 THREE FORKS CT  
SAINT AUGUSTINE, FL 32092  
**Phone:** (561) 888-3541  
**Website:** N/A  
**Submission Date:** Jan 20, 2025 9:36 PM (Eastern Time)

[ULLOA MANAGEMENT GROUP, LLC] RESPONSE DOCUMENT REPORT  
 ITB No. ITB 25-525-LC

Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

**ADDENDA CONFIRMATION**

- Addendum #1  
*Confirmed Jan 15, 2025 9:35 AM by Paul Ulloa-Jarrin*
- Addendum #2  
*Confirmed Jan 15, 2025 9:35 AM by Paul Ulloa-Jarrin*
- Addendum #3  
*Confirmed Jan 15, 2025 9:35 AM by Paul Ulloa-Jarrin*
- Addendum #4  
*Confirmed Jan 15, 2025 9:35 AM by Paul Ulloa-Jarrin*
- Addendum #5  
*Confirmed Jan 21, 2025 4:20 PM by Paul Ulloa-Jarrin*

**PRICE TABLES**  
**BASE BID**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)	1	LS	\$3,965,280.00	\$3,965,280.00
<b>TOTAL</b>					<b>\$3,965,280.00</b>

**ALTERNATE BASE BID**

Alternate pricing for the project to be completed in 160 Days

[ULLOA MANAGEMENT GROUP, LLC] RESPONSE DOCUMENT REPORT  
 ITB No. ITB 25-525-LC

Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
2	Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn) (160 Days)	1	LS	\$4,479,327.00	\$4,479,327.00
<b>TOTAL</b>					<b>\$4,479,327.00</b>

**\* UNIT PRICING**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
No. 1	Roof Sheathing 4 x 8 x 3/4" plywood roof sheathing replacement of concealed compromised roof sheathing (Removal of damaged 1 x 6 roof sheathing and replacement)	1	Per 4' x 8' x 3/4" sheet	\$204.00	\$204.00
No. 2	Building B Fascia (2x6 replacement) This price is to include removal of all damaged material, preparation and installation and painting of the new	1	LF	\$75.00	\$75.00
No. 3	Blown Thermal Insulation 8" thick this price represents make up thermal insulation if voids are encountered during construction	1	/250 sq ft	\$489.00	\$489.00
<b>TOTAL</b>					<b>\$718.00</b>

**ALTERNATES**

Add/Deduct from the base bid. These total unit cost will be added to or deducted from the Base Bid based on the Alternate requested. All unit prices should be a positive number additions to the base bid and negative numbers for deducts to the base bid.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
Alternate 1	Standing Seam Metal Roof System: Section 01100	1	LS	\$260,707.00	\$260,707.00

[ULLOA MANAGEMENT GROUP, LLC] RESPONSE DOCUMENT REPORT  
 Invitation To Bid - Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)  
 Page 3

[ULLOA MANAGEMENT GROUP, LLC] RESPONSE DOCUMENT REPORT  
 ITB No. ITB 25-525-LC  
 Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
Alternate 2	Restroom Floor Ceramic Tile Section 01100	1	LS	\$3,500.00	\$3,500.00
Alternate 3	Additional Washer / Dryer Stack Assembly Section 01100	1	LS	\$7,359.00	\$7,359.00
Alternate 4	Building "A" Exterior Soffit Abatement & Replacement Section 01100	1	LS	\$73,069.00	\$73,069.00
Alternate 5	Building "A" Encapsulating the Existing Soffit with a new Pre-finished Aluminum Vented Soffit Section 01100	1	LS	\$101,952.00	\$101,952.00
Alternate 6	(Add or Deduct) – Shower / Bath Solid Surface Inserts Section 01100	1	LS	\$10,000.00	\$10,000.00
Alternate 7	Building "A" 9x9 Tile Flooring Abatement & Replacement Section 01100	1	LS	\$20,201.00	\$20,201.00
<b>TOTAL</b>					<b>\$476,788.00</b>

**EXHIBIT 4: GENERAL CONSTRUCTION NOTICE TO PROCEED**

**NTP No.:** \_\_\_\_\_ **Agreement No.:** 14532

**Invoice/Billing Reference No.:** \_\_\_\_\_

**Project Description:** #14532 - Renovation of Property Formerly Known as Scottish Inn

**County:** Alachua County, a Charter County and political subdivision of the State of Florida

**Date Issued:** \_\_\_\_\_

**County Project Manager:**

**Contractor:**

**Contractor's Address:** , ,

**Architect/Engineer:** Paul Stresing Associates, Inc.

This Notice to Proceed (NTP) is issued in accordance with the terms of the General Construction Agreement No. \_\_\_\_\_, dated \_\_\_\_\_ between the County and the Contractor (“Agreement”). Execution of this NTP by County shall serve as authorization for the Contractor to perform the Work for the above project as set forth in that certain the Agreement, including its exhibits, and further delineated in the specifications, conditions and requirements stated in the following listed documents which are attached hereto and made a part hereof.

**ATTACHMENTS:**

- DRAWINGS/PLANS/SPECIFICATIONS
- SCOPE OF WORK
- SPECIAL CONDITIONS
- SCHEDULE OF VALUES
- \_\_\_\_\_

The Contractor shall provide said services pursuant to this Notice to Proceed, its attachments and the above-referenced Agreement, which is incorporated herein by reference as if it had been set out in its entirety. Whenever the Notice to Proceed conflicts with said Agreement, the Agreement shall prevail.

**TIME FOR COMPLETION:** The Work authorized by this Notice to Proceed shall be commenced upon the date written above or upon issuance of and shall substantially complete within One Hundred Eight (108) Working Days of this NTP with Final Completion occurring 30 working days after the County delivers the final List to the Contractor as provided in section 6.3 of the Agreement, unless extended in accordance with §218.735(7)(c), Florida Statutes .

**METHOD OF COMPENSATION:**

The amount paid for this job shall be:  
\$ \_\_\_\_\_.

The County shall make payment to Contractor in strict accordance with the payment terms of the above-referenced Agreement and in accordance with the Schedule of Values.

It is expressly understood by Contractor that this and Notice to Proceed, until executed by the County, does not authorize the performance of any services by Contractor and that the County, prior to its execution of the Notice to Proceed, reserves the right to authorize a party other than Contractor to perform the services called for under this document if it is determined that to do so is in the best interest of the County.

**IN WITNESS WHEREOF**, the Parties hereto agree to this Notice to Proceed and have executed it on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**CONTRACTOR**

**ALACHUA COUNTY, FLORIDA**

By: \_\_\_\_\_

By: \_\_\_\_\_

Alachua County

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_  
Print Name and Title

**ARCHITECT/ENGINEER/COUNTY (as applicable)**

By: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_  
Print Name and Title



**EXHIBIT 5: CLOSEOUT CHECKLIST**

*Contract Closeout occurs when all obligations are met and all legal, administrative, and managerial tasks are executed.*

**Contract No. 14532 – #14532 - Renovation of Property Formerly Known as Scottish Inn**

*Complete all applicable items.*

<b>ACTION/ITEM</b>	<b>Date Completed (by Vendor)</b>	<b>Vendor (initials)</b>	<b>County (initials)</b>
<b>General Requirements (Should be required on most Contracts)</b>			
All contractual obligations are completed <i>(include list of exceptions as an attachment)</i>			
All invoices, except for the final, are submitted and paid			
All testing reports have been received and analyzed			
Final amount paid via this Contract			
Parties agree that no claims, issues, or unresolved matters exist on the contract			
<b>Contract Specific Requirements (All may not apply)</b>			
All inspections are completed and accepted			
Any County-furnished property is returned			
The contractor has closed any subcontracts that may exist			
All sub-contractor(s) have been paid in full <i>(include a table of sub-contractor(s) names with total amounts paid to each as an attachment)</i>			
Any access or security badges and keys are returned and are accounted for			
All warranties, training material, or other final deliverables are obtained			
All Bond requirements have been met			
Certificates of substantial completion or final completion are obtained			
Other administrative or contractual requirements are met <i>(include list of items as an attachment)</i>			

**CONTRACT ADMINISTRATOR APPROVAL TO CLOSEOUT CONTRACT**

\_\_\_\_\_  
Vendor/Contractor Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Department Administrator Signature

\_\_\_\_\_  
Date

**EXHIBIT 6: PAYMENT BOND FORM**

**CONTRACTOR (PRINCIPAL)**

COMPANY (LEGAL NAME):  
PRINCIPAL BUSINESS ADDRESS (No PO Box):  
TELEPHONE NUMBER:

**SURETY**

COMPANY (LEGAL NAME):  
PRINCIPAL BUSINESS ADDRESS (No PO Box):  
TELEPHONE NUMBER:

**OWNER (OBLIGEE)**

NAME: Alachua County Board of County Commissioners  
PRINCIPAL BUSINESS ADDRESS: 12 S.E. First Street, Gainesville, Florida 32601  
TELEPHONE NUMBER: 352-374-5204

**AGREEMENT DETAILS**

DATE EXECUTED:  
AMOUNT:  
GENERAL DESCRIPTION:  
STREET ADDRESS OF PROJECT:  
PO NO. , RFP, OR BID NO. :

**BOND**

BOND NUMBER:  
DATE:  
AMOUNT:

**KNOW ALL MEN BY THESE PRESENTS:**

That Principal, hereinafter called Contractor, and Surety, as identified above, are bound to Alachua County, Florida, as Obligee, and hereinafter called the County, in the amount identified above, for the payment whereof Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally.

This payment bond is executed pursuant to §255.05, Florida Statutes, and claimants must comply with the notice and time limitations of §255.05(2). Florida Statutes.

WHEREAS, Contractor has by written Agreement entered into an Agreement, identified above, with Alachua County, which Contract Documents are by reference made part hereof, and for the purposes of this Bond are hereafter referred to as the "Agreement."

THE CONDITION OF THIS BOND is that if Contractor promptly makes payments to all persons defined in §713.01, Florida Statutes, who furnish labor, materials and supplies used directly or indirectly by Contractor in the performance of the Agreement; then CONTRACTOR'S OBLIGATION SHALL BE VOID; OTHERWISE, IT SHALL REMAIN IN FULL FORCE AND EFFECT.

The surety hereby waives notice of and agrees that any changes in or under the Agreement and compliance or noncompliance with any formalities connected with the Agreement or the changes do not affect surety's obligation under this bond.

The provisions of this bond are subject to the time limitations of §255.05(2). In no event will the Surety be liable in the aggregate to claimants for more than the penal sum of this Payment Bond, regardless of the number of suits that may be filed by claimants.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**CONTRACTOR (PRINCIPAL)**

Signed, sealed and delivered in the presence of:

\_\_\_\_\_

By: \_\_\_\_\_

Witnesses as to Contractor

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced: \_\_\_\_\_

**SURETY**

SIGNATURE: \_\_\_\_\_

SEAL

PRINTED NAME AND TITLE: ATTORNEY IN FACT

**EXHIBIT 7: PERFORMANCE BOND FORM**

**CONTRACTOR (PRINCIPAL)**

COMPANY (LEGAL NAME):  
PRINCIPAL BUSINESS ADDRESS (No PO Box):  
TELEPHONE NUMBER:

**SURETY**

COMPANY (LEGAL NAME):  
PRINCIPAL BUSINESS ADDRESS (No PO Box):  
TELEPHONE NUMBER:

**OWNER (OBLIGEE)**

NAME: Alachua County  
PRINCIPAL BUSINESS ADDRESS: 12 S.E. First Street, Gainesville, Florida 32601  
TELEPHONE NUMBER: 352-374-5204

**AGREEMENT DETAILS**

DATE EXECUTED:  
AMOUNT:  
GENERAL DESCRIPTION:  
STREET ADDRESS OF PROJECT:  
PO NO. , RFP, OR BID NO. :

**BOND**

BOND NUMBER:  
DATE:  
AMOUNT:

**KNOW ALL MEN BY THESE PRESENTS:**

That Principal, hereinafter called Contractor, and Surety, as identified above, are bound to Alachua County, Florida, as Obligee, and hereinafter called the County, in the amount identified above, for the payment whereof Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally.

WHEREAS, Contractor has by written Agreement entered into an Agreement, identified above, with County, which Contract Documents are by reference made a part hereof, and for the purposes of this Bond are hereafter referred to as the "Agreement";

THE CONDITION OF THIS BOND is that if Contractor:

1. performs the Agreement between Contractor and County, at the times and in the manner prescribed in the Agreement; and
2. pays County all losses, damages, including liquidated damages and damages caused by delay, expenses, costs and attorney's fees including appellate proceedings, that County sustains as a result of default by Contractor under the Agreement; and
3. performs the guarantee of all Work and materials furnished under the Agreement for the time specified in the Agreement; then THIS BOND IS VOID, OTHERWISE IT REMAINS IN FULL FORCE AND EFFECT.

Whenever Contractor shall be, and is declared by County to be, in default under the Agreement, and County having performed County's obligations there under, the Surety may promptly remedy the default, or shall promptly:

1. complete the Agreement in accordance with its terms and conditions; or
2. obtain a bid or bids for completing the Agreement in accordance with its terms and conditions, and upon determination by Surety of the lowest responsible bidder, or, if County elects, upon determination

by County and Surety jointly of the lowest responsible bidder, arrange for an Agreement between such Bidder and County, and make available as Work progresses sufficient funds, paid to County, to pay the cost of completion and other costs and damages for which the Surety may be liable hereunder.

No right of action shall accrue on this bond to or for the use of any person of corporation other than County named herein.

The Surety, for value received, hereby stipulates and agrees that no changes, extensions of time, alterations or additions to the terms of the Agreement or other Work to be performed hereunder, or the specifications referred to therein shall in any way affect its obligations under this bond, and it does hereby waive notice of any such changes, extensions of time, alterations or additions to the terms of the Agreement or to Work or to the specifications.

This instrument shall be construed in all respects as a common law bond. It is expressly understood that the time provisions and statute of limitations under §255.05, Florida Statutes, shall not apply to this bond.

In no event will the Surety be liable in the aggregate to Obligee for more than the penal sum of this Performance Bond regardless of the number of suits that may be filed by Obligee.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**CONTRACTOR (PRINCIPAL)**

Signed, sealed and delivered in the presence of:

\_\_\_\_\_

By: \_\_\_\_\_  
Witnesses as to Contractor Name: \_\_\_\_\_ Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

Personally Known OR Produced Identification  
Type of Identification Produced: \_\_\_\_\_

**SURETY**  
SIGNATURE: \_\_\_\_\_ SEAL

PRINTED NAME AND TITLE:  
\_\_\_\_\_

## **EXHIBIT 8: INSURANCE**

### **TYPE “A” INSURANCE REQUIREMENTS “ARTISAN CONTRACTORS / SERVICE CONTACTS”**

**Contractor shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Work hereunder by Contractor/vendor, his agents, representatives, employees or subcontractors.**

#### **COMMERCIAL GENERAL LIABILITY**

Coverage must be afforded under a per occurrence form policy for limits not less than \$1,000,000 General Aggregate, \$1,000,000 Products / Completed Operations Aggregate, \$1,000,000 Personal and Advertising Injury Liability, \$1,000,000 each Occurrence, \$50,000 Fire Damage Liability and \$5,000 Medical Expense.

#### **AUTOMOBILE LIABILITY**

Coverage must be afforded including coverage for all Owned vehicles, Hired and Non-Owned vehicles for Bodily Injury and Property Damage of not less than \$1,000,000 combined single limit each accident.

#### **WORKERS COMPENSATION AND EMPLOYER’S LIABILITY**

Coverage to apply for all employees at STATUTORY Limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable waters, coverage must be included for the USA Longshoremen & Harbor Workers Act.

Employer’s Liability limits for not less than \$100,000 each accident; \$500,000 disease policy limit and \$100,000 disease each employee must be included.

#### **BUILDER’S RISK / INSTALLATION FLOATERS (when applicable)**

When this contract or agreement includes the construction of and/or the addition to a permanent structure or building; including the installation of machinery and/or equipment, the following insurance coverage must be afforded:

Coverage Form: Completed Value, All Risk in an amount equal to 100% of the value upon completion or value of equipment to be installed.

When applicable: Waiver of Occupancy Clause or Cessation of Insurance clause. Flood Insurance as available under the National Flood Insurance Program.

#### **EMPLOYEE FIDELITY COVERAGE (only applicable to vendors whose employees handle funds)**

Employee Dishonesty coverage must be afforded for not less than \$500,000 Blanket all employees ISO Form

#### **OTHER INSURANCE PROVISIONS**

The policies are to contain, or be endorsed to contain, the following provisions:

##### **I Commercial General Liability and Automobile Liability Coverages**

a. The Alachua County Board of County Commissioners, its officials, employees and volunteers are to be covered as an Additional Insured as respects: Liability arising out of activities performed by or on behalf of Contractor/Vendor; to include Products and/or Completed Operations of Contractor/Vendor; Automobiles owned, leased, hired or borrowed by Contractor.



b. Contractor's insurance coverage shall be considered primary insurance as respects the County, its officials, employees and volunteers. Any insurance or self-insurance maintained by the County, its officials, employees or volunteers shall be excess of Contractor/Vendor's insurance and shall be non-contributory.

**II All Coverages**

Contractor/Vendor shall provide a Certificate of Insurance to the County with a thirty (30) day notice of cancellation. The certificate shall indicate if cover is provided under a "claims made" or "per occurrence" form. If any cover is provided under claims made from the certificate will show a retroactive date, which should be the same date of the agreement (original if contact is renewed) or prior.

**SUBCONTRACTORS**

Contractor/Vendor shall be responsible for all subcontractors Working on their behalf as a condition of this Agreement. All subcontractors of Contractor/Vendor shall be subject to the same coverage requirements stated herein.

**CERTIFICATE HOLDER: Alachua County Board of County Commissioners**

**MAIL, EMAIL or FAX CERTIFICATES**

*REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK*

**EXHIBIT 8-A: CERTIFICATE OF INSURANCE**

**EXHIBIT 9: CONTRACTOR’S FINAL PAYMENT AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, personally appeared \_\_\_\_\_, who after being duly sworn, deposes and says:

(1) He or she is the (title) \_\_\_\_\_, of \_\_\_\_\_, which does business in the State of Florida, hereinafter referred to as the “Contractor.”

(2) Contractor, pursuant to that certain General Construction Agreement No. \_\_\_\_\_ (“Agreement”) with Alachua County, a charter county and political subdivision of the State of Florida, hereinafter referred to as the “Owner,” has furnished or caused to be furnished labor, materials, and services for Bid or RFP No. 25-525-LC; #14532 - Renovation of Property Formerly Known as Scottish Inn , as more particularly set forth in said Agreement.

(3) This affidavit is executed by Contractor in accordance with §713.06 of the Florida Statutes for the purposes of obtaining final payment from the Owner in the amount of \$ \_\_\_\_\_.

(3) Contractor certifies, represents and warrants that it has paid all persons defined in §713.01, Florida Statutes, who furnished labor, services, or materials for the prosecution of the Work provided for in the Agreement (“Claimants”), all amounts owed them from any previous payments received by Contractor from the Owner and has not withheld any such amounts.

(4) Contractor certifies, represents and warrants that all Work to be performed under the Agreement has been fully completed, and all Claimants have been paid in full.

(5) In accordance with the Contract Documents and in consideration of \$ \_\_\_\_\_ paid, Contractor releases and waives for itself and all Claimants, including their successors and assigns, all claims demands, damages, costs and expenses, whether in agreement or in tort, against Owner relating in any way to the performance of the Agreement.(6) Contractor certifies, represents and warrants for itself and its subcontractors, materialmen, successors and assigns, that all charges for labor, materials, supplies, lands, licenses and other expenses for which Owner might be sued or for which a lien or a demand against any payment bond might be filed, have been fully satisfied and paid.

(7) Contractor agrees to indemnify, defend and save harmless Owner from all demands or suits, actions, claims of liens or other charges filed or asserted against Owner arising out of the performance by Contractor of the Work covered by the Agreement.

**Contractor:**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

[Corporate Seal]

\_\_\_\_\_

Witnesses

STATE OF \_\_\_\_\_

**EXHIBIT 10: FINAL PAYMENT BOND WAIVER FORM**

**WAIVER OF RIGHT TO CLAIM AGAINST THE PAYMENT BOND  
(FINAL PAYMENT)**

**OWNER:** Alachua County, a charter county and political subdivision of the State of Florida

**CONTRACTOR:**

**PROJECT:** General Construction Agreement No. 14532 (“Agreement”) for labor, materials, and services for Bid No. 25-525-LC Alachua County #14532 - Renovation of Property Formerly Known as Scottish Inn

The undersigned Claimant, for itself and its successors and assigns, and in consideration of the final payment made in the amount of \$ \_\_\_\_\_, hereby waives and releases its right to claim against the payment bond, and further waives, releases and discharges the Owner and Contractor from any and all claims, demands, obligations, damages, actions, and causes of action, direct or indirect, in law or in equity, for labor, services or materials furnished through \_\_\_\_\_ (insert date) to \_\_\_\_\_, on the job of **Alachua County**, a charter county and political subdivision of the State of Florida, for improvements associated with the above referenced Project.

DATED ON \_\_\_\_\_.

Claimant: \_\_\_\_\_

By: \_\_\_\_\_  
(Name)  
Title: \_\_\_\_\_  
(Print Title)

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

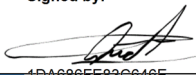
Personally Known OR Produced Identification  
Type of Identification Produced: \_\_\_\_\_

**EXHIBIT 11: NO COERCION FOR LABOR OR SERVICES AFFIDAVIT**

State of Florida,  
County of Alachua

I, Paul Fernando Ulloa Jarrin being duly sworn, state under oath:

1. I am a duly authorized representative of Ulloa Management Group LLC.
2. Under penalty of perjury, I attest and affirm that Ulloa Management Group LLC does not use coercion as defined in section 787.06(2)(a), Florida Statutes to employ any person for labor or services.
3. This signed attestation is provided to the Alachua County Board of County Commissioners to comply with section 787.06(13), Florida Statutes.

Signed by:  
  
1DA686FE83C640E...

Signature

2/18/2025

Date Signed

**EXHIBIT 12: FOREIGN COUNTRIES OF CONCERN AFFIDAVIT**

State of Florida  
County of Alachua

I, Paul Fernando Ulloa Jarrin being duly sworn, state under oath:

1. I am a duly authorized representative of Ulloa Management Group LLC.
2. Under penalty of perjury, I attest and affirm that Ulloa Management Group LLC
  - 2.1. Is not owned by the government of a foreign country of concern as identified in section 287.138(1)(c), Florida Statutes. (People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic)
  - 2.2. The government of a foreign country of concern does not have a controlling interest in Ulloa Management Group LLC.
  - 2.3. Ulloa Management Group LLC is not organized under the laws of or has its principal place of business in a foreign country of concern.

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

Signature

2/18/2025

**Date Signed**



**EXHIBIT 13: WAGE RATE DECISION NUMBER FL194**

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"General Decision Number: FL20250194 01/03/2025

Superseded General Decision Number: FL20240194

State: Florida

Construction Type: Building

County: Alachua County in Florida.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

<p>If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:</p>	<ul style="list-style-type: none"> <li>. Executive Order 14026 generally applies to the contract.</li> <li>. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.</li> </ul>
<p>If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:</p>	<ul style="list-style-type: none"> <li>. Executive Order 13658 generally applies to the contract.</li> <li>. The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.</li> </ul>

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number: 0  
 Publication Date: 01/03/2025

<https://sam.gov/wage-determination/FL20250194/0>

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ASBE0013-001 05/15/2023

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 28.00	12.30

ELEV0049-001 01/01/2024

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 48.92	37.885+a+b

FOOTNOTE:

a. Employer contributions 8% of regular hourly rate to vacation pay credit for employee who has worked in business more than 5 years; Employer contributions 6% of regular hourly rate to vacation pay credit for employee who has worked in business less than 5 years.

b. Paid Holidays: New Year's Day; Memorial Day; Independence Day; Labor Day; Veterans' Day; Thanksgiving Day; The Friday after Thanksgiving Day; and Christmas Day.

ENGI0487-021 07/01/2016

	Rates	Fringes
OPERATOR: Crane All Cranes 160 Ton Capacity and Over.....	\$ 33.05	9.20
All Cranes Over 15 Ton Capacity.....	\$ 32.05	9.20
OPERATOR: Forklift.....	\$ 23.25	9.20
OPERATOR: Mechanic.....	\$ 32.05	9.20
OPERATOR: Oiler.....	\$ 23.50	9.20

IRON0402-001 10/01/2024

	Rates	Fringes
IRONWORKER, ORNAMENTAL.....	\$ 28.90	15.66

IRON0597-006 04/01/2024

	Rates	Fringes
IRONWORKER, STRUCTURAL.....	\$ 29.50	12.98

PLUM0234-006 09/01/2024

	Rates	Fringes
PLUMBER.....	\$ 36.50	17.09

PLUM0234-011 09/01/2024

	Rates	Fringes
PIPEFITTER (Includes HVAC Pipe and Unit Installation).....	\$ 36.50	17.09

SUFL2014-001 08/16/2016

<https://sam.gov/wage-determination/FL20250194/0>

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CARPENTER, Includes Form Work....	\$ 15.08 **	0.00	
CEMENT MASON/CONCRETE FINISHER...	\$ 14.47 **	1.74	
ELECTRICIAN, Includes Low Voltage Wiring.....	\$ 17.35 **	1.98	
IRONWORKER, REINFORCING.....	\$ 22.81	11.58	
LABORER: Common or General, Including Cement Mason Tending...	\$ 11.38 **	0.63	
LABORER: Pipelayer.....	\$ 12.49 **	1.07	
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 14.44 **	1.40	
OPERATOR: Bulldozer.....	\$ 15.40 **	1.90	
OPERATOR: Grader/Blade.....	\$ 18.97	0.00	
OPERATOR: Loader.....	\$ 14.83 **	1.84	
OPERATOR: Roller.....	\$ 14.43 **	4.78	
PAINTER: Brush, Roller and Spray.....	\$ 15.62 **	2.05	
ROOFER.....	\$ 16.99 **	0.00	
SHEET METAL WORKER, Includes HVAC Duct Installation.....	\$ 20.09	0.30	
SPRINKLER FITTER (Fire Sprinklers).....	\$ 17.87	5.00	
TILE SETTER.....	\$ 18.01	0.00	
TRUCK DRIVER: Dump Truck.....	\$ 13.22 **	2.12	
TRUCK DRIVER: Lowboy Truck.....	\$ 14.24 **	0.00	

-----  
WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

\*\*\*\*\*  
**\*\* Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.**

**Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours**

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they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

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The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

#### Union Rate Identifiers

A four-letter identifier beginning with characters other than "SU", "UAVG", "SA", or "SC" denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

#### Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024, UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

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### Survey Rate Identifiers

The "SU" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

### State Adopted Rate Identifiers

The "SA" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

### -----

### WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to [davisbaconinfo@dol.gov](mailto:davisbaconinfo@dol.gov) or by mail to:

Branch of Wage Surveys  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be

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directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210.

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END OF GENERAL DECISION"

<https://sam.gov/wage-determination/FL20250194/0>

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### Certificate Of Completion

Envelope Id: 059E8C5D-E97E-4AA9-A310-E350A1CDBD52	Status: Completed
Subject: Complete with Docusign: #14532 - Scottish Inn Renovations with Ulloa Mgmt Group, LLC.pdf	
Source Envelope:	
Document Pages: 280	Signatures: 3
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Michelle Guidry
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	mguidry@alachuacounty.us
	IP Address: 163.120.80.11

### Record Tracking

Status: Original 2/18/2025 11:22:34 AM	Holder: Michelle Guidry mguidry@alachuacounty.us	Location: DocuSign
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Alachua County	Location: Docusign

### Signer Events

Paul Fernando Ulloa Jarrin  
paul@ulloagroupllc.com  
Owner  
Ulloa Management Group LLC  
Security Level: Email, Account Authentication (None)

### Signature

Signed by:  
  
1DA686FE83C646E...  
Signature Adoption: Drawn on Device  
Using IP Address: 172.59.67.239  
Signed using mobile

### Timestamp

Sent: 2/18/2025 11:27:51 AM  
Viewed: 2/18/2025 11:28:48 AM  
Signed: 2/18/2025 11:40:32 AM

**Electronic Record and Signature Disclosure:**  
Accepted: 12/3/2024 11:42:23 AM  
ID: fea13911-d21d-4731-a968-b98dc8ac12ed

### In Person Signer Events

### Signature

### Timestamp

### Editor Delivery Events

### Status

### Timestamp

### Agent Delivery Events

### Status

### Timestamp

### Intermediary Delivery Events

### Status

### Timestamp

### Certified Delivery Events

### Status

### Timestamp

### Carbon Copy Events

### Status

### Timestamp

Thomas (Jon) Rouse  
trouse@alachuacounty.us  
Contracts Supervisor  
Alachua County Board of County Commissioners  
Security Level: Email, Account Authentication (None)

**COPIED**

Sent: 2/18/2025 11:40:35 AM

**Electronic Record and Signature Disclosure:**  
Not Offered via Docusign

Carolyn Miller  
crmiller@alachuacounty.us  
Procurement Specialist  
Procurement

**COPIED**

Sent: 2/18/2025 11:40:36 AM

Security Level: Email, Account Authentication (None)

**Electronic Record and Signature Disclosure:**  
Not Offered via Docusign



Carbon Copy Events	Status	Timestamp
Barbara Fair bafair@alachuacounty.us Security Level: Email, Account Authentication (None)	COPIED	Sent: 2/18/2025 11:40:37 AM Viewed: 2/18/2025 11:53:58 AM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	2/18/2025 11:27:51 AM
Certified Delivered	Security Checked	2/18/2025 11:28:48 AM
Signing Complete	Security Checked	2/18/2025 11:40:32 AM
Completed	Security Checked	2/18/2025 11:40:37 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, Alachua County (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact Alachua County:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [mguidry@alachuacounty.us](mailto:mguidry@alachuacounty.us)

### **To advise Alachua County of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [mguidry@alachuacounty.us](mailto:mguidry@alachuacounty.us) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

### **To request paper copies from Alachua County**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [mguidry@alachuacounty.us](mailto:mguidry@alachuacounty.us) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

### **To withdraw your consent with Alachua County**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [mguidry@alachuacounty.us](mailto:mguidry@alachuacounty.us) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Alachua County as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Alachua County during the course of your relationship with Alachua County.