



CITY OF AUBURN
CITY HALL MODIFICATIONS

PROJECT MANUAL
100% CONSTRUCTION DOCUMENTS

WBA No. 25-003.00

JULY 27, 2026

NOTICE TO CONTRACTORS

Sealed bids will be received by the City of Auburn, Alabama ("City"), until **10:00 a.m., local time, on Thursday, September 3, 2026**, in the Office of the City Manager, 144 Tichenor Avenue, Auburn, Alabama, and then publicly opened and read at the City Meeting Room, 122-B Tichenor Avenue, for furnishing all labor, materials and equipment necessary for the completion of the following project:

CITY HALL MODIFICATIONS

The City is requesting bid prices to construct improvements and safety modifications to Auburn City Hall including renovations to the Customer Service Desk and the Reception Desk areas, minor reconfigurations to existing office area, improved HVAC controls throughout the building, and other miscellaneous improvements. Additive alternates to the project include all labor, materials, and equipment necessary to replace the flooring in the first-floor west wing of the building (OCM Wing) and ADA parking lot improvements on the west side of the building. The work shall be done in accordance with the construction drawings and specifications. **Informal pre-bid meetings will be held at City Hall on August 19th at 2:00pm CST and August 20th at 2:00pm CST. Contractors are strongly encouraged, but not required, to attend one of the pre-bid meetings. Contractors wishing to attend shall RSVP by emailing Patrick Slaughter at pslaughter@auburnalabama.gov by August 18th at 12:00pm (noon).**

Plans, specifications, and contract documents are available for viewing, free of charge, at www.auburnalabama.org/bids. Plans and specifications may be obtained by prime contractor bidders electronically at no charge via email by request. Please contact **Patrick Slaughter**, Project Manager, at 334-501-3008 or pslaughter@auburnalabama.gov for additional project information.

Guarantee will be required with each bid to submit the following: At least five percent (not to exceed \$10,000) of the amount bid in the form of a certified or cashier's check or bid bond payable to the City of Auburn, Alabama.

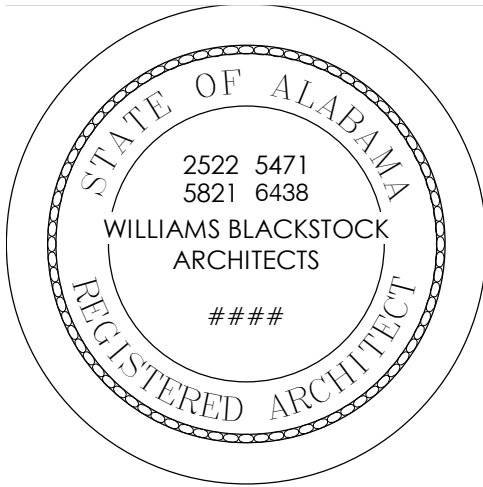
All bidders are required to be compliant with the Beason-Hammon Alabama Taxpayer and Citizen Protection Act, Act No. 2011-535 (Code of Alabama (1975) § 31-13-9) as amended May 16, 2012 regarding employment practices.

The successful bidder is responsible for acquiring the appropriate business licenses and permits to conduct work within the City of Auburn.

Your attention in particular is invited to the section entitled "Instructions to Bidders", which is to be followed in all respects. The City reserves the right to select the lowest responsible bidder as the best interest of the City may require, to award the purchase contract from any of the bids, to reject any and all bids, and to waive any informalities in bids received. Bids will be good for thirty (30) days after being opened by the City.

SECTION 00 0107

PROFESSIONAL SEALS



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- 00 0008 Sample Contract
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- 00 0010 Labor and Materials Bond
- 00 0011 Special Conditions

CONTRACTOR NOTE: THE FOLLOWING LIST OF PROJECT DOCUMENTS AND FORMS SHALL BE USED FOR THIS PROJECT AND FORM THE BASIS FOR THE PROTOCOLS TO BE EMPLOYED FOR THE ADMINISTRATION OF THE CONTRACT FOR CONSTRUCTION. FACSIMILE (SAMPLE) COPIES OF THESE DOCUMENTS AND FORMS ARE SCHEDULED HERE FOR THE CONVENIENCE OF THE CONTRACTOR AND SUBCONTRACTORS IN ORDER TO OBTAIN ORIGINAL COPIES FOR USE DURING THIS PROJECT WHICH IS A REQUIREMENT OF THE AMERICAN INSTITUTE OF ARCHITECTS AS THE COPYRIGHT HOLDER. ORIGINALS ARE AVAILABLE AT [HTTPS://WWW.AIACONTRACTS.ORG/PURCHASE](https://www.aiacontracts.org/purchase).

- 00 6040 - AIA Document A 312 2010 Performance Bond
- 00 6050 - AIA Document A 312 2010 Payment Bond
- 00 6060 - A102- 2017 Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price.
- 00 6065 - A 201- 2017 General Conditions of the Contract for Construction
- 00 6230 - AIA Document G702 1992 Application and Certificate for Payment
- 00 6240 - AIA Document G703 Continuation Sheet 1992 (Schedule of Values)
- 00 6280 - AIA Document G701 2017 Change Order
- 00 6300 - AIA Document G704 Certificate of Substantial Completion 2017
- 00 6305 - AIA Document G706 1992 Contractor's Affidavit of Payment of Debts and Claims
- 00 6310 - AIA Document G706A 1994 Contractor's Affidavit of Release of Liens
- 00 6320 - AIA Document G707 1994 Consent of Surety to Final Payment
- 00 6330 - AIA Document G707A 1994 Consent of Surety to Reduction to or Partial Release of Retainage.
- 00 6500 - AIA Document G709 Work Change Proposal Request 2018
- 00 6510 - AIA Document G710 Architect's Supplemental Instructions 2017

00 7100 - AIA Document G714 Construction Change Directive 2007

00 8000 - AIA Document G716 Request for Information (RFI)

SPECIFICATIONS

DIVISION 01 -- GENERAL REQUIREMENTS

- 01 1000 - Summary
- 01 2000 - Price and Payment Procedures
- 01 2300 - Alternates
- 01 2500 - Substitution Procedures
- 01 3000 - Administrative Requirements
- 01 4000 – Quality Requirements
- 01 4216 - Definitions
- 01 5000 - Temporary Facilities and Controls
- 01 6000 - Product Requirements
- 01 7000 - Execution and Closeout Requirements
- 01 7419 - Construction Waste Management and Disposal
- 01 7610 - Temporary Protective Coverings
- 01 7800 - Closeout Submittals
- 01 7900 - Demonstration and Training

DIVISION 02 -- EXISTING CONDITIONS

- 02 4200 – Selective Building Demolition

DIVISION 03 -- CONCRETE - NOT USED

DIVISION 04 -- MASONRY - NOT USED

DIVISION 05 -- METALS

- 05 4000 - Cold-Formed Metal Framing

DIVISION 06 -- WOOD, PLASTICS, AND COMPOSITES

- 06 1000 - Rough Carpentry
- 06 4000 – Interior Architectural Woodwork

DIVISION 07 -- THERMAL AND MOISTURE PROTECTION

- 07 9200 - Joint Sealants

DIVISION 08 -- OPENINGS

- 08 1113 - Hollow Metal Doors and Frames
- 08 1416 - Flush Wood Doors

08 5113 - Aluminum Windows
08 5653 – Security Windows
08 7100 - Door Hardware
08 5653 - Bullet Resistant Framing & Glazing Systems
08 8000 – Glazing

DIVISION 09 -- FINISHES

09 2116 - Gypsum Board Assemblies
09 5100 - Acoustical Ceilings
09 6500 - Resilient Flooring
09 6813 - Tile Carpeting
09 8413 – Fixed Sound Absorptive Panels
09 9000 - Painting and Coating

DIVISION 10 -- SPECIALTIES

10 4400 - Fire Protection Specialties

DIVISION 11 -- EQUIPMENT - NOT USED

DIVISION 12 -- FURNISHINGS

12 3600 - Countertops

DIVISION 13-22 - NOT USED

DIVISION 23 -- HVAC – REFER TO MECHANICAL DRAWINGS FOR REQUIREMENTS

DIVISION 26 -- ELECTRICAL - REFER TO ELECTRICAL DRAWINGS FOR REQUIREMENTS

DIVISION 27-33 – NOT USED

END OF SECTION



July 27, 2026

INVITATION TO BID

1. GENERAL INFORMATION AND SUBMISSION REQUIREMENTS

Please note, the City of Auburn is updating its online bid notification system to better communicate with those interested in bidding on City Projects. To receive notifications, bidders need to register in the City's [Vendor Self Service \(VSS\) System](#).

Those already registered in VSS will need to add their NIGP commodity codes. Previously entered codes were removed from all vendor records in VSS during the system update. Please note, NIGP commodity codes are required for vendors to receive bid notifications.

Sealed bids will be received by the City of Auburn, Alabama ("City"), until 10:00 a.m., local time, on Thursday, **September 3, 2026**, in the Office of the City Manager, 144 Tichenor Avenue, Auburn, Alabama, and then publicly opened and read at the City Meeting Room, 122-B Tichenor Avenue, for furnishing all labor, materials and equipment necessary for the completion of the following project:

CITY HALL MODIFICATIONS

The City is requesting bid prices to construct improvements and safety modifications to Auburn City Hall including renovations to the Customer Service Desk and the Reception Desk areas, minor reconfigurations to existing office area, improved HVAC controls throughout the building, and other miscellaneous improvements. Additive alternates to the project include all labor, materials, and equipment necessary to replace the flooring in the first-floor west wing of the building (OCM Wing) and ADA parking lot improvements on the west side of the building. The work shall be done in accordance with the construction drawings and specifications. **Informal pre-bid meetings will be held at City Hall on August 19th at 2:00pm CST and August 20th at 2:00pm CST. Contractors are strongly encouraged, but not required, to attend one of the pre-bid meetings. Contractors wishing to attend shall RSVP by emailing Patrick Slaughter at pslaughter@auburnalabama.gov by August 18th at 12:00pm (noon).**

Specifications and contract documents are available for viewing, free of charge, at www.auburnalabama.org/bids. Specifications may be obtained by prime contractor bidders electronically at no charge via email by request. Please email pslaughter@auburnalabama.gov for information on obtaining these specifications. Please contact Patrick Slaughter, Project Manager, 334-501-3008 for additional project information.

Bids must be submitted upon the attached forms furnished by the City of Auburn, Alabama. No bids may be withdrawn for a period of thirty (30) days after the scheduled closing time for the receipt of bids. A sealed envelope containing the original proposal and one (1) copy must be delivered or mailed to:

Purchasing Officer, City of Auburn
144 Tichenor Avenue, Suite 5
Auburn, AL 36830

The envelope must be plainly marked on the outside as follows:

BID:	CITY HALL MODIFICATIONS
OPENING:	10:00 a.m. local time
DATE:	Thursday, September 3, 2026
STATE LICENSE NO:	

Documentation of the issuance of a State contractor's license as required under Title 34, Chapter 8 of the Code of Alabama, 1975, shall be included with the bid proposal and shall be required as a requirement of the award of the contract. State license number and expiration date should be clearly and plainly marked on the outside of the bid proposal envelope. The Contractor's license must include all necessary classifications to complete the work.

2. CONTRACT AWARD

The City reserves the right to select the lowest responsible bidder as the best interest of the City may require, to award the purchase contract from any of the bids, to reject any or all bids, and to waive any informalities in bids received. Bid will be good for thirty (30) days after being opened by the City of Auburn, Alabama.

Award of the contract, if to be awarded, will be made within thirty (30) calendar days after opening of bids to the lowest responsible bidder whose proposal complies with the requirements of the invitation to bid. Should no award be made within the thirty (30) days, all proposals will be rejected unless the successful bidder agrees in writing to a stipulated extension in the time limit for award. The successful bidder will be notified by letter, mailed to the address shown on his proposal, that his bid has been accepted and that he has been awarded the contract.

3. E-VERIFY AND NO-BOYCOTT CLAUSE

All bidders are required to be compliant with the Beason-Hammon Alabama Taxpayer and Citizen Protection Act, No. 2011-535 Code of Alabama (1975) § 31-13-9 as amended May 16, 2012, regarding employment practices. For all bidders that employ persons in the State of Alabama, documentation of enrollment in E-Verify should be included with the bid and will be required as a condition for the award of any contract. All bidders are advised that the award of the contract is conditioned on the bidder not knowingly employing, hiring for employment or continuing to employ an

unauthorized alien within the State of Alabama. The awarded contract will contain a provision whereby the bidder pledges not to violate federal immigration law.

Legislative Act 2016-312 (the "Act") prohibits the City from entering into contracts with any business entity that is actively engaged in or plans to engage in the boycott of a person or an entity based in or doing business with a jurisdiction with which the State can enjoy open trade; unless such business entity provides the goods or services for at least 20 percent (20%) less than the lowest business entity in compliance with the Act. All bidders understand and agree that in the awarded contract, the lowest responsive bidder must either certify that it is in compliance with the Act and agree that it will not violate the act during the term of the contract; or agree to offer the goods or services for at least 20 percent (20%) less than the lowest business entity certifying compliance with the Act.

4. LICENSING REQUIREMENTS

The successful bidder is responsible for acquiring the appropriate business licenses and permits to conduct work with the City of Auburn. In addition to the business license and permit requirements, the bidder is required to remit all applicable sales and use tax, occupational license fees, and contractors/subcontractors license fee in accordance with City ordinances and codes. In accordance with Section 39-3-5 of State Code, any non-Alabama bidders must submit a written opinion from an attorney stating the amount and criteria, if any, of local preference granted by law to non-resident businesses in his state of residence. Questions regarding business license and applicable taxes may be directed to the Revenue Office at 334.501.7239.

5. EQUAL OPPORTUNITY

The City of Auburn believes fully in equal opportunity in the provision of supplies, equipment, construction and services. Positive steps should be taken to assure that small business, minority businesses and women-owned businesses are given many opportunities to provide the above-mentioned services when economically feasible. In the case of construction projects, the City of Auburn shall rely on individuals or firms seeking to do business with the City of Auburn to ensure that such above-mentioned businesses are given ample opportunity to participate on a sub-contractual basis.

6. US SOURCING

The Contractor agrees in all events to use materials, supplies and products manufactured, mined, processed or otherwise produced in the United States or its territories if the same are available at reasonable prices. If the Contractor determines that said items are not available at a reasonable price, the Contractor must first contact the City of Auburn and obtain approval for the use of other materials, supplies and products. In the event the Contractor breaches the agreement to use domestic

products, and domestic products are not used, there shall be a downward adjustment in the contract price equal to any realized savings or benefits to the Contractor.

7. PAYMENT AND INVOICING

The City of Auburn will process only one invoice per month for partial payment to the Contractor. If you have any questions concerning billing, contact our accounts payable office at 334.501.7237 or 334.501.7238.

8. INSURANCE REQUIREMENTS

The successful bidder will be required to provide certificates of insurance showing that it carries, or has in force, automobile liability insurance, general liability insurance, and workers' compensation insurance. Limits of liability for automobile liability insurance shall be, at a minimum, \$1,000,000.00 combined single limit. Limits of liability for general liability insurance shall be, at a minimum, \$1,000,000.00 per occurrence, \$1,000,000.00 personal and advertising injury, \$1,000,000.00 general aggregate and \$1,000,000.00 products/completed operations aggregate. General liability insurance will include coverage for contractually assumed liability and explosion, collapse and underground hazards (X,C & U). If the general liability insurance coverage is on a claims-made basis, the successful bidder will maintain coverage in force for a period of two (2) years following completion of the work specified in the agreement at the limits specified in this paragraph. Workers' compensation insurance shall provide statutory workers' compensation coverage and employers' liability coverage with limits of, at a minimum, \$500,000.00 each accident, \$500,000.00 disease- each employee and 500,000.00 disease – policy limit. The successful bidder will be responsible for the payment of any deductibles or self-insured retentions. The successful bidder's insurance will be primary. If the successful bidder carries higher insurance limits than those specified, the higher insurance limits will apply.

The certificate of insurance shall provide the City of Auburn, Alabama (City) with thirty (30) days written notice of cancellation of any of the coverages named in said certificate and provide the City with waivers of subrogation for the coverages listed on the certificate.

The City will be named as additional insured under the Contractor's general liability insurance and automobile liability insurance policies. The Contractor shall require certificates of insurance from subcontractors. Subcontractors will carry limits of insurance equal to or greater than those carried by the Contractor. These certificates shall evidence waivers of subrogation in favor of the Contractor and the City, and shall be made available to the City upon request.

At the City's discretion, the Contractor may be required to have in force builder's risk coverage and/or higher liability limits than that mentioned above and/or broader coverage than normally carried by the Contractor.

Questions concerning insurance coverage may be directed to the Risk Manager, McCarthy Autry, at 334.501.7247.

9. INDEMNIFICATION

The Contractor agrees to indemnify, hold harmless, and defend the City, its officials, representatives, agents, servants, and employees from and against any and all claims, actions, lawsuits, damages, judgments, liability and expense, including attorney's fees and litigation expenses, in whole or in part arising out of, connected with, or in any way associated with the activities of the Contractor, its employees, or its sub-contractors in connection with the work to be performed under this contract. This obligation survives the payment of any losses by the Contractor's insurance carrier.

10. LEGAL ACTION

Legal action arising from the performance of this contract will be filed in the Circuit Court of Lee County, Alabama located in Opelika, Alabama or the Federal District Court for the Middle District of Alabama – Eastern Division located in Opelika, Alabama. The contract will be interpreted according to the laws of the State of Alabama.

11. ASSIGNMENT OF CONTRACT

The contract may not be assigned by the Contractor without written permission of the City of Auburn.

CITY OF AUBURN, ALABAMA

Erika Sprouse

Accounting and Financial Reporting Manager

FOR SPECIFIC INFORMATION CONCERNING THIS BID, PLEASE CONTACT **PATRICK SLAUGHTER** AT 334.501.3008.

INSTRUCTIONS TO BIDDERS

1. Contract Documents. The "Advertisement for Bids", the "Instruction to Bidders", the "Bid", the "Agreement", the "General Conditions", the "Drawings", the "Specifications", the "Contract", the "Performance Bond", the "Labor and Materials Payment Bond", the "Bid Bond", "General Conditions" and the "Special Conditions", make up the "Contract Documents". The Contractor must visit the location of the work and inform itself of all site conditions and make its own estimates of the facilities and difficulties attending the execution of the work.

2. Delivery of Bids. Envelopes containing bids must be sealed, addressed as follows, and sent First Class Mail or delivered to the Office of the City Manager, Auburn City Hall, 144 Tichenor Avenue, Suite 5, Auburn, Alabama 36830. The City assumes no responsibility for the delivery of a bid by mail or otherwise.

The following note must be clearly shown on the face of the envelope:

City Hall Modifications

Bids opened on **Thursday, September 3, 2026, 10:00 a.m., local time.**

3. Omissions and Discrepancies. Should a bidder find ambiguities or discrepancies in, or omissions from, the Drawings or Contract Documents, or should he be in doubt as to their meaning, he must at once notify the Engineer, who may send a written instruction to all bidders.

4. Acceptance or Rejection of Bids. The City reserves the right to reject any or all Bids. Without limiting the generality of the foregoing, any Bid which contains incomplete, obscure or irregular material or information may be rejected; any Bid which omits a bid on any one or more items in the price sheet may be rejected; any Bid in which unit prices are omitted, or in which unit prices are obviously unbalanced, may be rejected; any Bid accompanied by an insufficient or irregular Bid Bond, certified or cashier's check may be rejected.

5. Bid Bond. All Bids shall be accompanied by a Bid Bond or a certified or cashier's check upon a national or state bank, drawn and made payable to the order of the City of Auburn, Alabama. The Bid Bond or check must be enclosed in the same envelope with the Bid. The amount of the Bid Bond or check will be at least five percent (5%) of the amount of Bid **(not to exceed \$10,000.00)**. All such Bid Bonds or checks will be returned to the respective bidders within ten **(10)** days after Bids are opened, except those which the City elects to hold until the successful bidder has executed the Contract. Thereafter all remaining Bid Bonds and checks, including the Bid Bond or check of the successful bidder, will be returned within ten **(10)** days.

6. Acceptance of Bids and Its Effect. All Bids shall be Irrevocable for a period of thirty **(30)** days after bid opening. Within thirty **(30)** days after the opening of the Bids, the City of Auburn will act upon them. The acceptance of a bid will be a notice in writing signed by a duly authorized representative of the City of Auburn, and no other act of the City of Auburn shall

constitute the acceptance of a Bid. The acceptance of a Bid shall bind the successful bidder to execute and perform the Contract and to be responsible for liquidated damages as provided in Paragraph 8. The rights and obligations provided for in the Contract shall become effective and binding upon the City of Auburn only upon its formal execution by the City of Auburn.

7. Time for Executing Contract and Damages for Failure to Execute. The bidder to whom the award is made shall enter into a written contract on the form included in the bid, plans, and specifications, furnish a performance bond and payment bond executed by a surety company duly authorized and qualified to make such bonds in the State of Alabama in the amount required in Item 13 and provide evidence of insurance as required by the bid documents within the period specified or, if no period is specified, within 15 days after the prescribed forms have been presented to him or her for signature. If extenuating circumstances prevail, the awarding authority may grant an extension in time not exceeding five days for the return of the contract, required bonds and required evidence of insurance. Failure or neglect to do so shall constitute a breach of the agreement affected by the acceptance of the Bid. The damages to the City for such breach shall include loss from interference with its construction program and other items whose accurate amount will be difficult or impossible to compute. The amount of the Bid Bond or certified or cashier's check accompanying the Bid of such bidder shall be retained by the City of Auburn, Alabama as liquidated damages for such breach. In the event any bidder whose Bid shall be accepted shall fail or refuse to execute the Contracts hereinbefore provided, the City Manager of the City of Auburn may, at his option, determine that such bidder has abandoned the Contract and thereupon the City shall be entitled to liquidated damages as above provided.

8. Determination of Low Bidder. Except where the City exercises the right reserved herein to reject any or all bids, the Contract will be awarded by the City to the bidder who has submitted the lowest Bid determined by the sum of the following.

For a Lump Sum Bid:

- Base Bid;
- Algebraic sum of alternatives elected by City after opening of Bids;
- Amount of unit price work based on quantities given in bid form or estimated by City or Engineer;
- Amount of management fees called for in Bid.

For a Unit Price Bid:

- Sums of unit price work based on quantities given in schedule;
- Algebraic sum of alternatives elected by City after opening of Bids;
- Amount of management fees called for in Bid.

9. Time for Beginning and Completing the Work. The Contractor shall commence the work within ten (10) consecutive calendar days after the date specified in the Notice to Proceed given to him by the City Manager of the City of Auburn to commence work, and he shall complete

the work within **two hundred and ten (210)** consecutive calendar days after the date specified in the Notice to Proceed. *Time charges begin on day 11. The Contractor should account for normal rain during the anticipated construction time period. No additional days will be granted for rain within the normal rainfall amount. If necessary, time extensions will be granted for delays above normal rainfall.*

In the event that the City adds additional utility patches to the project beyond the initial scope reviewed in the preconstruction meeting, an extension of contract time will be granted. The extension of contract time shall be in the same ratio as the increase in the total cost. If the Contractor finds it impossible for reasons beyond his control to complete the work within the contract time as specified or as extended, he may at any time prior to the expiration of the contract time as extended, make a written request to the Project Manager for an extension of time setting forth therein the reasons which he believes will justify the granting of his request.

10. Prices. In case of discrepancy between the prices quoted in the Bid in words and those quoted in figures, the words shall control. The prices are to include the furnishing of all materials, plant, equipment, tools, scaffolds, and all other facilities, and the performance of all labor and services necessary or proper for the completion of the work, except such as may be otherwise expressly provided in the Contract Documents.

11. Interpretations and Addenda. No oral interpretations shall be made to any bidder as to the meaning of any of the Contract Documents, or be effective to modify any of the provisions of the Contract Documents. Every request for an interpretation shall be made in writing, addressed, and forwarded to the City Manager of the City of Auburn, Alabama. All requests must be submitted at least 48 hours before the date and time of the bid opening. Requests for interpretations will not be accepted after that time.

12. Postponement of Date for Presenting and Opening Bid. The City reserves the right to postpone the date for presentation and openings of Bids and will give notice by registered mail of any such postponement to each prospective bidder. Bids shall be irrevocable for the period of any postponement of openings not to exceed thirty **(30)** days.

13. Bonds. Performance Bond will be required as follows: One hundred percent (100%) of the contract price. Labor and Material Bond will be required as follows: One hundred percent (100%) of the contract price.

14. Liquidated Damages. Time is of essence in this contract. The City will allow **two hundred and ten (210) consecutive calendar days** from the start date established by the written notice to proceed for completion of the project, and the Contractor will be subject to payment of Liquidated Damages in the amount of \$500.00 per calendar day for each day the contract remains incomplete (considering additional time which may be allowed the Contractor by the Engineer for completion of Extra Work) after the time allowed in the contract.

15. Informalities. The City reserves the right to reject any and all Bids and to waive any informality in the Bids received.

16. Business Licenses. Successful bidder must have or must purchase all appropriate Auburn City Business Licenses and Permits before beginning work.

17. Fair Labor Standards Act (FLSA). The Contractor must abide by the requirements of the Federal Labor Standards Provisions Act.

18. Suppliers and Subcontractors. The low bidder must supply the names and addresses of major material suppliers and subcontractors before the Notice Award.

19. Progress Schedule. Within ten **(10)** days of delivery of the executed agreement by the City to the Contractor and after a review of the streets to be resurfaced by the Contractor, the Contractor shall submit to Engineer for approval a progress schedule indicating the starting and completion date of the various stages of the work and a preliminary schedule of shop drawings submissions. In addition, Contractor will submit a plan indicating his requirements for traffic control and pedestrian safety facilities.

BID

TO: CITY OF AUBURN, ALABAMA

Submitted: _____, 2026.

The undersigned, as Bidder, hereby declares that he has examined the site of the work and informed himself fully in regard to all conditions pertaining to the place where the work is to be done; that he has examined the plans and specifications for the work and contractual documents relative thereto; and has read all Special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed.

The Bidder proposes and agrees, if this bid is accepted, to contract with the City of Auburn, Alabama, in the form of contract specified, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation, and labor necessary to and to complete

City Hall Modifications

in full and complete accordance with the shown, noted, described and reasonably intended requirements of the plans, specifications and contract documents, to the full and entire satisfaction of the City of Auburn, Alabama, with a definite understanding that no money will be allowed for extra work except as set forth in the attached General Conditions and Contract Documents, for the unit prices listed opposite each item in the attached schedule of estimated quantities and bid prices.

It is agreed that the description under each item, being briefly stated, implies, although it does not mention, all incidentals and that the prices stated are intended to cover all such work, materials and incidentals as constitute Bidder's obligations as described in the specifications and any details not specifically mentioned, but evidently included in the contract shall be compensated for in the item which most logically includes it.

The quantities for bid items listed on the bid sheets are estimated quantities only for the purpose of comparing bids. Any difference between these estimated quantities and actual quantities required for construction shall not be taken as a basis for claims by the Contractor for extra compensation. Compensation will be based on the unit prices and actual construction quantities.

The Bidder further proposes and agrees hereby to commence the work with an adequate force, plant and equipment at the time stated in the notice to the Contractor from the Engineer to proceed and fully complete performance of the base bid work within **two hundred and ten (210) or less consecutive calendar days** from and after the date stated in said notice.

The undersigned further agrees that, in case of failure on his part to execute the said contract and the bonds within ten **(10)** consecutive calendar days after written notice being given of the

award of the contract, the check or bid bond in the amount of 5%, (not to exceed \$10,000.00) and the monies payable thereon, shall be paid into the funds of the City of Auburn, Alabama as liquidated damages for such failure; otherwise, the check or bid bond accompanying this bid shall be returned to the undersigned.

Attached hereto is a certified or cashier's check on the _____

or bid bond for the sum of _____ dollars (\$_____)

(5% of AMOUNT BID (not to exceed \$10,000.00))

made payable to the City of Auburn, Alabama.

Base Bid: _____

(in words)

TOTAL LUMP SUM BID PRICE: \$_____

EXCEPTIONS: If "none", so state here: _____

If any exceptions of Owner's specifications are offered, attach full explanations to this bid.

BY: _____

PRINTED NAME _____

TITLE _____

CONTRACTOR _____

ADDRESS: _____

CITY _____

STATE _____

CONTRACTOR'S LICENSE NUMBER

TELEPHONE NUMBER

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, _____
as Principal, and _____
as Surety, are held and firmly bound to the City of Auburn, Alabama hereinafter called "Obligee"
or "City" in the penal sum of _____
_____ Dollars (\$_____) for
the payment of which we hereby jointly and severally bind ourselves, successors and assigns.
Signed this the _____ day of _____, 2026.

The Condition of the above obligation is such that whereas the Principal has submitted to the
City a certain Bid, attached hereto and hereby made a part hereof to enter into a Contract in
writing, for the:

City Hall Modifications

THEREFORE,

- (a) If said Bid shall be rejected, or in the alternative,
- (b) If said Bid shall be accepted and the Principal shall execute and deliver the
Contract attached hereto (properly completed in accordance with said Bid) and
shall furnish a bond for his faithful performance of said Contract, and for the
payment of all persons performing labor or furnishing materials in connection
therewith, and shall appear in all other respects perform the agreement created
by the acceptance of said Bid,

then this obligation shall be void, otherwise the same shall remain in force and effect; it being
expressly understood and agreed that the liability of the Surety for any and all claims hereunder
shall in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety
and its bond shall in no way impaired or affected by an extension of the time within which the
City may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

PRINTED NAME OF CONTRACTOR

PRINTED NAME OF PRINCIPAL

SEAL

BY: _____

ITS: _____

SURETY

SEAL

BY: _____

ITS: _____

IMPORTANT: Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

**CITY HALL MODIFICATIONS
BASE BID**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	COST	TOTAL COST
1	Base Bid - City Hall Modifications	Lump Sum	1		

TOTAL BASE BID: _____

TOTAL BASE BID FOR CITY HALL MODIFICATIONS:

(IN WORDS)

ADDITIVE ALTERNATE NO. 1 - FLOORING REPLACEMENT IN THE FIRST FLOOR WEST WING OF THE BUILDING (OCM WING)

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	COST	TOTAL COST
2	Flooring Replacement in First Floor West Wing of Building (OCM Wing)	Lump Sum	1		

TOTAL ADDITIVE ALTERNATE NO. 1: _____

ADDITIVE ALTERNATE NO. 2 - ACCESSIBLE PARKING & ENTRY IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	COST	TOTAL COST
3	Accessible Parking & Entry Improvements	Lump Sum	1		

TOTAL ADDITIVE ALTERNATE NO. 2: _____

TOTAL BASE BID AND ALTERNATES: _____

TOTAL BASE BID AND ALTERNATES FOR CITY HALL MODIFICATIONS:

(IN WORDS)

CONTRACTOR NAME: _____

COMPANY NAME: _____

ADDRESS: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP CODE: _____

TELEPHONE NUMBER: _____

FAX NUMBER: _____

EMAIL ADDRESS: _____

City of Auburn

SAMPLE CONTRACT

THIS AGREEMENT made and entered into this _____ day of _____ 2026, by and between _____ hereinafter called the CONTRACTOR and the City of Auburn, Alabama, hereinafter called the CITY;

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The CONTRACTOR will commence and complete the WORK as defined in the Contract Documents (defined in Section 4 hereof). The WORK is generally described as follows:

CITY HALL MODIFICATIONS

2. The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor and other services necessary for the construction and completion of the PROJECT described herein. Prior to commencing work, the CONTRACTOR shall have obtained a City of Auburn Business License, all required insurance and any required permits. If the CONTRACTOR does not obtain the required Business License, the CITY may withhold payment to CONTRACTOR until the Business License is obtained.
3. All time limits for milestones, if any, substantial completion, and completion and readiness for final payments as stated in the Contract Documents are of the essence.

The CONTRACTOR will commence the work required by the BID within ten (10) consecutive calendar days after the date of the NOTICE TO PROCEED and will complete the same within **two hundred and ten (210) consecutive calendar days**, unless the period for completion is extended otherwise by the CITY.

The CONTRACTOR shall only take instructions from the person or persons who are authorized in writing by the CITY to give the same.

If the CONTRACTOR is delayed at any time in the progress of the work by labor disputes, fire, adverse weather conditions not reasonably anticipated, unavoidable casualties, or any other causes beyond the CONTRACTOR's control and without the fault or negligence of CONTRACTOR, the CONTRACTOR shall prepare and submit to the CITY within five (5) calendar days of the occurrence a written report of its assessment of the occurrence and any proposed amendment to the Term. The CONTRACTOR shall proceed with due diligence to alleviate any such delay and shall continue in the performance of its obligations hereunder. The CITY may determine, in its sole discretion, after the receipt of such notice of delay from the CONTRACTOR, whether to terminate this Agreement in

accordance with Article 10 hereof or extend the Term by Change Order for such time as the CITY may determine.

4. The Contract Documents consist of:

1. This Contract Document
2. Invitation to Bid
3. Instructions to Bidders
4. Bid
5. Bid Bond
6. Base Bid / Quantities
7. Special Conditions
8. Measurement and Payment
9. Performance Bond
10. Labor and Material Payment Bond

The intent of the Contract Documents is to include all items necessary for the execution and completion of the Work. The Contract Documents are complementary, and what is required by anyone shall be deemed to be required by all. In the event of any conflict between the terms of this Agreement and the other Contract Documents, the terms of this Agreement shall control.

5. The CONTRACTOR shall be compensated for satisfactory completion of the Work in compliance with the Contract Documents in the Contract Sum of _____ Dollars (\$_____). The CONTRACTOR shall submit Applications for Payment in accordance with the Contract Documents.

The CITY will pay the CONTRACTOR in the manner and at such times as set forth in the Contract Documents.

6. If the CONTRACTOR is of the opinion that any services requested hereunder are beyond the scope of the Work as provided in the Contract Documents, the CONTRACTOR shall promptly notify the CITY in writing of such opinion and the reasons for the same, with specific references to the Contract Documents.
7. No additional services beyond the scope of the Work as provided in the Contract Documents shall be performed by the CONTRACTOR unless the CITY shall, in writing, have specifically directed such services to be performed, and a Change Order (hereafter defined) shall have been signed by the CITY and the CONTRACTOR. In the event of noncompliance with the foregoing, the CONTRACTOR shall neither have nor make any claim for additional compensation by reason of a claim for additional services.
8. The term "**Change Order**" as used herein is a written order to the CONTRACTOR, issued and signed by the CITY after execution of this Agreement, authorizing a change in the

Work. Unless the CONTRACTOR requests a modification in such Change Order, the CONTRACTOR shall sign the Change Order and return a copy thereof to the CITY within ten (10) business days after it has received the same. The CONTRACTOR shall have ten (10) business days from its receipt of a Change Order within which to request a modification thereto. Failure of CONTRACTOR to respond to a Change Order within such ten (10) day period shall be deemed to signify CONTRACTOR's acceptance of such Change Order as if CONTRACTOR had signed the same without modification. If CONTRACTOR requests a modification of a Change Order, the CITY shall have ten (10) business days from receipt of such request to accept such modification in writing. If not so accepted, such request is deemed to be rejected.

9. The CONTRACTOR and the CITY recognize that time is of the essence as stated in Section 4 above and that CITY will suffer financial and other losses if the WORK is not completed and milestones, if any, are not achieved within the times specified in the Contract Documents, plus any extensions thereof allowed in accordance with the Agreement. The parties also recognize the delays, expense and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by CITY if the WORK is not completed on time.

Accordingly, instead of requiring any such proof, the CONTRACTOR and the CITY agree that as liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay CITY the amount of **\$500.00 per calendar day** for each Day occurring after the expiration of the Contract Time until CONTRACTOR achieves Substantial Completion of the PROJECT.

10. This Agreement is binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.
11. The CONTRACTOR is required to provide certificates of insurance showing that it carries, or has in force, automobile liability insurance, general liability insurance, and workers' compensation insurance. Limits of liability for automobile liability insurance shall be, at a minimum, \$1,000,000.00 combined single limit. Limits of liability for general liability insurance shall be, at a minimum, \$1,000,000.00 per occurrence, \$1,000,000.00 personal and advertising injury, \$1,000,000.00 general aggregate and \$1,000,000.00 products/completed operations aggregate. General liability insurance will include coverage for contractually assumed liability and explosion, collapse, and underground (X, C & U) hazards. If the general liability insurance coverage is on a claims-made basis, the CONTRACTOR will maintain coverage in force for a period of two (2) years following completion of the work specified in the agreement. Workers' compensation insurance shall provide statutory workers' compensation coverage and employers' liability coverage with limits of, at a minimum, \$500,000.00 each accident, \$500,000.00 disease- each employee and \$500,000.00 accident, \$500,000.00 disease – policy limit. The CONTRACTOR will be responsible for the payment of any deductibles or self-insured retentions. The CONTRACTOR'S insurance will be primary. If the CONTRACTOR carries higher coverage limits than those specified above, the higher coverage limits apply.

12. The certificate of insurance shall provide the CITY thirty (30) days written notice of cancellation of any of the coverage named in said certificate with waivers of subrogation in favor of the City for each of the coverages listed on the certificate of insurance.
13. The CITY will be named as additional insured under the CONTRACTOR'S general liability insurance and automobile liability insurance policies. The CITY will be provided copies of the additional insured endorsements.
14. The CONTRACTOR shall require certificates of insurance from subcontractors. Subcontractors will carry limits of insurance equal to or greater than those carried by the CONTRACTOR. These certificates shall evidence waivers of subrogation in favor of the CONTRACTOR and the CITY, and shall be made available to the City before the Letter of Notice to Proceed being given.
15. The CONTRACTOR agrees to advise fully all of its employees and others working for CONTRACTOR concerning environmental, safety and health procedures required by applicable state and federal law, regulation or order or required by the CITY; and to take the necessary steps to assure that such procedures are complied with.
16. The CONTRACTOR agrees to indemnify, hold harmless, and defend the CITY, its officials, representatives, agents, servants, and employees from and against any and all claims, actions, lawsuits, damages, judgments, liability and expense, including attorney's fees and litigation expenses, in whole or in part arising out of, connected with, or in any way associated with the activities of the CONTRACTOR, its employees, or its sub-contractors in connection with the work to be performed under this contract. This obligation survives the payment of any loss by the CONTRACTOR'S insurance carrier.
17. The CONTRACTOR is required to be compliant with the Beason-Hammon Alabama Taxpayer and Citizen Protection Act, Act No. 2011-535 (Code of Alabama (1975) § 31-13-9) as amended May 16, 2012 regarding employment practices. Documentation of enrollment in E-Verify must be included with the contract.

By signing this Agreement, the CONTRACTOR affirms, for the duration for the Agreement, that they will not violate federal immigration law, or knowingly employ, hire for employment, or continue to employ an unauthorized alien within the State of Alabama. Furthermore, a contracting party found to be in violation of this provision shall be deemed to be in breach of the Agreement and shall be responsible for all damages resulting therefrom.

18. Any subcontractor who works on the PROJECT must be enrolled in E-Verify. By signing this Agreement, the CONTRACTOR acknowledges understanding of this requirement and represents that the CONTRACTOR has in place a system for assuring compliance.
19. By signing this agreement, the CONTRACTOR hereby attests that it is currently in

compliance with Alabama Legislative Act 2016-312 (the "Act"). The CONTRACTOR hereby agrees to maintain compliance with the Act during the term of this Agreement. The CONTRACTOR understands and agrees that should it violate the Act during the term of this agreement, such violation will be an Event of Default, giving the CITY the right to immediately terminate this Agreement and to seek damages, including, but not limited to, consequential, special, indirect damages and liquidated damages.

20. Legal action arising from the performance of this contract will be filed in the Circuit Court of Lee County, Alabama located in Opelika, Alabama or the Federal District Court for the Middle District of Alabama – Eastern Division located in Opelika, Alabama.
21. This Agreement does not, and shall not, be construed to create any partnership or agency whatsoever.
22. Failure to insist upon strict compliance with any provision hereof shall not be deemed a waiver of such provision or any other provision hereof.
23. This Agreement may not be modified except by Change Order or written Amendment executed by the parties hereto.
24. The invalidity or unenforceability of any provision hereof shall not affect the validity or enforceability of any other provision.
25. The CONTRACTOR may not assign this agreement without the written permission of the City.
26. This Agreement shall be binding on the parties hereto and their respective successors, assigns and legal representatives.

IN WITNESS, THEREOF the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in three copies each of which shall be deemed an original on the date first above written.

Made and entered into this _____ day of _____ 2026.

WITNESS TO PRINCIPAL'S SIGNATURE:

SIGNATURE OF PRINCIPAL

PRINCIPAL

NAME OF CONTRACTOR

CONTRACTOR'S ADDRESS

CITY, STATE

TELEPHONE

(SEAL)

ATTEST:

BY: _____

Lindsay Manley
Assistant City Clerk

THE CITY OF AUBURN, ALABAMA
A Municipal Corporation

BY: _____

Megan McGowen Crouch
ITS CITY MANAGER

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we, _____ hereinafter called the "Principal," and _____, hereinafter called the "Surety," are held and firmly bound unto the City of Auburn, Alabama, herein after called the "Obligee," in the penal sum of _____ Dollars (\$ _____) for the payment of which we bind ourselves, heirs, executors, administrators, successors, and assigns for the faithful performance of a certain written contract dated the _____ day of _____, 2026, entered into between the Principal and the Obligee for the

City Hall Modifications

a copy of which said contract is incorporated herein by reference and is made a part hereof as if fully copied herein.

NOW, THEREOF, the condition of this obligation is such that the Principal shall faithfully perform the terms and conditions of the contract in all respects on its part, and shall fully pay all obligations incurred in connection with the performance of such contract on account of labor and materials used in connection therewith, and all such other obligations of every form, nature, and character, and shall save harmless the City from all and any liability of every nature, kind and character which may be incurred in connection with the performance or fulfillment of such contract or other such liability resulting from negligence or otherwise on the part of such Principal, and further shall save harmless the City from all cost and damage which may be suffered by reason of the failure to fully and completely perform said contract and shall fully reimburse and repay the City for all expenditures of every kind, character and description which may be incurred by the City in making good any and every default which may exist on the part of the Principal in connection with the performance of said contract; and further that the Principal shall pay all lawful claims of all persons, firms, partnerships, or corporations and shall give them a direct right of action against the Principal and Surety under this obligation; and further that no suit, action, or proceedings by reason of any default whatever shall be brought on this bond within one year after the date on which the final payment on the contract falls due. Any alterations or additions which may be under the contract, or in the work to be done under it, or the giving by the City of any extension of time for the performance of the contract or any other forbearance on the part of either the City or the Principal shall not, in any way release the Principal and Surety, or either of them, their heirs, executors, administrators, successors, or assigns from their liability hereunder. Notice to the Surety of any such alterations, extensions or forbearance is expressly waived. This obligation shall remain in full force and effect until the

performance of all covenants, terms and conditions herein stipulated and after such performance, it shall become null and void.

IN TESTIMONY WHEREOF witness the hands and seals of the parties hereto on this _____ day of _____, 2026.

PRINTED NAME OF CONTRACTOR

WITNESS TO SIGNATURE
OF PRINCIPAL:

PRINTED NAME OF PRINCIPAL

BY _____

TITLE

WITNESS TO SIGNATURE
OF SURETY:

SURETY

BY _____

TITLE

Countersigned:

Resident Agent

Address

Telephone Number

IMPORTANT: Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

LABOR AND MATERIALS PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: That we, _____, as Principal, and _____ as Surety are held and firmly bound unto the City of Auburn, Alabama, hereinafter called the "Obligee" or "City", in the penal sum of _____ Dollars (\$_____) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Principal has entered into a certain contract with said Obligee, dated _____, 2026, hereinafter called the "Contract" for the

City Hall Modifications

which Contract and the specifications for said work shall be deemed a part hereof as fully as if set out herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that if said Principal and all Subcontractors to whom any portion of the work provided for in said Contract is sublet and all assignees of said Principal and of such Subcontractors shall promptly make payment to all persons supplying him or them with labor, materials, feed-stuffs or supplies for or in the prosecution of the work provided for in such Contract, or in any amendment or extension of or additions to said Contract, and for the payment of reasonable attorney's fees, incurred by the claimant or claimants in suits or said bond, then the above obligation shall be void; otherwise to remain in full force and effect. PROVIDED, however, that this bond is subject to the following conditions and limitations:

(a) Any person, firm or corporation that has furnished labor, materials, feed-stuffs or supplies for or in the prosecution of the work provided for in said Contract shall have a direct right of action against the Principal and Surety on this bond, which right of action shall be asserted in a proceeding, instituted in the county in which the work provided for in said Contract is to be performed or in any county in which said Principal or Surety does business. Such right of action shall be asserted in a proceedings instituted in the name of the claimant or claimants for his or their use and benefit against said Principal and Surety or either of them (but not later than one year after the final settlement of said Contract) in which action such claim or claims shall be adjudicated and judgment entered thereon.

(b) The Principal and Surety hereby designate and appoint _____ as

the agent of each of them to receive and accept service of process or other pleading issued or filed in any proceeding instituted on this bond and hereby consent that such service shall be the same as personal service on the Principal and/or Surety.

(c) The Surety shall not be liable hereunder for damage or compensation recoverable under Workers' Compensation or Employer's Liability Statute.

(d) In no event shall the Surety be liable for a greater sum than the penalty of this bond, or subject to any suit, action or proceedings thereon that is instituted later than one year after the final settlement of said Contract.

(e) This bond is given pursuant to the terms of Act No. 39, General Laws of Alabama, approved February 8, 1935, entitled "An Act to Further Provide for Bonds of Contractors on State and Other Public Works and Suits Thereon."

Executed in three (3) counterparts

SIGNED, SEALED AND DELIVERED THIS _____ day of _____
2026.

PRINTED NAME OF CONTRACTOR

WITNESS TO SIGNATURE
OF PRINCIPAL:

PRINTED NAME OF PRINCIPAL

BY _____

TITLE

WITNESS TO SIGNATURE
OF SURETY:

SURETY

BY _____

TITLE

Countersigned:

Resident Agent

Address

Telephone Number

IMPORTANT: Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

SPECIAL CONDITIONS

CITY HALL MODIFICATIONS

1. PROJECT DESCRIPTION:

The City is requesting bid prices to construct improvements and safety modifications to Auburn City Hall including renovations to the Customer Service Desk and the Reception Desk areas, minor reconfigurations to existing office area, improved HVAC controls throughout the building, and other miscellaneous improvements. Additive alternates to the project include all labor, materials, and equipment necessary to replace the flooring in the first-floor west wing of the building (OCM Wing) and ADA parking lot improvements on the west side of the building. The work shall be done in accordance with the construction drawings and specifications. The Contractor is advised to take special care not to cause any damage to existing walls, windows, doors, desks, columns, and flooring within City Hall. No work will be allowed outside of normal business hours without authorization of the City's Project Manager.

2. TIME OF COMPLETION:

The Contractor shall commence work within 10 days after the written "Notice to Proceed" and shall complete the bid work in **two hundred and ten (210) consecutive calendar days**. The Notice to Proceed shall not be issued until the Contractor has notified the City's Project Manager of delivery of all materials. The Contractor shall warrant labor, materials, and workmanship for a period of one year from the date of substantial completion.

3. LIQUIDATED DAMAGES:

Liquidated damages as specified in the general conditions are hereby mutually fixed and agreed upon at the rate of five hundred dollars (\$500.00) per consecutive calendar day of delay past the contract completion date.

4. LICENSE FEE:

The Contractor will be required to obtain a license from the City of Auburn for performing the work prior to beginning the project. The license fee will be one-fourth of one percent (1/4 of 1%) of the contract amount.

5. WORK TO BE DONE:

The work will involve safety modifications to Auburn City Hall, including new bullet-resistant desk and glazing assemblies at the Customer Service and Reception desk. Additionally, several existing doors will have their lites replaced with safety glass to enhance security to existing spaces. Minor reconfiguration of the office space behind each desk is also a part of the project scope along with the associated modifications to mechanical and electrical systems. Finish replacements are to

occur as noted on the drawings in areas where the building is being modified. Replacement of HVAC controls throughout the building is also included in the work.

All work shall be done in accordance with the manufacturer's recommendations, the relevant AIA documents, these specifications, and the listed governing standards.

There are two additive alternates in the project:

Alternate #1 – OCM Wing Floor Finish Replacement

- Replacement of existing flooring and base in the noted office, office support and conferencing area.

Alternate #2 – Exterior ADA Improvements

- Modification of the existing accessible parking space and ramp to enter City Hall as documented on the Civil drawings. Provision of a temporary ADA ramp is also required.

The Contractor is advised to take special care not to cause any damage to existing walls, windows, doors, desks, columns, and flooring within City Hall. Any utility disconnections or disruptions shall be coordinated and approved by the Project Manager prior to disconnection or disruption taking place. City Hall staff shall have access to all areas at all times, with the exception of the areas where work is taking place.

6. SAFETY:

In accordance with generally accepted construction practices, the Contractor will be solely and completely responsible for safety in the areas being worked, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to the normal working hours. **The Contractor is advised that City Hall will remain open to staff and patrons during the project. All areas of work shall be clearly marked and flagged with caution tape or other methods to prevent entry. Care shall be taken to maintain safety at all times.**

7. ENVIRONMENTAL:

It will be the Contractor's responsibility to legally dispose of all materials removed from the project. The Contractor will be solely responsible for any violation of environmental laws and penalties or fines that are imposed.

8. GOVERNING DOCUMENTS:

All work, submittals, and materials shall be in accordance with the following governing standards:

- 2021 INTERNATIONAL BUILDING CODE (EXCEPT SECTIONS 103, 104.10.1, 113, 116, AND 1612; AND AMENDMENTS PER SEC. 5-43)
- 2021 INTERNATIONAL EXISTING BUILDING CODE (EXCEPT 403.2)
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2020 NATIONAL ELECTRIC CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

9. WORK HOURS:

The Contractor will only be allowed to work during normal business hours, unless otherwise approved by the Project Manager. The normal business hours for City Hall are:

- **Monday through Thursday: 8:00AM – 5:00PM CST**

10. NOTE:

Submittals for all materials shall be reviewed and approved by Williams-Blackstock Architects and the City's Project Manager prior to the Contractor ordering materials.

11. PROJECT SCHEDULE:

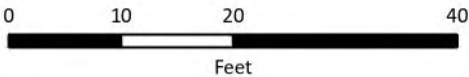
The Contractor will be responsible for presenting a schedule showing the dates and areas where work will occur. The schedule shall be reviewed and approved by the City's Project Manager prior to the work beginning.

12. PUNCH LIST:

After the punch list is completed and released, the Contractor has 60 days from the date of the punch list letter to complete all of the items listed. Failure to complete the punch list items within 60 days may result in the City hiring another contractor to complete the work. The cost incurred by the City for the completion of the punch list items will be charged to the Contractor. **Upon completion of the project, the Contractor shall be required to run an advertisement of completion in a local publication for 3 consecutive weeks, in accordance with State Bid Law. The costs for the advertisement shall be included in the Contractor's bid as a subsidiary obligation of the project.**

City Hall Safety Modifications

Temporary ADA Parking, Access Path, and Ramp



1 inch equals 17 feet
[department]
08/03/2026

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

SECTION 01 1000**SUMMARY****PART 1 GENERAL****1.01 PROJECT SCOPE**

- A. Project Name: **Auburn City Hall Modifications**
- C. Project Location: **144 Tichenor Ave, Auburn, AL 36830**
- D. Owner's Name: **City of Auburn**
- E. Architect's Name: **Williams Blackstock Architects**
- F. Project Scope Summary:
The Auburn City Hall Modifications will entail selective demolition and limited reconfiguration of portions of the existing office wings in City Hall. Finish replacement (flooring, painting, ceilings) will be required in portions of the building. The customer service desk and reception desk will be modified to incorporate bullet resistant glazing assemblies to enhance employee security. Minor electrical and mechanical modification will be required for impacted spaces.

In addition to the interiors scope, the project also included replacement of the existing mechanical controls. Mechanical control vendors have reviewed the existing systems with the project engineer; these vendors are identified on the mechanical drawings.

An alternate has also been included for the rework of the accessible parking space at the NW corner of the building. The Civil drawings outline the requirement of this bid alternate.

1.02 PRE-CONSTRUCTION REQUIREMENTS: AFTER AWARD OF CONTRACT:

- A. Review of the existing conditions to be protected during the renovation.
- B. Confirmation of existing buried electrical, storm drainage and sanitary sewer structures and lines in the proposed accessible parking modification area.
- C. Obtaining of necessary permits and payment of fees.

1.03 DESCRIPTION OF ALTERATIONS WORK

- A. Scope of demolition and removal work is indicated on drawings.
- B. Scope of alterations work is indicated on drawings.

1.04 WORK BY OWNER**1.05 OWNER OCCUPANCY**

- A. Owner intends to continue to occupy and operate in the unaltered portions of the existing building during the entire construction period. Contractor to coordinate access and egress to and from the property with the Owner's requirements.
- B. Owner intends to occupy the Project upon Substantial Completion.
- C. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- D. Schedule the Work to accommodate Owner occupancy.

1.06 CONTRACTOR USE OF SITE AND PREMISES

- A. Construction Operations: Limited to areas noted on Drawings.
 - 1. Locate and conduct construction activities in ways that will limit disturbance to site.
- B. Arrange use of site and premises to allow:
 - 1. Owner occupancy.
 - 2. Work by Others.

- 3. Work by Owner.
 - C. Provide access to and from site as required by law and by Owner:
 - D. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
 - E. Existing building spaces may not be used for storage.

PART 2 PRODUCTS

PART 3 EXECUTION - NOT USED

END OF DOCUMENT

01 1000

SECTION 01 2000**PRICE AND PAYMENT PROCEDURES****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Procedures for preparation and submittal of applications for progress payments.
- B. Documentation of changes in Contract Sum and Contract Time.
- C. Change procedures.
- D. Correlation of contractor submittals based on changes.
- E. Procedures for preparation and submittal of application for final payment.

1.02 RELATED REQUIREMENTS

- A. Section 01 2100 - Allowances: Payment procedures relating to allowances.

1.03 SCHEDULE OF VALUES

- A. Electronic media printout including equivalent information will be considered in lieu of standard form specified; submit draft to Architect for approval.
- B. Forms filled out by hand will not be accepted.
- C. Submit Schedule of Values in duplicate within 15 days after date of Owner-Contractor Agreement.
- D. Format: Utilize the Table of Contents of this Project Manual. Identify each line item with number and title of the specification section. Identify site mobilization.
- E. Include in each line item, the amount of Allowances specified in this section. For unit cost Allowances, identify quantities taken from Contract Documents multiplied by the unit cost to achieve the total for the item.
- F. Include separately from each line item, a direct proportional amount of contractor's overhead and profit.
- G. Revise schedule to list approved Change Orders, with each Application For Payment.

1.04 APPLICATIONS FOR PROGRESS PAYMENTS

- A. Payment Period: Submit at intervals stipulated in the Agreement.
- B. Electronic media printout including equivalent information will be considered in lieu of standard form specified; submit sample to Architect for approval.
- C. Forms filled out by hand will not be accepted.
- D. For each item, provide a column for listing each of the following:
 - 1. Item Number.
 - 2. Description of work.
 - 3. Scheduled Values.
 - 4. Previous Applications.
 - 5. Work in Place and Stored Materials under this Application.
 - 6. Authorized Change Orders.
 - 7. Total Completed and Stored to Date of Application.
 - 8. Percentage of Completion.
 - 9. Balance to Finish.
 - 10. Retainage.
- E. Execute certification by signature of authorized officer.
- F. Use data from approved Schedule of Values. Provide dollar value in each column for each line item for portion of work performed and for stored products.

- G. List each authorized Change Order as a separate line item, listing Change Order number and dollar amount as for an original item of work.
- H. Submit one electronic and three hard-copies of each Application for Payment.
- I. Include the following with the application:
 - 1. Transmittal letter as specified for submittals in Section 01 3000.
 - 2. Construction progress schedule, revised and current as specified in Section 01 3000.
 - 3. Partial release of liens from major subcontractors and vendors.
 - 4. Affidavits attesting to off-site stored products.
- J. When Architect requires substantiating information, submit data justifying dollar amounts in question. Provide one copy of data with cover letter for each copy of submittal. Show application number and date, and line item by number and description.

1.05 MODIFICATION PROCEDURES

- A. Submit name of the individual authorized to receive change documents and who will be responsible for informing others in contractor's employ or subcontractors of changes to Contract Documents.
- B. For minor changes not involving an adjustment to the Contract Price or Contract Time, Architect will issue instructions directly to contractor.
- C. For other required changes, Architect will issue a document signed by Owner instructing contractor to proceed with the change, for subsequent inclusion in a Change Order.
 - 1. The document will describe the required changes and will designate method of determining any change in Contract Sum or Contract Time.
 - 2. Promptly execute the change.
- D. For changes for which advance pricing is desired, Architect will issue a document that includes a detailed description of a proposed change with supplementary or revised drawings and specifications, a change in Contract Time for executing the change with a stipulation of any overtime work required and the period of time during which the requested price will be considered valid. contractor shall prepare and submit a fixed price quotation within 14 calendar days.
 - 1. If the Contractor fails to submit pricing information within the required timeframe the amount and any associated impact on the contract time shall be determined by the Architect based on the Contractor's substantiation of costs as specified for Time and Material work.
- E. The contractor may propose a change by submitting a request for change to Architect, describing the proposed change and its full effect on the work, with a statement describing the reason for the change, and the effect on the Contract Sum and Contract Time with full documentation. Document any requested substitutions in accordance with Section 01 6000.
- F. Computation of Change in Contract Amount: As specified in the Agreement and Conditions of the Contract.
 - 1. For change requested by Architect for work falling under a fixed price contract, the amount will be based on contractor's price quotation.
 - 2. For change requested by contractor, the amount will be based on the contractor's request for a Change Order as approved by Architect.
 - 3. For pre-determined unit prices and quantities, the amount will be based on the fixed unit prices.
 - 4. For change ordered by Architect without a quotation from contractor, the amount will be determined by Architect based on the contractor's substantiation of costs as specified for Time and Material work.
- G. Substantiation of Costs: Provide full information required for evaluation.
 - 1. On request, provide the following data:
 - a. Quantities of products, labor, and equipment.
 - b. Taxes, insurance, and bonds.
 - c. Overhead and profit.

- d. Justification for any change in Contract Time.
 - e. Credit for deletions from Contract, similarly documented.
- 2. Support each claim for additional costs with additional information:
 - a. Origin and date of claim.
 - b. Dates and times work was performed, and by whom.
 - c. Time records and wage rates paid.
 - d. Invoices and receipts for products, equipment, and subcontracts, similarly documented.
- 3. For Time and Material work, submit itemized account and supporting data after completion of change, within time limits indicated in the Conditions of the Contract.
- H. Execution of Change Orders: Architect will issue Change Orders for signatures of parties as provided in the Conditions of the Contract.
- I. After execution of Change Order, promptly revise Schedule of Values and Application for Payment forms to record each authorized Change Order as a separate line item and adjust the Contract Sum.
- J. Promptly revise progress schedules to reflect any change in Contract Time, revise sub-schedules to adjust times for other items of work affected by the change, and resubmit.
- K. Promptly enter changes in Project Record Documents.

1.06 APPLICATION FOR FINAL PAYMENT

- A. Prepare Application for Final Payment as specified for progress payments, identifying total adjusted Contract Sum, previous payments, and sum remaining due.
- B. Application for Final Payment will not be considered until the following have been accomplished:
 - 1. All closeout procedures specified in Section 01 7000.

PART 2 PRODUCTS - NOT USED**PART 3 EXECUTION - NOT USED****END OF SECTION 01 2000**

SECTION 01 2300**ALTERNATES****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Procedures for pricing Alternates.
- B. Documentation of changes to Contract Sum and Contract Time.

1.02 RELATED SECTIONS

- A. Document 00 2113 - Instructions to Bidders: Instructions for preparation of pricing for Alternates.
- B. Document 00 4323 - Alternates Form: List of Alternates as supplement to Bid Form.
- C. Document 00 5200 - Agreement Form: Incorporating monetary value of accepted Alternates.

1.03 ACCEPTANCE OF ALTERNATES

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.
- B. Coordinate related work and modify surrounding work to integrate the Work of each Alternate.

1.04 SCHEDULE OF ALTERNATES

- A. Alternate #1 – OCM Wing Flooring Finish Replacement – Remove existing flooring as indicated on the finish plans and provide new flooring (carpet / LVT / rubber base) for the noted extents.
- B. Alternate #2 – Accessible Parking Space Modifications – Modify the existing conditions at the accessible parking spaces at the NW corner as indicated on the Civil drawings. This scope entails the entirety of the Civil drawings – The base bid should not include work modifying this area.

PART 2 PRODUCTS - NOT USED**PART 3 EXECUTION - NOT USED****END OF SECTION 01 2300**

SECTION 01 2500**SUBSTITUTION PROCEDURES****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Procedural requirements for consideration of proposed substitutions.

1.02 RELATED REQUIREMENTS

- A. Section 00 2113 - Instructions to Bidders: Restrictions on timing of substitution requests.
- B. Section 01 2100 - Allowances, for cash allowances affecting this section.
- C. Section 01 2300 - Alternates, for product alternatives affecting this section.
- D. Section 01 3000 - Administrative Requirements: Submittal procedures, coordination.

1.03 DEFINITIONS

- A. Substitutions: Changes from Contract Documents requirements proposed by contractor to materials, products, assemblies, and equipment.
 - 1. Substitutions for Cause: Proposed due to changed Project circumstances beyond contractor's control.
 - a. Unavailability.
 - b. Regulatory changes.
 - 2. Substitutions for Convenience: Proposed due to possibility of offering substantial advantage to the Project.
 - a. Substitution requests offering advantages solely to the contractor will not be considered.

1.04 REFERENCE STANDARDS

- A. CSI/CSC Form 1.5C - Substitution Request (During the Bidding/Negotiating Stage); Current Edition.
- B. CSI/CSC Form 13.1A - Substitution Request (After the Bidding/Negotiating Phase); Current Edition.

PART 2 PRODUCTS - NOT USED**PART 3 EXECUTION****3.01 GENERAL REQUIREMENTS**

- A. A Substitution Request for products, assemblies, materials, and equipment constitutes a representation that the submitter:
 - 1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product, equipment, assembly, or system.
 - 2. Agrees to provide the same warranty for the substitution as for the specified product.
 - 3. Agrees to provide same or equivalent maintenance service and source of replacement parts, as applicable.
 - 4. Agrees to coordinate installation and make changes to other work that may be required for the work to be complete, with no additional cost to Owner.
 - 5. Waives claims for additional costs or time extension that may subsequently become apparent.
 - 6. Agrees to reimburse Owner and Architect for review or redesign services associated with re-approval by authorities.
- B. A Substitution Request for specified installer constitutes a representation that the submitter:
 - 1. Has acted in good faith to obtain services of specified installer, but was unable to come to commercial, or other terms.
- C. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents. Burden of proof is on proposer.
 - 1. Note explicitly any non-compliant characteristics.

- D. Content: Include information necessary for tracking the status of each Substitution Request, and information necessary to provide an actionable response.
1. No specific form is required. contractor's Substitution Request documentation must include the following:
 - a. Project Information:
 - 1) Official project name and number, and any additional required identifiers established in Contract Documents.
 - 2) Owner's, Architect's, and contractor's names.
 - b. Substitution Request Information:
 - 1) Discrete and consecutive Substitution Request number, and descriptive subject/title.
 - 2) Indication of whether the substitution is for cause or convenience.
 - 3) Issue date.
 - 4) Reference to particular Contract Document(s) specification section number, title, and article/paragraph(s).
 - 5) Description of Substitution.
 - 6) Reason why the specified item cannot be provided.
 - 7) Differences between proposed substitution and specified item.
 - 8) Description of how proposed substitution affects other parts of work.
 - c. Attached Comparative Data: Provide point-by-point, side-by-side comparison addressing essential attributes specified, as appropriate and relevant for the item in the context of the specified item.
 - 1) Physical characteristics.
 - 2) In-service performance.
 - 3) Expected durability .
 - 4) Visual effect.
 - 5) Sustainable design features (if any).
 - 6) Warranties.
 - 7) Other salient features and requirements.
 - 8) Include, as appropriate or requested, the following types of documentation:
 - (a) Product Data:
 - (b) Samples.
 - (c) Certificates, test, reports or similar qualification data.
 - (d) Drawings, or shop drawings, when required to show impact on adjacent construction elements.
 - d. Impact of Substitution:
 - 1) Savings to Owner for accepting substitution.
 - 2) Positive Change to Contract Time due to accepting substitution.
- E. Limit each request to a single proposed substitution item.
1. Submit an electronic document, combining the request form with supporting data into single document.

3.02 SUBSTITUTION PROCEDURES DURING PROCUREMENT

- A. Submittal Time Restrictions:
- B. Submittal Form (before award of contract):
 1. Submit substitution requests by completing CSI/CSC Form 1.5C - Substitution Request. See this form for additional information and instructions. Use only this form; other forms of submission are unacceptable.

3.03 SUBSTITUTION PROCEDURES DURING CONSTRUCTION

- A. Architect will consider requests for substitutions only within 30 days after date of Submittal Schedule overlaid onto Master construction schedule.

- B. Submit request for Substitution for Cause immediately upon discovery of need for substitution, but not later than 14 days prior to time required for review and approval by Architect, in order to stay on approved project schedule.
- C. Submit request for Substitution for Convenience immediately upon discovery of its potential advantage to the project, but not later than 14 days prior to time required for review and approval by Architect, in order to stay on approved project schedule.
 - 1. In addition to meeting general documentation requirements, document how the requested substitution benefits the Owner through cost savings, time savings, greater energy conservation, or in other specific ways.
 - 2. Document means of coordinating of substitution item with other portions of the work, including work by affected subcontractors.
 - 3. Bear the costs engendered by proposed substitution of:
 - a. Owner's compensation to the Architect for any required redesign, time spent processing and evaluating the request.
 - b. Other construction by Owner.
 - c. Other unanticipated project considerations.
- D. Substitutions will not be considered under one or more of the following circumstances:
 - 1. Without a separate written request.
 - 2. When they are indicated or implied on shop drawing or product data submittals, without having received prior approval.
 - 3. When acceptance will require revisions to Contract Documents.

3.04 RESOLUTION

- A. Architect may request additional information and documentation prior to rendering a decision. Provide this data in an expeditious manner when requested to do so.
- B. Architect will notify contractor in writing of decision to accept or reject request.
 - 1. Architect's decision following review of proposed substitution will be noted on the submitted form.

3.05 ACCEPTANCE

- A. Accepted substitutions change the work of the Project. They will be documented and incorporated into work of the project by Change Order, Construction Change Directive, Architectural Supplementary Instructions, or similar instruments provided for in the Conditions of the Contract.

3.06 CLOSEOUT ACTIVITIES

- A. See Section 01 7800 - Closeout Submittals, for closeout submittals.
- B. Include completed Substitution Request Forms as part of the Project record. Include both approved and rejected Requests.

3.07 ATTACHMENTS (NONE)

END OF SECTION 01 2500

SECTION 01 3010**ADMINISTRATIVE REQUIREMENTS****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Project Coordination
- B. Minimum Staffing Requirements
- C. Progress Meetings: Owner Architect Contractor (OAC)
- D. Preconstruction Conference
- E. Preinstallation Conferences
- F. Construction Progress Schedule
- G. Progress Photographs
- H. Submittals
- I. Coordination drawings and Record Documents
- J. Submittals for review, information, and project closeout
- K. Submittal procedures
- L. RFIs: Requests for Information
- M. Electronic File Transfer.

1.02 RELATED REQUIREMENTS

- A. Document 00 6000 - General Conditions of the Contract: Dates for applications for payment.
- B. Document 00 6100 - Supplemental General Conditions.
- C. Document 00 6150 - Special Conditions
- D. Section 01 5000 - Temporary Facilities and Controls.
- E. Section 01 6000 - Product Requirements : Substitution procedures..
- F. Section 01 7000 - Execution and Closeout Requirements: Additional coordination requirements.
- G. Section 01 7800 - Closeout Submittals: Project record documents.
- H. Section 01 7900 - Demonstration and Training

1.03 PROJECT COORDINATION

- A. Project Coordinator: the Owner's Project Construction Manager
- B. Cooperate with the Project Coordinator in allocation of mobilization areas of site; for field offices and sheds, for storage access, traffic, and parking facilities.
- C. During construction, coordinate use of site and facilities through the Project Coordinator.
- D. Comply with Project Coordinator's procedures for intra-project communications; submittals, reports and records, schedules, coordination drawings, and recommendations; and resolution of ambiguities and conflicts.
- E. Project Closeout Meeting: When project construction reaches 95 percent complete, schedule a closeout meeting to discuss in detail all requirements for completing and closing out the project.
 - 1. Refer to Division 1 Section "Closeout Procedures" for project closeout items.
- F. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials.
 - 1. Salvage materials and equipment involved in performance of, but not actually incorporated into, the Work. Refer to other Sections for disposition of salvaged materials that are designated as Owner's property.

- G. Comply with instructions of the Project Coordinator for use of temporary utilities and construction facilities.
- H. Coordinate field engineering and layout work under instructions of the Project Coordinator.
- I. Make the following types of submittals to Architect and copy the Project Coordinator:
 - 1. Requests for interpretation.
 - 2. Requests for substitution.
 - 3. Shop drawings, product data, and samples.
 - 4. Test and inspection reports.
 - 5. Design data.
 - 6. Manufacturer's instructions and field reports.
 - 7. Applications for payment and change order requests.
 - 8. Progress schedules.
 - 9. Coordination drawings.
 - 10. Correction Punch List and Final Correction Punch List for Substantial Completion
 - 11. Closeout submittals.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 PROJECT MEETINGS

- A. General: Schedule and conduct meetings and conferences at Project site, unless otherwise indicated.
 - 1. Schedule (coordinate available times with all parties) and administer OAC (Owner, Architect, Contractor) meetings throughout progress of the Work at maximum bi weekly intervals, but more often as the pace of the Work dictates.
 - 2. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times.
 - 3. Agenda: Prepare the meeting agenda and distribute the agenda to all invited attendees one day prior to meeting.
 - 4. Minutes: Record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect, within four days of the meeting.
- B. Progress Meetings: Conduct progress meetings at weekly or bi-weekly intervals as agreed by Owner Architect and Owner's Project Manager. Coordinate dates of meetings with preparation of payment requests.
 - 1. Attendees: In addition to representatives of Owner, Owner's Project Manager and Architect, each subcontractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
 - 2. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
 - a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's Construction Schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
 - 1) Review schedule of progress planned for next two week period.
 - b. Review present and future needs of each entity present, including the following:
 - 1) Review of submittal schedule and status of submittals.
 - 2) Review of work progress.

- 3) Sequence of operations.
 - 4) Review of off-site fabrication and deliveries schedule.
 - 5) Hazards and risks.
 - 6) Progress cleaning.
 - 7) Quality and work standards.
 - 8) Status of correction of deficient items.
 - 9) Field observations, problems, and decisions.
 - 10) Identification of problems that impede, or will impede, planned progress.
 - 11) RFIs.
 - 12) Status of proposal requests.
 - 13) Pending changes.
 - 14) Status of Change Orders.
 - 15) Documentation of information for payment requests.
 - 16) Maintenance of progress schedule.
 - 17) Corrective measures to regain projected schedules.
 - 18) Coordination of projected progress.
 - 19) Maintenance of quality and work standards.
 - 20) Effect of proposed changes on progress schedule and coordination.
 - 21) Other business relating to Work.
3. Reporting: Distribute minutes of the meeting to each party present and to parties who should have been present.
 - a. Schedule Updating: Revise Contractor's Construction Schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

3.02 PRECONSTRUCTION CONFERENCE

- A. Owner's Project Manager will schedule a Preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than 14 calendar days after execution of the Agreement. Hold the conference at Project site or another convenient location. Conduct the meeting to review responsibilities and personnel assignments.
 1. Attendees: Authorized representatives of Owner, Owner's Project Manager, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
 2. Agenda: Discuss items of significance that could affect progress, including the following:
 - a. Execution of the Owner-Contractor Agreement.
 - b. Submission of executed bonds and insurance certificates.
 - c. Tentative construction schedule.
 - d. Phasing.
 - e. Critical work sequencing and long-lead items.
 - f. Submission of list of Subcontractors, list of products, schedule of values, and progress schedule.
 - g. Designation of key personnel and their duties.
 - h. Procedures for processing field decisions, Proposal Requests, and Change Orders.
 - i. Procedures for RFIs.
 - j. Procedures for testing and inspecting.
 - k. Procedures for processing Applications for Payment.
 - l. Distribution of the Contract Documents.
 - m. Submittal procedures.
 - n. Sustainability Issues.
 - o. Preparation of Record Documents.

- p. Closeout procedures.
 - q. Use of the premises and existing building.
 - r. Work restrictions.
 - s. Working hours.
 - t. Owner's occupancy requirements.
 - u. Responsibility for temporary facilities and controls.
 - v. Construction waste management and recycling.
 - w. Parking availability.
 - x. Office, work, and storage areas.
 - y. Equipment deliveries and priorities.
 - z. First aid.
 - aa. Security.
 - ab. Progress cleaning.
3. Minutes: Record and distribute meeting minutes within four days after the meeting to participants, with copies to the Architect, Owner, participants, and those affected by decisions made.

3.03 PREINSTALLATION CONFERENCES

- A. Contractor shall schedule and conduct a preinstallation conference at Project site before each construction activity that requires coordination with other construction as indicated in requirements of other Sections..
- 1. Contractor to submit schedule of required pre-installation meetings for Architect's review and concurrence.
 - 2. Attendees: Installer and representatives of manufacturers and fabricators involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Architect and Owner's Project Manager of scheduled meeting dates.
 - 3. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration. Discuss items of significance that could affect installation and warranties, including the following:
 - a. Inspection and requirements.
 - b. Environmental conditions required for execution of the work and protection of completed installations.
 - c. Schedule including required inspections.
 - d. Requirements and tolerances of substrates or contiguous work.
 - e. Review requirements to ensure an enforceable warranty with manufacturer confirmation.
 - f. Review the following prior to each construction activity:
 - 1) Respective specification Section.
 - 2) Submittals, product data, and shop drawings.
 - 3) Manufacturer's recommendations, requirements, and instructions.
 - 4) Photographs and other documentation that pertains to the warranty of the product.
 - 5) Samples of the product or material.
 - g. Related RFIs.
 - h. Related Change Orders.
 - i. Purchases and deliveries.
 - j. Submittals under review.
 - k. Review of mockups.
 - l. Possible conflicts and compatibility problems.
 - m. Time schedules.
 - n. Weather limitations.
 - o. Manufacturer's written recommendations.
 - p. Warranty requirements.

- q. Compatibility of materials.
 - r. Acceptability of substrates.
 - s. Temporary facilities and controls.
 - t. Space and access limitations.
 - u. Regulations of authorities having jurisdiction.
 - v. Testing and inspecting requirements.
 - w. Installation procedures.
 - x. Coordination with other work.
 - y. Required performance results.
 - z. Protection of adjacent work.
 - aa. Protection of construction and personnel.
- 4. Record significant conference discussions, agreements, and disagreements, including required corrective measures and actions.
 - 5. Reporting: Distribute minutes of the meeting to each party present and to parties who should have been present within four days after the meeting.
 - 6. Do not proceed with installation if the conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the Work and reconvene the conference at earliest feasible date.

3.04 CONSTRUCTION PROGRESS SCHEDULE

- A. Within 15 days after date of established in Notice to Proceed, submit preliminary schedule and CPM diagram defining planned operations for the first 60 days of Work, with a general outline for remainder of Work.
- B. If preliminary schedule requires revision after review, submit revised schedule within 10 days.
- C. Within 10 days after review of preliminary schedule, submit draft of proposed complete schedule for review.
 - 1. Include written certification that major Subcontractors have reviewed and accepted proposed schedule.
 - 2. Include O.F.C.I. scheduling needs for specific products to begin scheduling coordination with the Owner.
- D. Within 10 days after joint review, submit complete schedule.
- E. The final Project Schedule will be generated and maintained by the Contractor utilizing the Contractor's and Subcontractor's approved progress schedule logic and durations.
- F. Submit an updated schedule with each Application for Payment with updated logic and durations to meet the Owner's Completion Date. Provide any necessary updates for delivery and installation of any O.F.C.I. materials based on actual construction progress.
- G. Submittal/Shop Drawing Schedule: With the proposed and final schedule, submit information showing the time required to prepare, submit and approve shop drawings and submittals, to fabricate and deliver materials and equipment, and to install the Work. This information shall be provided for all major structural, mechanical, plumbing, electrical and fire protection systems, as well as major architectural finishes (exterior and interior).

3.05 PROGRESS PHOTOGRAPHS

- A. Submit photographs with each application for payment, taken not more than 5 days prior to submission of application for payment.
- B. Maintain one set of all photographs at project site for reference; same copies as submitted, identified as such.
- C. Photography Type: Digital; electronic files.
- D. Provide photographs of site and construction throughout progress of Work produced by an experienced photographer, acceptable to Architect.

- E. In addition to periodic, recurring views, take photographs of each of the following events:
 - 1. Take photographs at intervals no longer than 5 days prior to each application for payment and as follows:
 - a. Completion of site clearing.
 - b. Excavations in progress.
 - c. Forming of foundations in progress during placement of foundations and upon completion of foundations.
 - d. Structural framing in progress, prior to any concealment and upon completion.
 - e. Enclosure of building, upon completion.
 - f. Mech/Elec/Plumbing/Fire Protection wall, ceiling, under slab rough-in installation prior to concealment.
 - g. Final completion, minimum of ten (10) photos.
- F. Views:
 - 1. Provide non-aerial photographs from eight specified views at each specified time, until Date of Substantial Completion.
 - 2. Consult with Architect for instructions on views required.
 - 3. Provide factual presentation.
 - 4. Provide correct exposure and focus, high resolution and sharpness, maximum depth of field, and minimum distortion.
 - 5. Point of View Sketch: Provide sketch identifying point of view of each photograph.
- G. Digital Photographs: 24 bit color, minimum resolution of 1024 by 768, in JPG format; provide files unaltered by photo editing software.
 - 1. Delivery Medium: Via email or CD.
 - 2. File Naming: Include project identification, date and time of view, and view identification.
 - 3. Point of View Sketch: Include digital copy of point of view sketch with each electronic submittal; include point of view identification in each photo file name.
 - 4. PDF File: Assemble all photos into printable pages in PDF format, with 2 to 3 photos per page, each photo labeled with file name; one PDF file per submittal.
 - 5. Photo CD(s): Provide 1 copy including all photos cumulative to date and PDF file(s), with files organized in separate folders by submittal date.
 - 6. Hard Copy: Printed hardcopy (grayscale) of PDF file and point of view sketch.
- H. Photographic Quality Prints: Full color; three prints of each view.
 - 1. Matte; smooth texture; white tint; single weight; contrast grade 4, extra hard.
 - 2. Size: 8 x 10 inch (200 x 250 mm); mounted for binder and tabs.
 - 3. Identify each print on back. Identify name of Project, contract number, phase, orientation of view, date and time of view, name and address of photographer, and photographer's numbered identification of exposure.
 - 4. Assemble prints into transparent holder sheets for 3-ring binder.
 - 5. Binders: Provide one 2-inch binder with initial submittal.
 - 6. Point of View Sketch: Include printed copy of point of view sketch with each submittal; include point of view identification on each print.
- I. Deliver prints with each Application for Payment with transmittal letter specified in this Section.

3.06 SUBMITTALS

- A. **Trade Shop Drawings:**
 - 1. Trade shop drawings (i.e., fire protection sprinkler working drawings, plumbing piping system drawings, HVAC mechanical equipment room drawings, HVAC piping system drawings, HVAC sheet metal system drawings, and electrical main feeder raceway drawings) shall be submitted within **60 days after Notice to Proceed.**
- B. **Coordination Drawings:**

1. Prepare coordination drawings according to requirements herein and in individual Sections, and additionally where installation is not completely shown on Shop Drawings, where limited space availability necessitates coordination, and if coordination is required to facilitate integration of products and materials fabricated or installed by more than one entity.
2. Approved trade shop drawings shall be utilized as the basis for the coordination drawings. Do not base Coordination Drawings on reproduction of Contract Documents or standard printed data.
3. Coordination drawings shall be submitted within 45 days after approval of Trade Shop Drawings.
4. Coordination drawings shall utilize electronic means of analyzing the work of each trade in spatial relationship with other trades. Locations of conflicts between trades, and the proposed resolution for each conflict, shall be noted on the coordination drawings submitted. The intent is for the various trades to force themselves to each provide layout of their own Work on plans, review each other's layouts, and then make necessary modifications to their own respective Work until any potential conflicts are resolved.
5. No work shall be fabricated and/or installed prior to receipt by the Contractor of approved trade shop drawings and approved coordination drawings without specific written authorization from the Architect. No change orders will be approved or design assistance provided for remedial field coordination activities for work fabricated and/or installed prior to receipt by the Contractor of approved trade shop drawings and approved coordination drawings.
6. Submitted Coordination Drawings are for information only and typically will not be returned to the Contractor. Architect will not take any action, but may define coordination conflicts or problems and inform the Contractor of such conflicts or problems.
7. Content:
 - a. Project specific information, drawn accurately to a scale large enough to indicate and resolve conflicts. Do not base coordination drawings on standard printed data.
 - b. Show sequencing and spatial relationship of separate units of work that must function in a restricted manner to fit in the space provided, or function as indicated.
 - c. Indicate dimensions shown on Contract Drawings and make specific note of dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Architect for resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.
 - d. Use applicable Drawings as a basis for preparation of coordination drawings. Prepare sections, elevations, and details as needed to describe relationship of various systems and components.
 - e. Coordinate the addition of trade-specific information to the coordination drawings by multiple contractors in a sequence that best provides for coordination of the information and resolution of conflicts between installed components before submitting for review.
 - f. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
 - g. Indicate space requirements for routine maintenance and for anticipated replacement of components during the life of the installation.
 - h. Show location and size of access doors required for access to concealed dampers, valves, and other controls.
 - i. Indicate required installation sequences.
 - j. Indicate dimensions shown on the Drawings. Specifically note dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Architect indicating proposed resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.
8. Format:
 - a. Coordination is to be done in 3D and presented for review in 2D.
 - b. Coordination Drawings shall be drawn to a scale of not smaller than 1/4" = 1'-0".
 - c. Provide drawings on electronic media in AutoCAD (.dwg) format.
 - d. Provide layering system separate from wall outline and unique to each discipline.

- e. In addition to plan view, provide sections as required to clarify congested situations and verify vertical clearances.
 - f. One set of digital data files of Drawings for use in preparing coordination digital data files will be provided by the Architect: and will be provided by Architect.
 - 1) Base drawings in AutoCAD (.dwg) format
 - 2) A set of models in Revit (.rvt) format - for reference only
 - g. The Architect makes no representations as to the accuracy or completeness of digital files as they relate to Drawings.
 - h. The Contractor shall execute a data licensing agreement in the form of Agreement included in this Project Manual.
9. Coordination Drawing Organization: Organize coordination drawings as follows:
- a. Implement coordination drawings of all Fire Protection, Mechanical, Plumbing and Electrical into the BIM model provided by the architect. Contractor is responsible for coordinating all items noted below with all building components to prevent collisions and maintain code clearance requirements. Avoiding collisions is the responsibility of the contractor. Each Subcontractor will be responsible for submitting their BIM model to the Contractor.
 - b. Floor Plans and Reflected Ceiling Plans: Show architectural and structural elements, and mechanical, plumbing, fire-protection, fire-alarm, and electrical Work. Show locations of visible ceiling-mounted devices relative to acoustical ceiling grid. Supplement plan drawings with section drawings where required to adequately represent the Work.
 - c. Plenum Space: Indicate sub framing for support of ceiling and wall systems, mechanical and electrical equipment, and related Work. Locate components within ceiling plenum to accommodate layout of light fixtures indicated on Drawings. Indicate areas of conflict between light fixtures and other components.
 - d. Mechanical Rooms: Provide coordination drawings for mechanical rooms showing plans and elevations of mechanical, plumbing, fire-protection, fire-alarm, and electrical equipment.
 - e. Structural Penetrations: Indicate penetrations and openings required for all disciplines.
 - f. Slab Edge and Embedded Items: Indicate slab edge locations and sizes and locations of embedded items for metal fabrications, sleeves, anchor bolts, bearing plates, angles, door floor closers, slab depressions for floor finishes, curbs and housekeeping pads, and similar items.
 - g. Review: Architect will review coordination drawings to confirm that the Work is being coordinated, but not for the details of the coordination, which are Contractor's responsibility. If Architect determines that coordination drawings are not being prepared in sufficient scope or detail, or are otherwise deficient, Architect or Construction Manager will so inform Contractor, who shall make changes as directed and resubmit.
 - h. Coordination Drawing Prints: Prepare coordination drawing prints according to requirements in Submittal Procedures.
10. HVAC Shop Drawings: Begin database as HVAC shop drawings, indicating all ductwork, piping, equipment, and location of mechanical room floor drains and electrical connections to motors. Indicate elevations and sizes of all ductwork piping.
- a. Show the following:
 - 1) Runs of vertical and horizontal piping 1-1/4 inches (32 mm) in diameter and larger.
 - 2) Sizes, shapes, and bottom elevations of ductwork, piping, and conduit runs, including insulation, bracing, flanges, and support systems.
 - 3) Major components, such as dampers, valves, diffusers, access doors, cleanouts, mechanical equipment and electrical distribution equipment.
 - 4) Fire-rated enclosures around ductwork.
 - 5) All clearances above or around equipment
 - b. Upon completion of HVAC shop drawings, transmit electronic database to plumbing subcontractor.
11. Plumbing Shop Drawings: Plumbing subcontractor shall add all plumbing piping, controls and valves, and fixtures to database.

- a. Upon completion of Plumbing shop drawings, transmit electronic database to fire protection subcontractor.
12. Fire Protection Shop Drawings: Fire Protection subcontractor shall add all fire protection equipment, piping, sprinkler heads, and other elements to database.
 - a. Show the following:
 - 1) Locations of standpipes, mains piping, branch lines, pipe drops, and sprinkler heads.
 - 2) All equipment, panels, and pumps and required clearances
 - b. Upon completion of Fire Protection shop drawings, transmit electronic database to electrical subcontractor.
13. Electrical Shop Drawings: Electrical subcontractor shall add all electrical fixtures, conduit, and equipment to database.
 - a. Show the following:
 - 1) Runs of vertical and horizontal conduit 1-1/4 inches (32 mm) in diameter and larger; two or more conduits running together requiring a rack
 - 2) Light fixture, exit light, emergency battery pack, smoke detector, and other fire-alarm locations.
 - 3) Panel board, switch board, switchgear, transformer, busway, generator, and motor control center locations.
 - 4) Location of pull boxes and junction boxes, dimensioned from column center lines.
 - 5) All clearances above or around equipment
 - b. Upon completion of Electrical shop drawings, transmit electronic database to General Contractor for final coordination.
14. General Contractor's Final Coordination: General Contractor shall thoroughly review shop drawings, adding additional building elements where appropriate, and shall resolve conflicts, coordinate with the Architect, and various subcontractors.
15. Submit Coordination Shop Drawings: Upon completion of the final coordination, General Contractor shall approve coordinate shop drawings and transmit 3 sets of hard copies and electronic files on CD's to Architect.
16. The Architect will not process sheet metal or fire protection shop drawings until such time as the coordination drawings have been sufficiently completed and conflicts resolved. This may be done on a floor-by-floor basis as a minimum.
17. No work shall be fabricated and/or installed prior to receipt by the Contractor of approved coordination drawings and trade shop drawings without specific written authorization from the Architect. No change orders will be approved or design assistance provided for remedial field coordination activities for work fabricated and/or installed prior to receipt by the Contractor of approved coordination drawings and approved trade shop drawings.
- C. **Record Drawings:** Contractor shall provide and maintain a record set of Contract Documents in the Contractor's trailer. The Contractor will update this record set on a weekly basis at a minimum, and review with the Owner's Construction Project Manager prior to issuance of a monthly certificate for payment to the Contractor. This record set shall include, but not be limited to the following:
 1. Known and intended conditions of the Work (Contract Documents) inclusive of Addenda
 2. Revisions due to:
 - a. Post-bid Negotiations
 - b. Field Orders
 - c. Architect's Supplemental Instructions or Directives
 - d. Items reported and noted by Contractor, Owner, Architect or Project Manager
 3. Verified conditions which differ from surveys, documents, records, etc.

3.07 SUBMITTALS FOR REVIEW

- A. When the following are specified in individual sections, submit them for review:
 1. Product data.
 2. Shop drawings.

3. Samples for selection.
4. Samples for verification.
- B. Refer to Section 01600 for detailed Product Requirements and specific Substitution procedures.
- C. Contractor to review all submittals prior to forwarding to Architect. Submittals which show no evidence by Contractor to verify dimensions, fit and compliance with the Contract Documents in conjunction with field conditions will be rejected.
- D. Submit to Architect for review for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents.
- E. Samples will be reviewed only for aesthetic, color, or finish selection.
- F. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 01780 - CLOSEOUT SUBMITTALS.

3.08 SUBMITTALS FOR INFORMATION

- A. When the following are specified in individual sections, submit them for information:
 1. Design data.
 2. Certificates.
 3. Test reports.
 4. Inspection reports.
 5. Manufacturer's instructions.
 6. Manufacturer's field reports.
 7. Other types indicated.
- B. Submit for Architect's knowledge as contract administrator or for Owner. No action will be taken.

3.09 SUBMITTALS FOR PROJECT CLOSEOUT

- A. When the following are specified in individual sections, submit them at project closeout:
 1. Project record documents.
 2. Operation and maintenance data.
 3. Warranties.
 4. Bonds.
 5. Other types as indicated.
- B. Submit for Owner's benefit during and after project completion.

3.10 NUMBER OF COPIES OF SUBMITTALS

- A. Small Size Sheets, Not Larger Than 8-1/2 x 11 inches (215 x 280 mm): Submit one copy in electronic (PDF) format.
 1. Architect shall review and return one reviewed, marked copy to the contractor
- B. Larger Sheets, Not Larger Than 36 x 48 inches (910 x 1220 mm): Submit one copy in electronic PDF format.
 1. Architect shall review and return one reviewed, marked copy to the contractor
- C. Documents for Information: Submit the number of copies which the Contractor requires, plus two copies which will be retained by the Architect, and two copies for the Owner.
- D. Documents for Project Closeout: Make one reproduction of submittal originally reviewed. Submit formed plastic extra of submittals for information.
- E. Samples: Submit the number specified in individual specification sections; one of which will be retained by Architect.
 1. After review, produce duplicates.
 2. Retained samples will not be returned to Contractor unless specifically so stated.

3.11 SUBMITTAL PROCEDURES

- A. Number submittals based on specification section Sequence - add alphabetical suffix sequentially for each submittal within specification section.

- B. Identify Project, Contractor, Subcontractor or supplier; pertinent drawing and detail number, and specification section number, as appropriate on each copy.
- C. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of Products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with the requirements of the Work and Contract Documents.
- D. Deliver submittals to the Architect's business address.
- E. Electronic transmission of .pdf files for various submittals may be possible depending on the nature (size, number of pages, etc.) of each submittal, and can be coordinated with the Architect on a case-by-case basis. In the event a transmittal is agreed to be reviewed and processed electronically, the Contractor shall provide the required number of hard copies to the Owner and Architect for record after receiving the approved submittal.
- F. Schedule: Schedule submittals to expedite the Project, and coordinate submission of related items. See additional provisions outlined in Paragraph 3.03 above.
- G. Review: For each submittal for review, allow 21 Calendar days for review by the Architect, exclusive of delivery time to and from Contractor. **Submittals received after 2:00 pm shall be dated as received the following business day. Likewise, submittals received after 2:00 pm on a Friday shall be dated as received the following Monday. In each case the adjusted date of receipt shall represent the commencement of the 21 day review period.** For submittals which include significant number of sheets, or require review for coordination with submittals of related Work, additional time shall be required for review. Architect will advise Contractor of additional time required.
- H. Exterior Finishes Bundled Submittals: Within 30 days of Notice to Proceed, the Contractor is to group and submit all exterior finish selection submittals together for the Architect to review and verify selections with the Owner, and provide a date the finish selections are needed to maintain the project schedule, providing a minimum of 30 days for review, verification and approval with the Owner. These finishes shall include, but not be limited to: Brick, mortar, curtainwall, glazing, metal panels, sealant, and glass-fiber reinforced plastic.
- I. Interior Finishes Bundled Submittals: Within 30 days of Notice to Proceed, the Contractor is to group and submit all interior finish selection submittals together for the Architect to review and verify selections with the Owner, and provide a date the finish selections are needed to maintain the project schedule, providing a minimum of 30 days for review, verification and approval with the Owner. These finishes shall include, but not be limited to: Paint, wall base, flooring, ceiling tile, millwork/casework, light fixtures, and plumbing fixtures.
- J. Provide space for Contractor and Architect review stamps.
- K. When revised for resubmission, identify all changes made since previous submission.
- L. Distribute reviewed submittals as appropriate. Instruct parties to promptly report any inability to comply with requirements.
- M. Submittals not requested will not be recognized or processed.
- N. Submittals of proposed substitutions not complying with Section 01600 will not be recognized or processed.

3.12 M/E/P/FP COORDINATION DRAWINGS

- A. A Revit Coordination Model is not a requirement of this project.

3.13 REQUESTS FOR INFORMATION (RFI)

- A. Procedure: Immediately on discovery of the need for interpretation of the Contract Documents, and if not possible to request interpretation at Project meeting, prepare and submit an RFI in the form specified.
 - 1. RFIs shall originate with Contractor. RFIs submitted by entities other than Contractor will be returned with no response.

2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.
- B. Content of the RFI: Include a detailed, legible description of item needing interpretation and the following:
1. Project name.
 2. Date.
 3. Name of Contractor.
 4. Name of Architect and Construction Manager.
 5. RFI number, numbered sequentially.
 6. Specification Section number and title and related paragraphs, as appropriate.
 7. Drawing number and detail references, as appropriate.
 8. Field dimensions and conditions, as appropriate.
 9. Contractor's suggested solution(s). If Contractor's solution(s) impact the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
 10. Contractor's signature.
 11. Attachments: Include drawings, descriptions, measurements, photos, Product Data, Shop Drawings, and other information necessary to fully describe items needing interpretation.
 - a. Supplementary drawings prepared by Contractor shall include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments.
- C. Hard-Copy RFIs: Approved Form.
1. Identify each page of attachments with the RFI number and sequential page number.
- D. Software-Generated RFIs: Software-generated form with substantially the same content as indicated above.
1. Attachments shall be electronic files in Adobe Acrobat PDF format.
- E. Architect's Action: Architect will review each RFI, determine action required, and return it. Allow a minimum of seven working days for Architect's response for each RFI. RFIs received after 1:00 p.m. shall be considered as received the following working day. RFIs received after 12:00 Noon on a Friday shall be considered as received the following Monday and shall be recorded in the RFI Log reflecting the same date received.
1. The following RFIs will be returned without action and shall be removed from the RFI Log:
 - a. Requests for approval of submittals.
 - b. Requests for approval of substitutions.
 - c. Requests for coordination information already indicated in the Contract Documents, or which is the responsibility of the respective contractors to develop in the first place.
 - d. Requests for adjustments in the Contract Time or the Contract Sum.
 - e. Requests for interpretation of Architect's actions on submittals.
 - f. Incomplete RFIs or RFIs with numerous errors.
 - g. Stupid Questions.
 2. RFI form, or RFI shall contain no language referencing the contractor's "reserved right" to receive additional time or compensation based upon information provided.
 3. Architect's action may include a request for additional information, in which case Architect's time for response will start again.
 4. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Division 1 Section "Contract Modification Procedures."
 - a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify the Architect in writing within 10 calendar days of receipt of the RFI response.
 5. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify the Architect within three calendar days if Contractor disagrees with response.

- F. RFI's returned to the contractor for revision requiring additional information or clarification shall not appear in the RFI log as "Unanswered", or "Overdue".
- G. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log weekly including not less than the following:
 - 1. Project name.
 - 2. Name and address of Contractor.
 - 3. Name and address of Architect and Construction Manager.
 - 4. RFI number including RFIs that were dropped and not submitted.
 - 5. RFI description.
 - 6. Date the RFI was submitted.
 - 7. Date Architect's and Construction Manager's response was received.
 - 8. Identification of related Minor Change in the Work, Construction Change Directive, and Proposal Request, as appropriate.

END OF SECTION 01 3010

SECTION 01 4000**QUALITY REQUIREMENTS****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Submittals.
- B. Quality assurance.
- C. References and standards.
- D. Testing and inspection agencies and services.
- E. contractor's construction-related professional design services.
- F. contractor's design-related professional design services.
- G. Control of installation.
- H. Mock-ups.
- I. Tolerances.
- J. Manufacturers' field services.
- K. Defect Assessment.

1.02 RELATED REQUIREMENTS

- A. Document 00 0160 - General Conditions: Inspections and approvals.
- B. Section 01 3010 - Administrative Requirements: Submittal procedures.
- C. Section 01 6000 - Product Requirements DO NOT USE!!: Requirements for material and product quality.

1.03 REFERENCE STANDARDS

- A. ASTM C1021 - Standard Practice for Laboratories Engaged in Testing of Building Sealants; 2008 (Reapproved 2014).
- B. ASTM C1077 - Standard Practice for Laboratories Testing Concrete and Concrete Aggregates for Use in Construction and Criteria for Laboratory Evaluation; 2014.
- C. ASTM C1093 - Standard Practice for Accreditation of Testing Agencies for Masonry; 2013.
- D. ASTM D3740 - Standard Practice for Minimum Requirements for Agencies Engaged in the Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction; 2012a.
- E. ASTM E329 - Standard Specification for Agencies Engaged in Construction Inspection and/or Testing; 2014a.
- F. ASTM E543 - Standard Specification for Agencies Performing Nondestructive Testing; 2013.
- G. IAS AC89 - Accreditation Criteria for Testing Laboratories; 2010.

1.04 DEFINITIONS

- A. Contractor's Professional Design Services: Design of some aspect or portion of the project by party other than the design professional of record. Provide these services as part of the Contract for Construction.
 - 1. Design Services Types Required:
 - a. Construction-Related: Services contractor needs to provide in order to carry out the contractor's sole responsibilities for construction means, methods, techniques, sequences, and procedures.
 - b. Design-Related: Design services explicitly required to be performed by another design professional due to highly-technical and/or specialized nature of a portion of the project. Services primarily involve engineering analysis, calculations, and design, and are not intended to alter the aesthetic aspects of the design.

- B. Design Data: Design-related, signed and sealed drawings, calculations, specifications, certifications, shop drawings and other submittals provided by contractor, and prepared directly by, or under direct supervision of, appropriately licensed design professional.

1.05 CONTRACTOR'S CONSTRUCTION-RELATED PROFESSIONAL DESIGN SERVICES

- A. Coordination: contractor's professional design services are subject to requirements of project's Conditions for Construction Contract.
- B. Provide such engineering design services as may be necessary to plan and safely conduct certain construction operations, pertaining to, but not limited to the following:
 - 1. Temporary sheeting, shoring, or supports.
 - 2. Temporary scaffolding.
 - 3. Temporary bracing.
 - 4. Temporary falsework for support of spanning or arched structures.
 - 5. Temporary foundation underpinning.
 - 6. Temporary stairs or steps required for construction access only.
 - 7. Temporary hoist(s) and rigging.
 - 8. Investigation of soil conditions to support construction equipment.

1.06 CONTRACTOR'S DESIGN-RELATED PROFESSIONAL DESIGN SERVICES

- A. Coordination: contractor's professional design services are subject to requirements of project's Conditions for Construction Contract.
- B. Base design on performance and/or design criteria indicated in individual specification sections.
 - 1. Submit a Request for Information / Interpretation to Architect if the criteria indicated are not sufficient to perform required design services.
- C. Scope of Contractor's Professional Design Services: Provide for the following items of work if required:
 - 1. Structural Design of Metal Fabrications: As described in Section 05 5000 - Metal Fabrications.
 - 2. Structural Design: Include physical characteristics, engineering calculations, and resulting dimensional limitations as described in Section 08 8853 – Security Glazing.

1.07 SUBMITTALS

- A. See Section 01 3010 - Administrative Requirements, for submittal procedures.
- B. Designer's Qualification Statement: Submit for Architect's knowledge as contract administrator, or for Owner's information.
 - 1. Include information for each individual professional responsible for producing, or supervising production of, design-related professional services provided by contractor.
 - a. Full name.
 - b. Professional licensure information.
 - c. Statement addressing extent and depth of experience specifically relevant to design of items assigned to contractor.
- C. Design Data: Submit for Architect's knowledge as contract administrator for the limited purpose of assessing compliance with information given and the design concept expressed in the Contract Documents, or for Owner's information.
 - 1. Include calculations that have been used to demonstrate compliance to performance and regulatory criteria provided, and to determine design solutions.
 - 2. Include required product data and shop drawings.
 - 3. Include a statement or certification attesting that design data complies with criteria indicated, such as building codes, loads, functional, and similar engineering requirements.
 - 4. Include signature and seal of design professional registered in the State of Alabama responsible for delegated design services related to calculations and drawings.
- D. Test Reports: After each test/inspection, promptly submit three copies of report, one for Owner, one for Architect and one for contractor.

1. Include:
 - a. Date issued.
 - b. Project title and number.
 - c. Name of inspector.
 - d. Date and time of sampling or inspection.
 - e. Identification of product and specifications section.
 - f. Location in the Project.
 - g. Type of test/inspection.
 - h. Date of test/inspection.
 - i. Results of test/inspection.
 - j. Compliance with Contract Documents.
 - k. When requested by Architect, provide interpretation of results.
 2. Test report submittals are for Architect's knowledge as contract administrator for the limited purpose of assessing compliance with information given and the design concept expressed in the Contract Documents, or for Owner's information.
- E. Certificates: When specified in individual specification sections, submit certification by the manufacturer and contractor or installation/application subcontractor to Architect, in quantities specified for Product Data.
1. Indicate material or product complies with or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.
 2. Certificates may be recent or previous test results on material or product, but must be acceptable to Architect.
- F. Manufacturer's Instructions: When specified in individual specification sections, submit printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, for the Owner's information. Indicate special procedures, perimeter conditions requiring special attention, and special environmental criteria required for application or installation.
- G. Manufacturer's Field Reports: Submit reports for Architect's benefit as contract administrator or for Owner.
1. Submit report in duplicate within 30 days of observation to Architect for information.
 2. Submit for information for the limited purpose of assessing compliance with information given and the design concept expressed in the Contract Documents.
- H. Erection Drawings: Submit drawings for Architect's benefit as contract administrator or for Owner.
1. Submit for information for the limited purpose of assessing compliance with information given and the design concept expressed in the Contract Documents.
 2. Data indicating inappropriate or unacceptable Work may be subject to action by Architect or Owner.

1.08 QUALITY ASSURANCE

- A. Testing Agency Qualifications:
1. Prior to start of Work, solicit, receive and submit for the Owner's review and concurrence, professional services proposals naming each agency name, address, and telephone number, point of contact and names of full time registered Engineer and responsible officer.
 2. Submit copy of report of laboratory facilities inspection made by NIST Construction Materials Reference Laboratory during most recent inspection, with memorandum of remedies of any deficiencies reported by the inspection.
 3. Qualification Statement: Provide documentation showing testing laboratory is accredited under IAS AC89.
- B. Designer Qualifications: Where professional engineering design services and design data submittals are specifically required of contractor by Contract Documents, provide services of a Professional Engineer experienced in design of this type of work and licensed in Alabama.

1.09 REFERENCES AND STANDARDS

- A. For products and workmanship specified by reference to a document or documents not included in the Project Manual, also referred to as reference standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.
- B. Comply with reference standard of date of issue current on date of Contract Documents, except where a specific date is established by applicable code.
- C. Obtain copies of standards where required by product specification sections.
- D. Maintain copy at project site during submittals, planning, and progress of the specific work, until Substantial Completion.
- E. Should specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding.
- F. Neither the contractual relationships, duties, or responsibilities of the parties in Contract nor those of Architect shall be altered from Contract Documents by mention or inference otherwise in any reference document.

1.10 TESTING AND INSPECTION AGENCIES

- A. As indicated in individual specification sections, Owner or contractor shall employ and pay for services of an independent testing agency to perform other specified testing.
- B. Employment of agency in no way relieves contractor of obligation to perform Work in accordance with requirements of Contract Documents.
- C. Contractor Employed Agency:
 - 1. Testing agency: Comply with requirements of ASTM E 329, ASTM E 543, ASTM C 1021, ASTM C 1077, ASTM C 1093, and ASTM D3740.
 - 2. Inspection agency: Comply with requirements of ASTM D3740 and ASTM E329.
 - 3. Laboratory Qualifications: Accredited by IAS according to IAS AC89.
 - 4. Laboratory: Authorized to operate in Alabama.
 - 5. Laboratory Staff: Maintain a full time registered Engineer on staff to review services.
 - 6. Testing Equipment: Calibrated at reasonable intervals either by NIST or using an NIST established Measurement Assurance Program, under a laboratory measurement quality assurance program.

PART 2 PRODUCTS - NOT USED**PART 3 EXECUTION****3.01 CONTROL OF INSTALLATION**

- A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.
- B. Comply with manufacturers' instructions, including each step in sequence.
- C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.
- D. Comply with specified standards as minimum quality for the work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
- E. Have work performed by persons qualified to produce required and specified quality.
- F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.

3.02 SAMPLE PANELS

- A. For initial selection of items such as brick, Architectural precast concrete, mortar color, veneer stone, sealants, glazing, glazing framing and other items scheduled for incorporation into the comprehensive building envelope and other large scale mock-ups the contractor is required to provide adequate number of sample panels, or assemblies for that initial approval.

3.03 MOCK-UPS

- A. For each form of construction and finish required to comply with the following requirements, using materials indicated for the completed Work. The purpose of mock-ups is to demonstrate the proposed range of aesthetic effects and workmanship.
- B. Accepted mock-ups establish the standard of quality the Architect will use to judge the Work.
 - 1. Successful testing of mock-up components required is criteria for initial acceptance.
- C. Room Mock-Ups: Construct room Mock-Ups as indicated on Drawings. Coordinate installation of materials, products, and assemblies as required in Specification Sections and referenced herein; finish according to requirements. Provide required lighting and any supplemental lighting where required to enable Architect to evaluate quality of the mock-up.
- D. Provide supervisory personnel who will oversee mock-up construction. Provide workers assembling mockups that will be employed during the construction at Project.
- E. Obtain Architect's final approval of mock-ups before starting work, fabrication, or construction.
 - 1. Architect will issue written comments within Ten (10) calendar days of initial review and each subsequent follow up review of each mock-up.
 - 2. Make corrections as necessary until Architect's final approval is issued.
- F. Accepted mock-ups shall represent the minimum standard of Quality and Workmanship for the remaining Work.
- G. Where a mock-up has been accepted by Architect and is specified in product specification sections to be removed, remove mock-up and clear area when directed to do so by Architect.
- H. Where possible salvage and recycle the demolished mock-up materials.
- I. Other minor mockups and sample assemblies are required in individual specification sections. Review Mock-Up requirements and notify Architect of any discrepancies between Mock-Up construction and building construction.
- J. Other required Mock ups include:
 - 1. See specific Individual mock up requirements for materials and assemblies as outlined in individual technical sections.

3.04 TOLERANCES

- A. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate.
- B. Comply with manufacturers' tolerances. Should manufacturers' tolerances conflict with Contract Documents, request clarification from Architect before proceeding.
- C. Adjust products to appropriate dimensions; position before securing products in place.

3.05 TESTING AND INSPECTION

- A. See individual specification sections for testing and inspection required.
- B. Testing Agency Duties:
 - 1. Test samples of mixes submitted by contractor.
 - 2. Provide qualified personnel at site. Cooperate with Architect and contractor in performance of services.
 - 3. Perform specified sampling and testing of products in accordance with specified standards.
 - 4. Ascertain compliance of materials and mixes with requirements of Contract Documents.
 - 5. Promptly notify Architect and contractor of observed irregularities or non-compliance of Work or products.
 - 6. Perform additional tests and inspections required by Architect.
 - 7. Attend preconstruction meetings and progress meetings.
 - 8. Submit reports of all tests/inspections specified.

- C. Limits on Testing/Inspection Agency Authority:
 - 1. Agency may not release, revoke, alter, or enlarge on requirements of Contract Documents.
 - 2. Agency may not approve or accept any portion of the Work.
 - 3. Agency may not assume any duties of contractor.
 - 4. Agency has no authority to stop the Work.
- D. contractor Responsibilities:
 - 1. Deliver to agency at designated location, adequate samples of materials proposed to be used that require testing, along with proposed mix designs.
 - 2. Cooperate with laboratory personnel, and provide access to the Work and to manufacturers' facilities.
 - 3. Provide incidental labor and facilities:
 - a. To provide access to Work to be tested/inspected.
 - b. To obtain and handle samples at the site or at source of Products to be tested/inspected.
 - c. To facilitate tests/inspections.
 - d. To provide storage and curing of test samples.
 - 4. Notify Architect and laboratory 24 hours prior to expected time for operations requiring testing/inspection services.
 - 5. Employ services of an independent qualified testing laboratory and pay for additional samples, tests, and inspections required by contractor beyond specified requirements.
 - 6. Arrange with Owner's agency and pay for additional samples, tests, and inspections required by contractor beyond specified requirements.
- E. Re-testing required because of non-compliance with specified requirements shall be performed by the same agency on instructions by Architect.
- F. Re-testing required because of non-compliance with specified requirements shall be paid for by contractor.

3.06 MANUFACTURERS' FIELD SERVICES

- A. When specified in individual specification sections, require material or product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, conditions of surfaces and installation, quality of workmanship, and start-up of equipment, as applicable, and to initiate instructions when necessary.
- B. Submit qualifications of observer to Architect 30 days in advance of required observations.
 - 1. Observer subject to approval of Architect.
 - 2. Observer subject to approval of Owner.
- C. Report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to manufacturers' written instructions.

3.07 DEFECT ASSESSMENT

- A. Replace Work or portions of the Work not complying with specified requirements.
- B. If, in the opinion of Architect, it is not practical to remove and replace the work, Architect, with the concurrence of the Owner, will recommend an appropriate remedy or adjust payment.

END OF SECTION 01 4000

SECTION 01 4216**DEFINITIONS****PART 1 GENERAL****1.01 SUMMARY**

- A. This section supplements the definitions contained in the General Conditions.
- B. Other definitions are included in individual specification sections.

1.02 DEFINITIONS

- A. Furnish: To supply, deliver, unload, and inspect for damage.
- B. Install: To unpack, assemble, erect, apply, place, finish, cure, protect, clean, start up, and make ready for use.
- C. Product: Material, machinery, components, equipment, fixtures, and systems forming the work result. Not materials or equipment used for preparation, fabrication, conveying, or erection and not incorporated into the work result. Products may be new, never before used, or re-used materials or equipment.
- D. Project Manual: The book-sized volume that includes the procurement requirements (if any), the contracting requirements, and the specifications.
- E. Provide: To furnish and install.
- F. Supply: Same as Furnish.
- G. Architect: The Architect is the person or entity lawfully licensed to practice architecture in the State of Alabama, who is under contract with the Owner as the primary design professional for the Project and identified as the Architect in the Construction Contract. The term “Architect” means the Architect or the Architect's authorized representative. If the employment of the Architect is terminated, the Owner shall employ a new Architect whose status under the Contract Documents shall be that of the former Architect.
- H. Contract: The Contract is the embodiment of the Contract Documents. The Contract represents the entire and integrated agreement between the Owner and Contractor and supersedes any prior written or oral negotiations, representations or agreements that are not incorporated into the Contract Documents. The Contract may be amended only by a Contract Change Order or a Modification to the Construction Contract. The contractual relationship which the Contract creates between the Owner and the Contractor extends to no other persons or entities. The Contract consists of the following Contract Documents, including all additions, deletions, and modifications incorporated therein before the execution of the Construction Contract:
 - 1. Construction Contract
 - 2. Performance and Payment Bonds
 - 3. Conditions of the Contract (General, Supplemental, and other Conditions)
 - 4. Specifications
 - 5. Drawings
 - 6. Contract Change Orders
 - 7. Modifications to the Construction Contract (applicable to PSCA Projects)
- I. Contract Sum: The Contract Sum is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents. The term “Contract Sum” means the Contract Sum stated in the Construction Contract as may have been increased or decreased by Change Order(s) in accordance with the Contract Documents.
- J. Contract Time: The Contract Time is the period of time in which the Contractor must achieve Substantial Completion of the Work. The date on which the Contract Time begins is specified in the written Notice To Proceed issued to the Contractor by the Owner. The Date of Substantial Completion is the date established in accordance with the General Conditions. The term “Contract Time” means the Contract Time stated in the Construction Contract as may have been extended by Change Order(s) in accordance

with the Contract Documents. The term “day” as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

- K. Contractor: The Contractor is the person or persons, firm, partnership, joint venture, association, corporation, cooperative, limited liability company, or other legal entity, identified as such in the Construction Contract. The term “Contractor” means the Contractor or the Contractor's authorized representative.
- L. Defective Work: The term “Defective Work” shall apply to: (1) any product, material, system, equipment, or service, or its installation or performance, which does not conform to the requirements of the Contract Documents, (2) in-progress or completed Work the workmanship of which does not conform to the quality specified or, if not specified, to the quality produced by skilled workers performing work of a similar nature on similar projects in the state, (3) substitutions and deviations not properly submitted and approved or otherwise authorized, (4) temporary supports, structures, or construction which will not produce the results required by the Contract Documents, and (5) materials or equipment rendered unsuitable for incorporation into the Work due to improper storage or protection.
- M. Drawings: The Drawings are the portions of the Contract Documents showing graphically the design, location, layout, and dimensions of the Work, in the form of plans, elevations, sections, details, schedules, and diagrams.
- N. Notice to Proceed (NTP): A proceed order issued by the Owner or Director, as applicable, fixing the date on which the Contractor shall begin the prosecution of the Work, which is also the date on which the Contract Time shall begin.
- O. Owner: The Owner is the entity or entities identified as such in the Construction Contract and is referred to throughout the Contract Documents as if singular in number. The term “Owner” means the Owner or the Owner's authorized representative. The term “Owner” as used herein shall be synonymous with the term “Awarding Authority” as defined and used in Title 39 - Public Works, Code of Alabama, 1975, as amended.
- P. The Project: The Project is the total construction of which the Work required by these Contract Documents may be the entirety or only a part with other portions to be constructed by the Owner or separate contractors.
- Q. Project Manual : The Project Manual is the volume usually assembled for the Work which may include the Advertisement for Bids, Instructions to Bidders, sample forms, General Conditions of the Contract, Supplementary Conditions, and Specifications of the Work.
- R. Specifications: The Specifications are that portion of the Contract Documents which set forth in writing the standards of quality and performance of products, equipment, materials, systems, and services and workmanship required for acceptable performance of the Work.
- S. Subcontractor: A Subcontractor is a person or entity who is undertaking the performance of any part of the Work by virtue of a contract with the Contractor. The term “Subcontractor” means a Subcontractor or its authorized representatives.
- T. The Work: The Work is the construction and services required by the Contract Documents and includes all labor, materials, supplies, equipment, and other items and services as are necessary to produce the required construction and to fulfill the Contractor's obligations under the Contract. The Work may constitute the entire Project or only a portion of it.
- U. The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

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

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION 01 4216

SECTION 01 5000**TEMPORARY FACILITIES AND CONTROLS****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Temporary utilities.
- B. Temporary telecommunications services.
- C. Temporary sanitary facilities.
- D. Temporary Controls: Barriers, enclosures, and fencing.
- E. Security requirements.
- F. Vehicular access and parking.
- G. Waste removal facilities and services.
- H. Field offices.

1.02 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

1.03 TEMPORARY UTILITIES**1.04 TELECOMMUNICATIONS SERVICES****1.05 TEMPORARY SANITARY FACILITIES**

- A. Provide and maintain required facilities and enclosures. Provide at time of project mobilization.
- B. Maintain daily in clean and sanitary condition.

1.06 BARRIERS AND SIGNAGE

- A. Provide adequate directional and informational signage as well as personnel to maintain safe and orderly conditions for public vehicular and pedestrian traffic.
- B. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations and demolition.
- C. Provide barricades and other protection required by governing authorities for public rights-of-way .
- D. Provide protection for plants designated to remain. Replace damaged plants.
- E. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

1.07 SECURITY

- A. Provide security and facilities to protect Work, Equipment, material and Construction Manager's operations from unauthorized entry, vandalism, or theft.
- B. Coordinate with Owner's security program.

1.08 VEHICULAR ACCESS AND PARKING

- A. Provide adequate means for maintaining safe and orderly regulation of public vehicular traffic around the Site.
- B. Coordinate access and haul routes with governing authorities and Construction Manager.
- C. Provide and maintain access to fire hydrants, free of obstructions.
- D. Provide means of removing mud from vehicle wheels before entering streets.
- E. Designated existing on-site roads may be used for construction traffic.
- F. Provide temporary parking areas to accommodate construction personnel. When site space is not adequate, provide additional off-site parking.

- G. Existing, adjacent, or nearby parking areas may not be used for construction parking.
- H. Designate one parking space for Owner and Architect use.

1.09 WASTE REMOVAL

- A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.
- B. Provide containers with lids. Remove trash from site periodically.
- C. If materials to be recycled or re-used on the project must be stored on-site, provide suitable non-combustible containers; locate containers holding flammable material outside the structure unless otherwise approved by the authorities having jurisdiction.
- D. Open free-fall chutes are not permitted. Terminate closed chutes into appropriate containers with lids.

1.10 FIELD OFFICES

- A. Office: Weathertight, with lighting, electrical outlets, heating, cooling equipment, and equipped with sturdy furniture, drawing rack and work / drawing reference tables .
- B. Provide space for Project meetings, with table and chairs to accommodate 6 persons.

1.11 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

- A. Remove temporary utilities, equipment, facilities, materials, prior to Date of Substantial Completion inspection.
- B. Remove underground installations to a minimum depth of 6 feet. Grade site as indicated.
- C. Clean and repair damage caused by installation or use of temporary work.

PART 2 PRODUCTS - NOT USED**PART 3 EXECUTION - NOT USED****END OF SECTION 01 5000**

SECTION 01 6000**PRODUCT REQUIREMENTS****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. General product requirements.
- B. Transportation, handling, storage and protection.
- C. Product option requirements.
- D. Substitution limitations and procedures.
- E. Maintenance materials, including extra materials, spare parts, tools, and software.

1.02 RELATED REQUIREMENTS

- A. Document 00 2113 - Instructions to Bidders: Product options and substitution procedures prior to bid date.
- B. Section 01 4000 - Quality Requirements: Product quality monitoring.
- C. Section 01 6116 - Volatile Organic Compound (VOC) Content Restrictions: Requirements for VOC-restricted product categories.

1.03 REFERENCE STANDARDS

- A. 16 CFR 260.13 <<http://www.ecfr.gov>> - Guides for the Use of Environmental Marketing Claims; Federal Trade Commission; Recycled Content; Current Edition.
- B. CAN/CSA Z809 <http://global.ihs.com/doc_detail.cfm?rid=BSD&document_name=CSA%20Z809> - National Standard for Sustainable Forest Management; CSA International Inc; 2008.
- C. NEMA MG 1 <http://global.ihs.com/doc_detail.cfm?rid=BSD&document_name=NEMA%20MG%201> - Motors and Generators; 2014.
- D. NFPA 70 <http://global.ihs.com/doc_detail.cfm?rid=BSD&document_name=NFPA%2070> - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.04 SUBMITTALS

- A. Proposed Products List: Submit list of major products proposed for use, with name of manufacturer, trade name, and model number of each product.
 - 1. Submit within 15 days after date of Agreement.
 - 2. For products specified only by reference standards, list applicable reference standards.
- B. Product Data Submittals: Submit manufacturer's standard published data. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.
- C. Shop Drawing Submittals: Prepared specifically for this Project; indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.
- D. Sample Submittals: Illustrate functional and aesthetic characteristics of the product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.
 - 1. For selection from standard finishes, submit samples of the full range of the manufacturer's standard colors, textures, and patterns.

PART 2 PRODUCTS**2.01 EXISTING PRODUCTS**

- A. Do not use materials and equipment removed from existing premises unless specifically required or permitted by the Contract Documents.

- B. Unforeseen historic items encountered remain the property of the Owner; notify Owner promptly upon discovery; protect, remove, handle, and store as directed by Owner.
- C. Existing materials and equipment indicated to be removed, but not to be re-used, relocated, reinstalled, delivered to the Owner, or otherwise indicated as to remain the property of the Owner, become the property of the Contractor; remove from site.
- D. Reused Products: Reused products include materials and equipment previously used in this or other construction, salvaged and refurbished as specified.
 - 1. Wood fabricated from timber abandoned in transit after harvesting is considered reused, not recycled.
- E. Overall Project Requirement: Use reused products for at least 5 percent of all products used on project.
 - 1. This provision is applicable to LEED Credits MR 3.1 and 3.2; show quantity on LEED report.
- F. Specific Products to be Reused: The reuse of certain materials and equipment already existing on the project site is required.
 - 1. See Section 01 1000 for list of items required to be salvaged for reuse and relocation.
 - 2. If reuse of other existing materials or equipment is desired, submit substitution request.
- G. LEED Submittals: State cost of each reused product, quantity installed, and total cost of reused products.

2.02 NEW PRODUCTS

- A. Provide new products unless specifically required or permitted by the Contract Documents.
- B. DO NOT USE products having any of the following characteristics:
 - 1. Made outside the United States, its territories, Canada, or Mexico.
 - 2. Made using or containing CFC's or HCFC's.
 - 3. Made of wood from newly cut old growth timber.
- C. Where all other criteria are met, Contractor shall give preference to products that:
 - 1. If used on interior, have lower emissions, as defined in Section 01 6116.
 - 2. If wet-applied, have lower VOC content, as defined in Section 01 6116.
 - 3. Are extracted, harvested, and/or manufactured closer to the location of the project.
 - 4. Have longer documented life span under normal use.
 - 5. Result in less construction waste.
 - 6. Are made of vegetable materials that are rapidly renewable.
 - 7. Have a published Green Screen Chemical Hazard Analysis.

2.03 PRODUCT OPTIONS

- A. Products Specified by Reference Standards or by Description Only: Use any product meeting those standards or description.
- B. Products Specified by Naming One or More Manufacturers: Use a product of one of the manufacturers named and meeting specifications, no options or substitutions allowed.
- C. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named.

2.04 MAINTENANCE MATERIALS

- A. Furnish extra materials, spare parts, tools, and software of types and in quantities specified in individual specification sections.
- B. Deliver to Project site; obtain receipt prior to final payment.

PART 3 EXECUTION

3.01 SUBSTITUTION PROCEDURES

- A. Instructions to Bidders specifies time restrictions for submitting requests for substitutions during the bidding period and the documents required. Comply with requirements specified in Section 00 2113.

- B. Architect will consider requests for substitutions only within 15 days after date of Agreement.
- C. Substitutions may be considered when a product becomes unavailable through no fault of Contractor.
- D. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents.
- E. A request for substitution constitutes a representation that the submitter:
 - 1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product.
 - 2. Agrees to provide the same warranty for the substitution as for the specified product.
 - 3. Agrees to coordinate installation and make changes to other Work that may be required for the Work to be complete with no additional cost to Owner.
 - 4. Waives claims for additional costs or time extension that may subsequently become apparent.
 - 5. Agrees to reimburse Owner and Architect for review or redesign services associated with re-approval by authorities.
- F. Substitutions will not be considered when they are indicated or implied on shop drawing or product data submittals, without separate written request, or when acceptance will require revision to the Contract Documents.
- G. Substitution Submittal Procedure (after contract award):
 - 1. Submit three copies of request for substitution for consideration. Limit each request to one proposed substitution.
 - 2. Submit shop drawings, product data, and certified test results attesting to the proposed product equivalence. Burden of proof is on proposer.
 - 3. The Architect will notify Contractor in writing of decision to accept or reject request.

3.02 TRANSPORTATION AND HANDLING

- A. Package products for shipment in manner to prevent damage; for equipment, package to avoid loss of factory calibration.
- B. If special precautions are required, attach instructions prominently and legibly on outside of packaging.
- C. Coordinate schedule of product delivery to designated prepared areas in order to minimize site storage time and potential damage to stored materials.
- D. Transport and handle products in accordance with manufacturer's instructions.
- E. Transport materials in covered trucks to prevent contamination of product and littering of surrounding areas.
- F. Promptly inspect shipments to ensure that products comply with requirements, quantities are correct, and products are undamaged.
- G. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage, and to minimize handling.
- H. Arrange for the return of packing materials, such as wood pallets, where economically feasible.

3.03 STORAGE AND PROTECTION

- A. Designate receiving/storage areas for incoming products so that they are delivered according to installation schedule and placed convenient to work area in order to minimize waste due to excessive materials handling and misapplication.
- B. Store and protect products in accordance with manufacturers' instructions.
- C. Store with seals and labels intact and legible.
- D. Store sensitive products in weather tight, climate controlled, enclosures in an environment favorable to product.
- E. For exterior storage of fabricated products, place on sloped supports above ground.

- F. Provide bonded off-site storage and protection when site does not permit on-site storage or protection.
- G. Protect products from damage or deterioration due to construction operations, weather, precipitation, humidity, temperature, sunlight and ultraviolet light, dirt, dust, and other contaminants.
- H. Comply with manufacturer's warranty conditions, if any.
- I. Cover products subject to deterioration with impervious sheet covering. Provide ventilation to prevent condensation and degradation of products.
- J. Store loose granular materials on solid flat surfaces in a well-drained area. Prevent mixing with foreign matter.
- K. Prevent contact with material that may cause corrosion, discoloration, or staining.
- L. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.
- M. Arrange storage of products to permit access for inspection. Periodically inspect to verify products are undamaged and are maintained in acceptable condition.

END OF SECTION 01 6000

SECTION 01 7000**EXECUTION AND CLOSEOUT REQUIREMENTS****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Examination, preparation, and general installation procedures.
- B. Requirements for alterations work, including selective demolition.
- C. Pre-installation meetings.
- D. In-wall and Above-ceiling Reviews.
- E. "Dry-in" Requirements.
- F. Temporary Environmental Controls.
- G. Punchlist Review Scheduling.
- H. Cutting and patching.
- I. Surveying for laying out the work.
- J. Cleaning and protection.
- K. Starting of systems and equipment.
- L. Demonstration and instruction of Owner personnel.
- M. Closeout procedures, including contractor's Correction Punch List, except payment procedures.
- N. General requirements for maintenance service.

1.02 RELATED REQUIREMENTS

- A. Section 01 1000 - Summary: Limitations on working in existing building; continued occupancy; work sequence; identification of salvaged and relocated materials.
- B. Section 01 3000 - Administrative Requirements: Submittals procedures, Electronic document submittal service.
- C. Section 01 4000 - Quality Requirements: Testing and inspection procedures.
- D. Section 01 5000 - Temporary Facilities and Controls: Temporary exterior enclosures.
- E. Section 01 7800 - Closeout Submittals: Project record documents, operation and maintenance data, warranties, and bonds.
- F. Section 01 7900 - Demonstration and Training: Demonstration of products and systems to be commissioned and where indicated in specific specification sections
- G. Section 01 9113 - General Commissioning Requirements: contractor's responsibilities in regard to commissioning.
- H. Individual Product Specification Sections:
 - 1. Advance notification to other sections of openings required in work of those sections.
 - 2. Limitations on cutting structural members.

1.03 REFERENCE STANDARDS

- A. NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations; 2013.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Survey work: Submit name, address, and telephone number of Surveyor before starting survey work.
 - 1. On request, submit documentation verifying accuracy of survey work.
 - 2. Submit a copy of site drawing signed by the Land Surveyor, that the elevations and locations of the work are in compliance with Contract Documents.

3. Submit surveys and survey logs for the project record.
- C. Demolition Plan: Submit demolition plan as specified by OSHA and local authorities.
 1. Indicate extent of demolition, removal sequence, bracing and shoring, and location and construction of barricades and fences. Include design drawings and calculations for bracing and shoring.
 2. Identify demolition firm and submit qualifications.
 3. Include a summary of safety procedures.
- D. Cutting and Patching: Submit written request in advance of cutting or alteration that affects:
 1. Structural integrity of any element of Project.
 2. Integrity of weather exposed or moisture resistant element.
 3. Efficiency, maintenance, or safety of any operational element.
 4. Visual qualities of sight exposed elements.
 5. Work of Owner or separate Contractor.
 6. Include in request:
 - a. Identification of Project.
 - b. Location and description of affected work.
 - c. Necessity for cutting or alteration.
 - d. Description of proposed work and products to be used.
 - e. Alternatives to cutting and patching.
 - f. Effect on work of Owner or separate Contractor.
 - g. Written permission of affected separate Contractor.
 - h. Date and time work will be executed.
- E. Project Record Documents: Accurately record actual locations of capped and active utilities.

1.05 QUALIFICATIONS

- A. For demolition work, employ a firm specializing in the type of work required.
 1. Minimum of 5 years of documented experience.
- B. For surveying work, employ a land surveyor registered in Alabama and acceptable to Architect. Submit evidence of surveyor's Errors and Omissions insurance coverage in the form of an Insurance Certificate. Employ only individual(s) trained and experienced in collecting and recording accurate data relevant to ongoing construction activities,
- C. For field engineering, employ a professional engineer of the discipline required for specific service on Project, licensed in Alabama. Employ only individual(s) trained and experienced in establishing and maintaining horizontal and vertical control points necessary for laying out construction work on project of similar size, scope and/or complexity.
- D. For design of temporary shoring and bracing, employ a Professional Engineer experienced in design of this type of work and licensed in Alabama.

1.06 PROJECT CONDITIONS

- A. Grade site to drain. Maintain excavations free of water. Provide, operate, and maintain pumping equipment.
- B. Protect site from puddling or running water. Provide water barriers as required to protect site from soil erosion.
- C. Ventilate enclosed areas to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases.
- D. Dust Control: Execute work by methods to minimize raising dust from construction operations. Provide positive means to prevent air-borne dust from dispersing into atmosphere and over adjacent property.
- E. Erosion and Sediment Control: Plan and execute work by methods to control surface drainage from cuts and fills, from borrow and waste disposal areas. Prevent erosion and sedimentation.
 1. Minimize amount of bare soil exposed at one time.

2. Provide temporary measures such as berms, dikes, and drains, to prevent water flow.
 3. Construct fill and waste areas by selective placement to avoid erosive surface silts or clays.
 4. Periodically inspect earthwork to detect evidence of erosion and sedimentation; promptly apply corrective measures.
- F. Noise Control: Provide methods, means, and facilities to minimize noise produced by construction operations.
- G. Pest and Rodent Control: Provide methods, means, and facilities to prevent pests and insects from damaging the work.
- H. Rodent Control: Provide methods, means, and facilities to prevent rodents from accessing or invading premises.
- I. Pollution Control: Provide methods, means, and facilities to prevent contamination of soil, water, and atmosphere from discharge of noxious, toxic substances, and pollutants produced by construction operations. Comply with federal, state, and local regulations.

1.07 COORDINATION

- A. Coordinate scheduling, submittals, and work of the various sections of the Project Manual to ensure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.
- B. Notify affected utility companies and comply with their requirements.
- C. Verify that utility requirements and characteristics of new operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.
- D. Coordinate space requirements, supports, and installation of mechanical and electrical work that are indicated diagrammatically on drawings. Follow routing indicated for pipes, ducts, and conduit, as closely as practicable; place runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.
- E. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.
- F. Coordinate completion and clean-up of work of separate sections.
- G. After Owner occupancy of premises, coordinate access to site for correction of defective work and work not in accordance with Contract Documents, to minimize disruption of Owner's activities.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Start of work means acceptance of existing conditions.
- B. Verify that existing substrate is capable of structural support or attachment of new work being applied or attached.
- C. Examine and verify specific conditions described in individual specification sections.
- D. Take field measurements before confirming product orders or beginning fabrication, to minimize waste due to over-ordering or mis-fabrication.
- E. Verify that utility services are available, of the correct characteristics, and in the correct locations.
- F. Prior to Cutting: Examine existing conditions prior to commencing work, including elements subject to damage or movement during cutting and patching. After uncovering existing work, assess conditions affecting performance of work. Beginning of cutting or patching means acceptance of existing conditions.

3.02 PREPARATION

- A. Clean substrate surfaces prior to applying next material or substance.
- B. Seal cracks or openings of substrate prior to applying next material or substance.
- C. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond.

3.03 PREINSTALLATION MEETINGS

- A. When required in individual specification sections, convene a preinstallation meeting at the site prior to commencing work of the section.
- B. Require attendance of parties directly affecting, or affected by, work of the specific section, including manufacturer's representative.
- C. Notify Architect one week in advance of meeting date.
- D. Contractor to prepare agenda, preside at meeting and discuss the following at a minimum:
 - 1. Review conditions of examination, preparation and installation procedures.
 - 2. Review coordination with related work.
 - 3. Testing and inspection requirements.
 - 4. Environmental conditions required for executing work.
 - 5. Protection of completed work.
 - 6. Schedule for installation, including required inspections.
 - 7. Substrate and/or adjacent work acceptability and requirements/tolerances necessary for successful product installation.
 - 8. Product warranty.
 - 9. Specification Section, submittals, shop drawings, product data.
 - 10. Manufacturer's recommendations and requirements.
 - 11. RFI's, ASI's, and Change Orders related to work (if any).
 - 12. Mockup review comments and approval.
 - 13. Environmental (temperature and humidity) requirements for storage and installation.
 - 14. Weather requirements for installation.
 - 15. Protection of adjacent work.
 - 16. Installation procedures.
 - 17. Sequence and coordination with adjacent work.
- E. Record minutes and distribute copies within two days after meeting to participants, with two copies to Architect, Owner, participants, and those affected by decisions made.
- F. Do not proceed with installation if the conference cannot be successfully concluded.

3.04 LAYING OUT THE WORK

- A. Verify locations of survey control points prior to starting work.
- B. Promptly notify Architect of any discrepancies discovered.
- C. contractor shall locate and protect survey control and reference points.
- D. Control datum for survey is that indicated on drawings.
- E. Protect survey control points prior to starting site work; preserve permanent reference points during construction.
- F. Promptly report to Architect the loss or destruction of any reference point or relocation required because of changes in grades or other reasons.
- G. Replace dislocated survey control points based on original survey control. Make no changes without prior written notice to Architect.
- H. Utilize recognized engineering survey practices.

- I. Establish a minimum of two permanent bench marks on site, referenced to established control points. Record locations, with horizontal and vertical data, on project record documents.
- J. Establish elevations, lines and levels. Locate and lay out by instrumentation and similar appropriate means:
 - 1. Site improvements including pavements; stakes for grading, fill and topsoil placement; utility locations, slopes, and invert elevations.
 - 2. Grid or axis for structures.
 - 3. Building foundation, column locations, ground floor elevations.
- K. Periodically verify layouts by same means.
- L. Maintain a complete and accurate log of control and survey work as it progresses.
- M. On completion of foundation walls and major site improvements, prepare a certified survey illustrating dimensions, locations, angles, and elevations of construction and site work.

3.05 GENERAL INSTALLATION REQUIREMENTS

- A. In addition to compliance with regulatory requirements, conduct construction operations in compliance with NFPA 241, including applicable recommendations in Appendix A of that Standard.
- B. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessity for replacement.
- C. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.
- D. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.
- E. Make consistent texture on surfaces, with seamless transitions, unless otherwise indicated.
- F. Make neat transitions between different surfaces, maintaining texture and appearance.

3.06 ALTERATIONS

- A. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.
 - 1. Verify that construction and utility arrangements are as indicated.
 - 2. Report discrepancies to Architect before disturbing existing installation.
 - 3. Beginning of alterations work constitutes acceptance of existing conditions.
- B. Keep areas in which alterations are being conducted separated from other areas that are still occupied.
 - 1. Provide, erect, and maintain temporary dustproof partitions of construction specified in Section 01 5000 in locations indicated on drawings.
 - 2. Provide sound retardant partitions of construction indicated on drawings in locations indicated on drawings.
- C. Maintain weatherproof exterior building enclosure except for interruptions required for replacement or modifications; take care to prevent water and humidity damage.
 - 1. Where openings in exterior enclosure exist, provide construction to make exterior enclosure weatherproof.
 - 2. Insulate existing ducts or pipes that are exposed to outdoor ambient temperatures by alterations work.
- D. Remove existing work as indicated and as required to accomplish new work.
 - 1. Remove items indicated on drawings.
 - 2. Relocate items indicated on drawings.
 - 3. Where new surface finishes are to be applied to existing work, perform removals, patch, and prepare existing surfaces as required to receive new finish; remove existing finish if necessary for successful application of new finish.
 - 4. Where new surface finishes are not specified or indicated, patch holes and damaged surfaces to match adjacent finished surfaces as closely as possible.

- E. Services (Including but not limited to Plumbing, Fire Protection, Electrical, and Telecommunications): Remove, relocate, and extend existing systems to accommodate new construction.
 - 1. Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components; if necessary, modify installation to allow access or provide access panel.
 - 2. Where existing systems or equipment are not active and Contract Documents require reactivation, put back into operational condition; repair supply, distribution, and equipment as required.
 - 3. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
 - a. Disable existing systems only to make switchovers and connections; minimize duration of outages.
 - b. See Section 01 1000 for other limitations on outages and required notifications.
 - c. Provide temporary connections as required to maintain existing systems in service.
 - 4. Verify that abandoned services serve only abandoned facilities.
 - 5. Remove abandoned pipe, ducts, conduits, and equipment ; remove back to source of supply where possible, otherwise cap stub and tag with identification; patch holes left by removal using materials specified for new construction.
- F. Protect existing work to remain.
 - 1. Prevent movement of structure; provide shoring and bracing if necessary.
 - 2. Perform cutting to accomplish removals neatly and as specified for cutting new work.
 - 3. Repair adjacent construction and finishes damaged during removal work.
- G. Adapt existing work to fit new work: Make as transition as seamless as possible.
 - 1. Visually noticable, or aesthetically objectionable transitions from existing conditions joined with new work shall not be acceptable and request to the Architect for direction shall be submitted inwriting.
- H. Patching: Where the existing surface is not indicated to be refinished, patch to match the surface finish that existed prior to cutting. Where the surface is indicated to be refinished, patch so that the substrate is ready for the new finish.
- I. Refinish existing surfaces as indicated:
 - 1. Where rooms or spaces are indicated to be refinished, refinish all visible existing surfaces to remain to the specified condition for each material, with a neat transition to adjacent finishes.
 - 2. If mechanical or electrical work is exposed accidentally during the work, re-cover and refinish to match.
- J. Clean existing systems and equipment.
- K. Remove demolition debris and abandoned items from alterations areas and dispose of off-site; do not burn or bury.
- L. Do not begin new construction in alterations areas before demolition is complete.
- M. Comply with all other applicable requirements of this section.

3.07 CUTTING AND PATCHING

- A. Contractors shall execute the work with proper Sequencing and Field Coordination and any methods that avoid cutting or patching.
- B. Cutting and Patching at no time shall be considered extra work and Contractors shall not be compensated for cutting and patching due to lack of coordination.
- C. See Alterations article above for additional requirements.
- D. Perform whatever cutting and patching becomes necessary in order to:
 - 1. Complete the work.
 - 2. Fit products together to integrate with other work.
 - 3. Provide openings for penetration of mechanical, electrical, and other services.
 - 4. Match work that has been cut to adjacent work.
 - 5. Repair areas adjacent to cuts to required condition.

6. Repair new work damaged by subsequent work.
 7. Remove samples of installed work for testing when requested.
 8. Remove and replace defective and non-complying work.
- E. Execute work by methods that avoid damage to other work and that will provide appropriate surfaces to receive patching and finishing. In existing work, minimize damage and restore to original condition.
- F. Employ original installer to perform cutting for weather exposed and moisture resistant elements, and sight exposed surfaces.
- G. Cut rigid materials using masonry saw or core drill. Pneumatic tools not allowed without prior approval.
- H. Restore work with new products in accordance with requirements of Contract Documents.
- I. Fit work air tight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.
- J. At penetrations of fire rated walls, partitions, ceiling, or floor construction, completely seal voids with fire rated material in accordance with Section 07 8400, to full thickness of the penetrated element.
- K. Patching:
1. Finish patched surfaces to match finish that existed prior to patching. On continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.
 2. Match color, texture, and appearance.
 3. Repair patched surfaces that are damaged, lifted, discolored, or showing other imperfections due to patching work. If defects are due to condition of substrate, repair substrate prior to repairing finish.

3.08 IN-WALL AND ABOVE-CEILING PRE-INSPECTIONS

- A. Prior to concealment of any work which must be reviewed and approved by the Owner's facilities operations, the A/E and the Authority having Jurisdiction the contractor shall have in place and complete all work which is to be concealed and shall have been tested and approved.
- B. Prior to review the following shall be complete: Pressure testing complete, pipes insulated, ducts insulated, firestopping completely installed at floors or ceilings, sprinkler piping fully installed, electrical fully installed. Batt insulation should NOT be installed because it will conceal review of the MEP installation.
- C. Scheduling: Incorporate planned reviews into the overall project schedule, and update targeted dates every two weeks for proper coordination. Major areas and/or floors shall be grouped together for review. Notify Owner and Architect a minimum of one week prior to actual review.
- D. Contractor's Punchlist Review: Contractor to send their own punch list review document for "in-wall" and "above-ceiling" review prior to the A/E review a minimum of 24 hours prior to the scheduled review.

3.09 "DRY-IN" REQUIREMENTS

- A. The following minimum "dry-in" building conditions prior to installation of gypsum board panels or any other interior material subject to degradation and environmental growth include:
1. Exterior sheathing and moisture barrier completely installed.
 2. Windows installed, or temporary (fixed in place) coverage over windows. If removed for construction purposes the temporary coverage shall be reinstalled by the end of each day.
 3. Roof decking with roofing (including over roof expansion joint locations).
 4. Temporary doors with spring hinges installed at all access points.

3.10 TEMPORARY ENVIRONMENTAL CONTROLS

- A. Operation of MEP Systems: There are numerous interior finishes and products that require a stable interior environment (i.e. - temperature and humidity control, enclosed building, etc.) to meet Specification requirements, Manufacturer's installation requirements, ASTM standards, and industry standards. Contractor to schedule Work accordingly to accommodate all necessary requirements for product installation.
- B. Temporary Temperature, Humidity and Air Movement Control: Provide temporary heating and cooling units and distribution as necessary to meet construction sequencing and schedule needs for any and all

requirements during construction for drywall finishing, millwork installation, floor underlayment, flooring installation, lay-in acoustical ceilings, painting, etc. during and ongoing after installation of materials.

- C. Temporary doors with spring hinges shall be installed at all access points.

3.11 PUNCHLIST REVIEW SCHEDULING

- A. The following are minimum scheduling requirements for punchlist reviews:
 - 1. Scheduling: Incorporate planned punch list reviews into the overall project schedule, and update targeted dates at OAC meetings for proper coordination. Major areas and/or floors shall be grouped together for review. Notify Owner and Architect in writing for each specific area a minimum of one week prior to actual review.
 - 2. Contractor's Punchlist Review: Contractor to send their own complete punch list review document for area a minimum of 48 hours prior to the A/E review.

3.12 PROGRESS CLEANING

- A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.
- B. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other closed or remote spaces, prior to enclosing the space.
- C. Broom and vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust.
- D. Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.

3.13 PROTECTION OF INSTALLED WORK

- A. Protect installed work from damage by construction operations.
- B. Provide special protection where specified in individual specification sections.
- C. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.
- D. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.
- E. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.
- F. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.
- G. Prohibit traffic from landscaped areas.
- H. Remove protective coverings when no longer needed; reuse or recycle coverings if possible.

3.14 SYSTEM STARTUP

- A. Coordinate schedule for start-up of various equipment and systems.
- B. Notify Architect and Owner seven days prior to start-up of each item.
- C. Verify that each piece of equipment or system has been checked for proper lubrication, drive rotation, belt tension, control sequence, and for conditions that may cause damage.
- D. Verify tests, meter readings, and specified electrical characteristics agree with those required by the equipment or system manufacturer.
- E. Verify that wiring and support components for equipment are complete and tested.
- F. Execute start-up under supervision of applicable contractor personnel and manufacturer's representative in accordance with manufacturers' instructions.
- G. When specified in individual specification Sections, require manufacturer to provide authorized representative to be present at site to inspect, check, and approve equipment or system installation prior to start-up, and to supervise placing equipment or system in operation.

- H. Submit a written report that equipment or system has been properly installed and is functioning correctly.

3.15 DEMONSTRATION AND INSTRUCTION

- A. See Section 01 7900 - Demonstration and Training.

3.16 ADJUSTING

- A. Adjust operating products and equipment to ensure smooth and unhindered operation.

3.17 FINAL CLEANING

- A. Execute final cleaning prior to final project assessment.
 - 1. Clean areas to be occupied by Owner prior to final completion before Owner occupancy.
- B. Use cleaning materials that are nonhazardous.
- C. Clean interior and exterior glass, surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.
- D. Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment.
- E. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.
- F. Replace filters of operating equipment.
- G. Clean debris from roofs, gutters, downspouts, scuppers, overflow drains, area drains and drainage systems.
- H. Clean site; sweep paved areas, rake clean landscaped surfaces.
- I. Remove waste, surplus materials, trash/rubbish, and construction facilities from the site; dispose of in legal manner; do not burn or bury.
- J. Clean Owner-occupied areas of work.

3.18 CLOSEOUT PROCEDURES

- A. General Requirements:
 - 1. When project construction reaches 95% complete, a 95% Closeout Meeting is required to discuss in detail all requirements for completing and closing out the project.
 - 2. Except as noted, delivery of items listed hereunder are prerequisites for release of final retainage as indicated on the contractor's application for payment.
 - 3. All required warranties and guarantees will commence upon date of Certificate of Substantial Completion.
 - 4. A total of 4 binders will be required as indicated below:
 - a. Submit three (3) copies of Operation and Maintenance (properly tabbed and indexed)
 - b. Submit one (1) Closeout Binder labeled "Closeouts" including Owner project name and job number with all applicable items in order as listed under "Project Closeout Items".
 - c. PROJECT CLOSEOUT ITEMS:
 - 5. Furnish the following items in order to successfully close out a project:
 - a. * As-Built Drawings and specification mark-ups must be reviewed before scheduling the final inspection
 - b. * Operation and Maintenance Manuals - See Specs for requirements. (3 copies tabbed & indexed plus 1 electronic copy on disk - PDF, DOC, TIFF are acceptable)
 - c. * Training sessions for Owner's personnel as required with Video recording
 - d. * Weekly Safety Meeting minutes - Submit with each Pay Request
 - e. * Receipt of Certificate of Occupancy from City
 - f. * Receipt of approved HVAC Test and Balance Report and Documented Functional Performance Testing by the Commissioning Agent
 - g. * Control Drawings on bond copy and disk (AutoCAD format and labeled accordingly)

- h. * Fire Alarm Certification (submit original)
 - i. * Receipt of Carpet Certifications (ASTM Standards for Flame Spread and Smoke Development) - See Specs
 - j. * Receipt of Load Test for Elevator (submit original)
 - k. * Boiler Permit/Inspection
 - l. "As-Built" Drawings and Control Drawings on Mylar Reproducible, "As-Built" Specification Disk and a "As-Built" Drawings on Disk (AutoCAD format and labeled accordingly)
 - m. Affidavit of Release of Liens from General Contractor with attached Release of Liens from General Contractor and all Subs
 - n. Warranties from General Contractor and all Subs
 - o. Extended Manufacturer's Warranties
 - p. Receipt of Roof Warranties - as Specified
 - q. Delivery of Maintenance Stock Items as Specified - See Specs for specific requirements - Furnish signed receipts
 - r. Receipt for return of all keys
 - s. Receipt of Elevator Maintenance Agreement - See Specs
 - t. Receipt of Termite Contract (submit original)
 - u. Receipt of Fully Executed CERTIFICATE OF SUBSTANTIAL COMPLETION
 - v. Execution of Final Change Order
 - w. Receipt of CONSENT OF SURETY FOR FINAL PAYMENT (date of Power of Attorney must be same or later than date indicated on Consent of Surety)
 - x. Certification that final punch lists items have been completed
 - y. Allowances and unit costs settlement
 - z. Transfer all utilities to City of Vestavia Hills
6. Items denoted with asterisk (*) must be complete and reviewed by A/E prior to scheduling a final review.
7. Submission of other documentation may be required in the Specifications and Construction Drawings.

3.19 INSPECTIONS:

- A. Final Inspection: To be conducted by the Architect, Engineers and appropriate Public Officials upon notification by Contractor and concurrence by Construction Manager, Architect and Engineer that project is complete. Punch lists prepared at inspections shall be worked off.
- B. Year-End Inspection: To be conducted jointly by Architect, Engineer, AHJ and appropriate Public Officials approximately 1 year after completion and upon notice by Architect, Engineer and Owner. Any and all defects will be expected to be remedied as soon as possible.
- C. Make submittals that are required by governing or other authorities.
 - 1. Provide copies to Architect.
- D. Accompany Project Coordinator on preliminary inspection to determine items to be listed for completion or correction in the contractor's Correction Punch List for contractor's Notice of Substantial Completion.
- E. Notify when work is considered ready for Substantial Completion.
- F. Submit written certification containing contractor's Correction Punch List, that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract Documents and ready for Architect's Substantial Completion inspection.
- G. Owner will occupy all of the building as specified in Section 01 1000.
- H. Conduct Substantial Completion inspection and create Final Correction Punch List containing Architect's and contractor's comprehensive list of items identified to be completed or corrected and submit to Architect.

- I. Correct items of work listed in Final Correction Punch List and comply with requirements for access to Owner-occupied areas.
- J. Accompany Project Coordinator on contractor's preliminary final inspection.
- K. Notify when work is considered finally complete.
- L. Complete items of work determined by Architect listed in executed Certificate of Substantial Completion.

3.20 MAINTENANCE

- A. Provide service and maintenance of components indicated in specification sections.
- B. Maintenance Period: As indicated in specification sections or, if not indicated, not less than one year from the Date of Substantial Completion or the length of the specified warranty, whichever is longer.
- C. Examine system components at a frequency consistent with reliable operation. Clean, adjust, and lubricate as required.
- D. Include systematic examination, adjustment, and lubrication of components. Repair or replace parts whenever required. Use parts produced by the manufacturer of the original component.
- E. Maintenance service shall not be assigned or transferred to any agent or subcontractor without prior written consent of the Owner.

END OF SECTION 01 7000

SECTION 01 7419**CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL****PART 1 GENERAL****1.01 WASTE MANAGEMENT REQUIREMENTS**

- A. Employ processes that ensure the generation of as little waste as possible due to error, poor planning, breakage, mishandling, contamination, or other factors.
- B. Minimize trash/waste disposal in landfills. Reuse, salvage, or recycle as much waste as economically feasible.
- C. Required Recycling, Salvage, and Reuse: The following may not be disposed of in landfills, burial, or by incineration:
 - 1. Aluminum and plastic beverage containers.
 - 2. Corrugated cardboard.
 - 3. Wood pallets.
 - 4. Clean dimensional wood.
 - 5. Concrete masonry units: May be used on project if whole, or crushed and used as sub-base material or fill.
 - 6. Metals, including packaging banding, metal studs, sheet metal, structural steel, piping, reinforcing bars, door frames, and other items made of steel, iron, galvanized steel, stainless steel, aluminum, copper, zinc, lead, brass, and bronze.
 - 7. Glass.
 - 8. Gypsum drywall.
 - 9. Plastic buckets.
 - 10. Recycle Carpet, carpet cushion, carpet tile, and carpet remnants : DuPont (<http://flooring.dupont.com>) and Interface (www.interfaceinc.com) conduct reclamation programs.
 - 11. Windows, doors, and door hardware.
 - 12. Plumbing fixtures.
 - 13. Mechanical and electrical equipment.
 - 14. Fluorescent lamps (light bulbs).
 - 15. Acoustical ceiling tile and panels.
- D. Contractor Reporting Responsibilities: Submit periodic Waste Disposal Reports; report landfill disposal, incineration, recycling, salvage, and reuse regardless of to whom the cost or savings accrues; use the same units of measure on required reports.
- E. Methods of trash/waste disposal that are not acceptable are:
 - 1. Burning .
 - 2. Burying .
 - 3. Dumping or burying on other property, public or private.
 - 4. Other illegal dumping or burying.
- F. Regulatory Requirements: contractor is responsible for knowing and complying with regulatory requirements, including but not limited to Federal, state and local requirements, pertaining to legal disposal of all construction and demolition waste materials.

1.02 RELATED REQUIREMENTS

- A. Section 01 3000 - Administrative Requirements: Additional requirements for project meetings, reports, submittal procedures, and project documentation.
- B. Section 01 5000 - Temporary Facilities and Controls: Additional requirements related to trash/waste collection and removal facilities and services.
- C. Section 01 7000 - Execution and Closeout Requirements: Trash/waste prevention procedures related to demolition, cutting and patching, installation, protection, and cleaning.

- D. Section 31 1000 - Site Clearing: Handling and disposal of land clearing debris.

1.03 DEFINITIONS

- A. Recyclable: The ability of a product or material to be recovered at the end of its life cycle and remanufactured into a new product for reuse by others.
- B. Recycle: To remove a waste material from the project site to another site for remanufacture into a new product for reuse by others.
- C. Reuse: To reuse a construction waste material in some manner on the project site.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION

3.01 WASTE MANAGEMENT PROCEDURES

- A. See Section 01 3010 - Administrative Requirements for additional information regarding project meetings, reports, submittal procedures, and project documentation.
- B. See Section 01 5000 - Temporary Facilities and Controls for additional requirements related to trash/waste collection and removal facilities and services.
- C. See Section 01 6000 - Product Requirements for waste prevention requirements related to delivery, storage, and handling.
- D. See Section 01 7000 - Execution and Closeout Requirements for trash/waste prevention procedures related to demolition, cutting and patching, installation, protection, and cleaning.

3.02 WASTE MANAGEMENT PLAN IMPLEMENTATION

- A. Manager: Designate an on-site person or persons responsible for instructing workers and overseeing and documenting results of the Waste Management Plan.
- B. Communication: Distribute copies of the Waste Management Plan to job site foreman, each subcontractor, Owner, and Architect.
- C. Instruction: Provide on-site instruction of appropriate separation, handling, and recycling, salvage, reuse, and return methods to be used by all parties at the appropriate stages of the project.
- D. Meetings: Discuss trash/waste management goals and issues at project meetings.
 - 1. Prebid meeting.
 - 2. Preconstruction meeting.
 - 3. Regular job-site meetings.
 - 4. Job safety meetings.
- E. Reuse of Materials On-Site: Set aside, sort, and protect separated products in preparation for reuse.

END OF SECTION 01 7419

SECTION 01 7610**TEMPORARY PROTECTIVE COVERINGS****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Temporary protective coverings for installed floors, walls, existing exterior openings of adjacent construction to remain.
- B. Other surfaces as indicated in individual Specification Sections and on the drawings.

1.02 RELATED REQUIREMENTS

- A. Section 01 7000 - Execution Requirements: Coordination of requirements for materials specified in this section.
- B. Section 07 0150.19 – Preparation for Re-Roofing: Temporary protection materials and procedures specific to removal and replacement of roofing systems.

1.03 REFERENCE STANDARDS

- A. ANSI A135.4 - American National Standard for Basic Hardboard; 2012.
- B. ASTM C208 - Standard Specification for Cellulosic Fiber Insulating Board; 2012, with Editorial Revision (2019).
- C. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2020.
- D. ASTM E96/E96M - Standard Test Methods for Water Vapor Transmission of Materials; 2016.
- E. NFPA 701 - Standard Methods of Fire Tests for Flame Propagation of Textiles and Films; 2019.

1.04 SUBMITTALS

- G. See Section 01 3000 - Administrative Requirements for submittal procedures.
- H. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes available; and installation instructions.
- I. Shop Drawings and Schedule: Indicate existing finished surfaces to be protected as related to installation sequence.

PART 2 PRODUCTS**2.01 MANUFACTURERS**

- A. Temporary Protective Coverings: Basis of Design
 - 1. Surface Shields, Inc. www.surfaceshields.com
 - 2. Other Acceptable Manufacturers
 - 3. Finish Guard® Temporary Protective Floor & Wall Coverings.
 - 4. Pro Tect® Associates, Inc: www.pro-tect.com.
 - 5. Substitutions: See Section 01 6000 - Product Requirements.

2.02 GENERAL

- A. Provide materials that are easily removed without damage to the surfaces covered and with the following characteristics:
 - 1. Water resistant.
 - 2. Vapor permeable.
 - 3. Impact resistant.
 - 4. Slip resistant.
 - 5. Flame retardant.

2.03 MATERIALS

- A. Sheet Materials:
 - 1. Corrugated polypropylene sheet.

2. Recycled paperboard/plastic composite sheet.
 3. Recycled paperboard sheet.
 4. Wood Hardboard: ANSI A135.4, tempered, 1/4 inch thick nominal.
 5. Plywood, 1/2 inch thick nominal.
 6. Fiberboard: ASTM C208, 1/2 inch thick nominal.
 - a. Flame Retardance: Meet requirements of NFPA 701.
 - b. Surface Burning Characteristics: Maximum flame spread index of 25 and smoke developed index of 450; when system tested in accordance with ASTM E84.
- B. Rolled Materials:
1. Self-adhering polyethylene film.
 2. Recycled cellulose fiberboard paper.
 3. Laminated glass fiber reinforced kraft paper.
 4. Rosin coated paper.
- C. Minimum Roll Width: 36 inch.
- D. Thickness: 0.125 inch.
1. Flame Retardance: Meet requirements of NFPA 701.
 2. Surface Burning Characteristics: Maximum flame spread index of 25 and smoke developed index of 450; when system tested in accordance with ASTM E84.
- E. Corner and Door Jamb Protection Materials:
1. Cardboard, shaped specifically for application.
 2. Tape: Type recommended by protective covering material manufacturer.

PART 3 EXECUTION

3.01 PREPARATION

- A. Remove dirt and debris from surfaces to be protected, including vacuum cleaning of floor surfaces.

3.02 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
1. Trim or overlap sheet materials to fit area to be covered.
 2. Roll out and cut rolled materials to fit area to be covered.
 3. Tape seams of covering material . Avoid taping directly to finished surfaces.
 4. Stretch self-adhering film materials to completely cover surface.
 5. Install door jamb protection to full height of opening.

3.03 REMOVAL

- A. Remove protective coverings prior to Date of Substantial Completion. Reuse or recycle materials if possible.

3.04 PROTECTION ASSEMBLY SCHEDULE (SEE SUBMITTAL REQUIREMENTS, PART 1.)

END OF SECTION 01 7610

SECTION 01 7800**CLOSEOUT SUBMITTALS****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Project record documents.
- B. Operation and maintenance data.
- C. Warranties and bonds.

1.02 RELATED REQUIREMENTS

- A. Section 00 7200 - General Conditions: Performance bond and labor and material payment bonds, warranty, and correction of work.
- B. Section 01 3000 - Administrative Requirements: Submittals procedures, shop drawings, product data, and samples.
- C. Section 01 7000 - Execution and Closeout Requirements: Contract closeout procedures.
- D. Individual Product Sections: Specific requirements for operation and maintenance data.
- E. Individual Product Sections: Warranties required for specific products or Work.

1.03 SUBMITTALS

- A. Project Record Documents: Submit documents to Architect with claim for final Application for Payment.
- B. Operation and Maintenance Data:
 - 1. Submit two copies of preliminary draft or proposed formats and outlines of contents before start of Work. Architect will review draft and return one copy with comments.
 - 2. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit completed documents within ten days after acceptance.
 - 3. Submit one copy of completed documents 15 days prior to final inspection. This copy will be reviewed and returned after final inspection, with Architect comments. Revise content of all document sets as required prior to final submission.
 - 4. Submit two sets of revised final documents in final form within 10 days after final inspection.
- C. Warranties and Bonds:
 - 1. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within 10 days after acceptance.
 - 2. Make other submittals within 10 days after Date of Substantial Completion, prior to final Application for Payment.
 - 3. For items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within 10 days after acceptance, listing the date of acceptance as the beginning of the warranty period.

PART 2 PRODUCTS - NOT USED**PART 3 EXECUTION****3.01 PROJECT RECORD DOCUMENTS**

- A. Maintain on site one set of the following record documents; record actual revisions to the Work:
 - 1. Drawings.
 - 2. Specifications.
 - 3. Addenda.
 - 4. Change Orders and other modifications to the Contract.
 - 5. Reviewed shop drawings, product data, and samples.
 - 6. Manufacturer's instruction for assembly, installation, and adjusting.
- B. Ensure entries are complete and accurate, enabling future reference by Owner.

- C. Store record documents separate from documents used for construction.
- D. Record information concurrent with construction progress.
- E. Specifications: Legibly mark and record at each product section description of actual products installed, including the following:
 - 1. Manufacturer's name and product model and number.
 - 2. Product substitutions or alternates utilized.
 - 3. Changes made by Addenda and modifications.
- F. Record Drawings and Shop Drawings: Legibly mark each item to record actual construction including:
 - 1. Measured depths of foundations in relation to finish first floor datum.
 - 2. Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements.
 - 3. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of the Work.
 - 4. Field changes of dimension and detail.
 - 5. Details not on original Contract drawings.

3.02 OPERATION AND MAINTENANCE DATA

- A. Source Data: For each product or system, list names, addresses and telephone numbers of Subcontractors and suppliers, including local source of supplies and replacement parts.
- B. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.
- C. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams.
- D. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

3.03 OPERATION AND MAINTENANCE DATA FOR MATERIALS AND FINISHES

- A. For Each Product, Applied Material, and Finish:
 - 1. Product data, with catalog number, size, composition, and color and texture designations.
 - 2. Information for re-ordering custom manufactured products.
- B. Instructions for Care and Maintenance: Manufacturer's recommendations for cleaning agents and methods, precautions against detrimental cleaning agents and methods, and recommended schedule for cleaning and maintenance.
- C. Moisture protection and weather-exposed products: Include product data listing applicable reference standards, chemical composition, and details of installation. Provide recommendations for inspections, maintenance, and repair.
- D. Additional information as specified in individual product specification sections.
- E. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specific products.

3.04 OPERATION AND MAINTENANCE DATA FOR EQUIPMENT AND SYSTEMS

- A. For Each Item of Equipment and Each System:
 - 1. Description of unit or system, and component parts.
 - 2. Identify function, normal operating characteristics, and limiting conditions.
 - 3. Include performance curves, with engineering data and tests.
 - 4. Complete nomenclature and model number of replaceable parts.
- B. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specific products.

- C. Panelboard Circuit Directories: Provide electrical service characteristics, controls, and communications; typed.
- D. Include color coded wiring diagrams as installed.
- E. Operating Procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and any special operating instructions.
- F. Maintenance Requirements: Include routine procedures and guide for preventative maintenance and trouble shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.
- G. Provide servicing and lubrication schedule, and list of lubricants required.
- H. Include manufacturer's printed operation and maintenance instructions.
- I. Include sequence of operation by controls manufacturer.
- J. Provide original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.
- K. Provide control diagrams by controls manufacturer as installed.
- L. Provide contractor's coordination drawings, with color coded piping diagrams as installed.
- M. Provide charts of valve tag numbers, with location and function of each valve, keyed to flow and control diagrams.
- N. Provide list of original manufacturer's spare parts, current prices, and recommended quantities to be maintained in storage.
- O. Include test and balancing reports.
- P. Additional Requirements: As specified in individual product specification sections.

3.05 ASSEMBLY OF OPERATION AND MAINTENANCE MANUALS

- A. Assemble operation and maintenance data into durable manuals for Owner's personnel use, with data arranged in the same sequence as, and identified by, the specification sections.
- B. Where systems involve more than one specification section, provide separate tabbed divider for each system.
- C. Binders: Commercial quality, 8-1/2 by 11 inch three D side ring binders with durable plastic covers; 2 inch maximum ring size. When multiple binders are used, correlate data into related consistent groupings.
- D. Cover: Identify each binder with typed or printed title OPERATION AND MAINTENANCE INSTRUCTIONS; identify title of Project; identify subject matter of contents.
- E. Project Directory: Title and address of Project; names, addresses, and telephone numbers of Architect, Consultants, contractor and subcontractors, with names of responsible parties.
- F. Tables of Contents: List every item separated by a divider, using the same identification as on the divider tab; where multiple volumes are required, include all volumes Tables of Contents in each volume, with the current volume clearly identified.
- G. Dividers: Provide tabbed dividers for each separate product and system; identify the contents on the divider tab; immediately following the divider tab include a description of product and major component parts of equipment.
- H. Text: Manufacturer's printed data, or typewritten data on 24 pound paper.
- I. Drawings: Provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages.

3.06 WARRANTIES AND BONDS

- A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until Date of Substantial completion is determined.
- B. Verify that documents are in proper form, contain full information, and are notarized.
- C. Co-execute submittals when required.
- D. Retain warranties and bonds until time specified for submittal.
- E. Manual: Bind in commercial quality 8-1/2 by 11 inch three D side ring binders with durable plastic covers.
- F. Cover: Identify each binder with typed or printed title WARRANTIES AND BONDS, with title of Project; name, address and telephone number of contractor and equipment supplier; and name of responsible company principal.
- G. Table of Contents: Neatly typed, in the sequence of the Table of Contents of the Project Manual, with each item identified with the number and title of the specification section in which specified, and the name of product or work item.
- H. Separate each warranty or bond with index tab sheets keyed to the Table of Contents listing. Provide full information, using separate typed sheets as necessary. List Subcontractor, supplier, and manufacturer, with name, address, and telephone number of responsible principal.

END OF SECTION 01 7800

SECTION 01 7900**DEMONSTRATION AND TRAINING****PART 1 GENERAL****1.01 SUMMARY**

- A. Demonstration of products and systems where indicated in specific specification sections.
- B. Training of Owner personnel in operation and maintenance is required for:
 - 1. All software-operated systems.
 - 2. HVAC systems and equipment.
 - 3. Plumbing equipment.
 - 4. Electrical systems and equipment.
 - 5. Landscape irrigation.
 - 6. Items specified in individual product Sections.
- C. Training of Owner personnel in care, cleaning, maintenance, and repair is required for:
 - 1. Roofing, waterproofing, and other weather-exposed or moisture protection products.
 - 2. Finishes, including flooring, wall finishes, ceiling finishes.
 - 3. Fixtures and fittings.
 - 4. Items specified in individual product Sections.

1.02 RELATED REQUIREMENTS

- A. Section 01 7800 - Closeout Submittals: Operation and maintenance manuals.
- B. Other Specification Sections: Additional requirements for demonstration and training.

1.03 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Training Plan: Owner will designate personnel to be trained; tailor training to needs and skill-level of attendees.
 - 1. Submit to Architect for transmittal to Owner.
 - 2. Submit not less than two weeks prior to start of training.
 - 3. Revise and resubmit until acceptable.
 - 4. Provide an overall schedule showing all training sessions.
 - 5. Include at least the following for each training session:
 - a. Identification, date, time, and duration.
 - b. Description of products and/or systems to be covered.
 - c. Name of firm and person conducting training; include qualifications.
 - d. Intended audience, such as job description.
 - e. Objectives of training and suggested methods of ensuring adequate training.
 - f. Methods to be used, such as classroom lecture, live demonstrations, hands-on, etc.
 - g. Media to be used, such as slides, hand-outs, etc.
 - h. Training equipment required, such as projector, projection screen, etc., to be provided by contractor.
- C. Training Manuals: Provide training manual for each attendee; allow for minimum of two attendees per training session.
 - 1. Include applicable portion of O&M manuals.
 - 2. Include copies of all hand-outs, slides, overheads, video presentations, etc., that are not included in O&M manuals.
 - 3. Provide one extra copy of each training manual to be included with operation and maintenance data.
- D. Training Reports:
 - 1. Identification of each training session, date, time, and duration.
 - 2. Sign-in sheet showing names and job titles of attendees.

3. List of attendee questions and written answers given, including copies of and references to supporting documentation required for clarification; include answers to questions that could not be answered in original training session.
- E. Video Recordings: Submit digital video recording of each demonstration and training session for Owner's subsequent use.
 1. Format: DVD Disc.
 2. Label each disc and container with session identification and date.

1.04 QUALITY ASSURANCE

- A. Instructor Qualifications: Familiar with design, operation, maintenance and troubleshooting of the relevant products and systems.
 1. Provide as instructors the most qualified trainer of those contractors and/or installers who actually supplied and installed the systems and equipment.
 2. Where a single person is not familiar with all aspects, provide specialists with necessary qualifications.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 DEMONSTRATION - GENERAL

- A. Demonstrations conducted during system start-up do not qualify as demonstrations for the purposes of this section, unless approved in advance by Owner.
- B. Demonstration may be combined with Owner personnel training if applicable.
- C. Operating Equipment and Systems: Demonstrate operation in all modes, including start-up, shut-down, seasonal changeover, emergency conditions, and troubleshooting, and maintenance procedures, including scheduled and preventive maintenance.
 1. Perform demonstrations not less than two weeks prior to Substantial Completion.
 2. For equipment or systems requiring seasonal operation, perform demonstration for other season within six months.
- D. Non-Operating Products: Demonstrate cleaning, scheduled and preventive maintenance, and repair procedures.
 1. Perform demonstrations not less than two weeks prior to Substantial Completion.

3.02 TRAINING - GENERAL

- A. Conduct training on-site unless otherwise indicated.
- B. Owner will provide classroom and seating at no cost to contractor.
- C. Provide training in minimum two hour segments.
- D. Training schedule will be subject to availability of Owner's personnel to be trained; re-schedule training sessions as required by Owner; once schedule has been approved by Owner failure to conduct sessions according to schedule will be cause for Owner to charge contractor for personnel "show-up" time.
- E. Review of Facility Policy on Operation and Maintenance Data: During training discuss:
 1. The location of the O&M manuals and procedures for use and preservation; backup copies.
 2. Typical contents and organization of all manuals, including explanatory information, system narratives, and product specific information.
 3. Typical uses of the O&M manuals.
- F. Product- and System-Specific Training:
 1. Review the applicable O&M manuals.
 2. For systems, provide an overview of system operation, design parameters and constraints, and operational strategies.

3. Review instructions for proper operation in all modes, including start-up, shut-down, seasonal changeover and emergency procedures, and for maintenance, including preventative maintenance.
 4. Provide hands-on training on all operational modes possible and preventive maintenance.
 5. Emphasize safe and proper operating requirements; discuss relevant health and safety issues and emergency procedures.
 6. Discuss common troubleshooting problems and solutions.
 7. Discuss any peculiarities of equipment installation or operation.
 8. Discuss warranties and guarantees, including procedures necessary to avoid voiding coverage.
 9. Review recommended tools and spare parts inventory suggestions of manufacturers.
 10. Review spare parts and tools required to be furnished by contractor.
 11. Review spare parts suppliers and sources and procurement procedures.
- G. Be prepared to answer questions raised by training attendees; if unable to answer during training session, provide written response within three days.

END OF SECTION 01 7900

SECTION 02 4119 - SELECTIVE BUILDING DEMOLITION**PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Wholesale, but Selective demolition of existing building components systems and elements to facilitate large scale renovation and repurpose of existing building and accommodate new addition .
- B. Selective demolition and removal of built site elements and below grade improvements to facilitate access and accommodate new foundations for building addition.
- C. Selective removal and reconfiguration of building elements for renovation purposes.
- D. Alteration and / or Removal of existing utilities and utility structures .

1.02 RELATED REQUIREMENTS

- A. Section 00 3100 - Available Project Information: Existing building survey conducted by Owner; information about known hazardous materials.
- B. Section 00 3100 - Available Project Information: Document 00 3100.1 - Traffic Control Study prepared by Skipper Consulting, Inc. for coordination of demolition staging, laydown areas, site access and protected circulation around the site.
- C. Section 01 1000 - Summary: Limitations on Contractor's use of site and premises.
- D. Section 01 1000 - Summary: Sequencing and staging requirements.
- E. Section 01 1000 - Summary: Description of items to be removed by Owner.
- F. Section 01 1000 - Summary: Description of items to be salvaged or removed for re-use by Contractor.
- G. Section 01 3010 - Administrative Requirements: General requirements for Pre and post-Demolition photographic record.
- H. Section 01 3010 - Administrative Requirements: Schedule of Demolition Activities overlaid and coordinated as part of the overall Project Schedule, including Utility interruptions.
- I. Section 01 5000 - Temporary Facilities and Controls: Site fences, security, protective barriers, and waste removal.
- K. Section 01 6000 - Product Requirements: Handling and storage of items removed for salvage and relocation.
- L. Section 01 7000 - Execution and Closeout Requirements: Project conditions; protection of bench marks, survey control points, and existing construction to remain; reinstallation of removed products; temporary bracing and shoring.
- M. Section 01 7419 - Construction Waste Management and Disposal: Limitations on disposal of removed materials; requirements for recycling; summary and description of items to be salvaged and removed for re-installation into the Project by Contractor.
- N. Section 01 7610 - Temporary Protective Coverings: Temporary construction to protect openings and exposed interior construction to remain.

1.03 REFERENCE STANDARDS

- A. 29 CFR 1926 - Safety and Health Regulations for Construction; Current Edition.
- B. NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations; 2022.

1.04 MATERIALS OWNERSHIP.

- A. Historic items, relics, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, antiques, and other items of interest or value to Owner that may be encountered during selective demolition remain Owner's property. Carefully remove and salvage each item or object in a manner to prevent damage and deliver promptly to Owner.

1. Coordinate with Owner's representative, who will establish special procedures for removal and salvage.

1.05 ADMINISTRATIVE REQUIREMENTS

- A. Pre-Demolition Conference: Conduct conference at Project site to comply with requirements in Section 01 3010 - Administrative Requirements. Review methods and procedures related to selective demolition including, but not limited to, the following:
 1. Inspect and discuss condition of construction to be selectively demolished.
 2. Review structural load limitations of existing structure.
 3. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
 4. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.

1.06 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Site Plan: Indicate:
 1. Equipment Staging.
 2. Material delivery, lay down and storage
 3. Areas for temporary construction and field offices.
 4. Areas for temporary stockpiling of removed materials.
- C. Demolition Plan: Submit demolition plan as required by OSHA and local AHJs.
 1. Indicate extent of demolition, removal sequencing, bracing and shoring, and location and construction of barricades and fences.
 2. Demolition firm qualifications.
 3. Include a summary of safety procedures.

1.07 QUALITY ASSURANCE

- A. Demolition Firm Qualifications: Company specializing in the type of work required.
 1. Minimum of 10 years of documented experience.
- B. Utilities Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
 1. Maintain fire-protection facilities in service, or provide temporary fire protection services, portable fire suppression, fire watch, etc during selective demolition operations.
- C.

PART 2 PRODUCTS

PART 3 EXECUTION

3.01 DEMOLITION

- A. Remove the construction as shown on the Demolition Drawings.
- B. Remove paving and curbs required to accomplish new work.
- C. Remove all other paving and curbs as indicated on drawings.
- D. Remove other items indicated, for salvage, relocation, and recycling. See Section 01 7419 - Construction and Demolition Waste Management, for description of items to be salvaged or removed for re-use by Contractor.
- E. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to the Architect requesting Direction.

3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS

- A. Comply with requirements in Section 01 7000.
- B. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
 - 1. Obtain required permits.
 - 2. Comply with applicable requirements of NFPA 241.
 - 3. Use of explosives is not permitted.
 - 4. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
 - 5. Provide, erect, and maintain temporary barriers and security devices.
 - 6. Use physical barriers to prevent access to areas that could be hazardous to workers or the public.
 - 7. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
 - 8. Do not close or obstruct roadways or sidewalks without permits from authority having jurisdiction.
 - 9. Conduct operations to minimize obstruction of public and private entrances and exits. Do not obstruct required exits at any time. Protect persons using entrances and exits from removal operations.
 - 10. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon, or limit access to their property.
- C. Do not begin removal until receipt of notification to proceed from Owner.
- D. Do not begin removal until built elements to be salvaged or relocated have been removed.
- E. Do not begin removal until vegetation to be relocated has been removed and vegetation to remain has been protected from damage.
- F. Protect existing structures and other elements to remain in place and not removed.
 - 1. Provide bracing and shoring.
 - 2. Prevent movement or settlement of adjacent structures.
 - 3. Stop work immediately if adjacent structures appear to be in danger.
- G. Minimize production of dust due to demolition operations. Do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.
- H. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCB's, and mercury.
- I. Perform demolition in a manner that maximizes salvage and recycling of materials.
 - 1. Comply with requirements of Section 01 7419 - Construction Waste Management and Disposal.
 - 2. Dismantle existing construction and separate materials.
 - 3. Set aside reusable, recyclable, and salvageable materials; store and deliver to collection point or point of reuse.
- J. Partial Removal of Paving and Curbs: Neatly saw cut at right angle to surface.

3.03 EXISTING UTILITIES

- A. Coordinate work with utility companies; Provide timely notification as required by the Owner before starting work and comply with Utilities' requirements and obtain required permits.
- B. Protect existing utilities to remain from damage.
- C. Do not disrupt public utilities without permit from authority having jurisdiction.
- D. Do not close, shut off, or disrupt existing life safety systems that are in use without at least 14 days prior written notification to Owner.
- E. Do not close, shut off, or disrupt existing utility branches or take-offs that are in use without at least 14 days prior written notification to Owner.

- F. Locate and mark utilities to remain; mark using highly visible tags or flags, with identification of utility type; protect from damage due to subsequent construction, using substantial barricades if necessary.
- G. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.
- H. Prepare building demolition areas by disconnecting and capping utilities outside the demolition zone. Identify and mark, in same manner as other utilities to remain, utilities to be reconnected.

3.04 SELECTIVE DEMOLITION FOR ALTERATIONS

- A. Existing construction and utilities indicated on drawings are based on casual field observation and existing record documents only.
 - 1. Verify construction and utility arrangements are as indicated.
 - 2. Report discrepancies to Architect before disturbing existing installation.
 - 3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.
- B. Separate areas in which demolition is being conducted from areas that remain occupied.
 - 1. Provide, erect, and maintain temporary dustproof partitions of construction specified in Section 01 5000 in locations indicated on drawings.
 - 2. Provide sound retardant partitions of construction and in locations indicated on drawings.
- C. Maintain fully weatherproof exterior building enclosure except for interruptions required for replacement or modifications; take care to prevent water and humidity damage.
- D. Remove existing work as indicated and required to accomplish new work.
 - 1. Remove rotted wood, corroded metals, and deteriorated masonry and concrete; replace with new construction indicated.
 - 2. Remove items indicated on drawings.
- E. Services including, but not limited to, HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications: Remove existing systems and equipment as indicated.
 - 1. Maintain existing active systems to remain in operation, and maintain access to equipment and operational components.
 - 2. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
 - 3. See Section 01 1000 - Summary for limitations on outages and required notifications.
 - 4. Verify that abandoned services serve only abandoned facilities before removal.
 - 5. Remove abandoned pipe, ducts, conduits, and equipment, including those above accessible ceilings. Remove back to source of supply where possible, otherwise cap stub and tag with identification.
- F. Protect existing work to remain.
 - 1. Prevent movement of structure. Provide shoring and bracing as required.
 - 2. Perform cutting to accomplish removal work neatly and as specified for cutting new work.
 - 3. Repair adjacent construction and finishes damaged during removal work.
 - 4. Patch to match new work.

3.05 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Services/Systems: Maintain services/systems indicated to remain and protect them against damage, or interruption during selective demolition operations.
- B. Service/System Requirements: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
 - 1. Coordinate necessary shut off of utilities with utility companies and adequate notice required by the Owner.

2. If services/systems are required to be removed, or abandoned, before proceeding with selective demolition provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building, or adjacent building(s).

3.06 DEBRIS AND WASTE REMOVAL

- A. Remove debris, junk, and trash from site.
- B. Remove materials not to be reused on site; comply with requirements of Section 01 7419 - Waste Management.
- C. Leave site in clean condition, ready for subsequent work.
- D. Clean up spillage and wind-blown debris from public and private property.

END OF SECTION 02 4119

SECTION 05 4000**COLD FORMED METAL FRAMING****PART 1 - GENERAL****1.01 SECTION INCLUDES**

- A. This Section includes Design and / or Build work of the following:
 - 1. Interior non-load bearing wall and ceiling framing

1.02 RELATED REQUIREMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- B. Related Sections include the following:
 - 1. Division 05 Section "Metal Fabrications" for masonry shelf angles and connections.
 - 2. Division 09 Section "Gypsum Board Assemblies" for interior non-load-bearing, metal-stud framing and ceiling-suspension assemblies.
 - 3. Division 09 Section "Gypsum Board Shaft Wall Assemblies" for interior non-load-bearing, metal-stud-framed, partitions and shaft-wall assemblies.

1.03 SUMMARY

- A. The extent of cold formed metal framing is shown on the drawings, including notes, elevations and details to show basic layout and location of members, typical connections, and type of steel required.

1.04 PERFORMANCE REQUIREMENTS

- A. Structural Performance: Provide cold-formed metal framing capable of withstanding design loads within limits and under conditions indicated. Design bridging and other temporary and permanent bracing for same loads as used to design cold formed metal framing plus any temporary loads and permanent loads resulting laterally bracing of members.
 - 1. **Engineering Responsibility: Manufacturer's responsibilities include using a qualified professional engineer to prepare structural analysis data for cold formed metal framing. All cold formed metal framing not specifically detailed on the drawings shall be designed to resist forces indicated, by the Contractor, under the direct supervision of a professional engineer registered in the State where the project is located. Engineer/firm shall provide proof of professional liability insurance for said engineering responsibility.**
 - a. **Design calculations for the Cold formed metal framing designed by the Contractor shall be submitted for the files of the Architect and Engineer. Calculations shall bear the seal of a professional engineer registered in the State of Alabama. Shop drawings containing connections for which calculations have not been received will be returned unchecked as an incomplete submittal.**
 - 2. Design Loads: As follows:
 - a. Dead Loads: Weights of materials and construction.
 - b. Wind Loads: As indicated in drawings.
 - c. Seismic Loads: As indicated in drawings.
 - d. **Loads indicated on drawings plus concentrated loads hung from or supported on trusses. Refer to mechanical, electrical and plumbing drawings and specifications for loading information and location. Loading as required by other subcontractors, such as fire protection, shall be coordinated by the General Contractor and incorporated as part of the Design Criteria..**
 - 3. Design framing systems to provide for movement of framing members without damage or overstressing, sheathing failure, connection failure, undue strain on fasteners and anchors, or other detrimental effects when subject to a maximum ambient temperature change of 60 deg F (67 deg C).
 - 4. Design framing system to maintain clearances at openings, to allow for construction tolerances, and to accommodate live load deflection of primary building structure as follows:

- a. Upward and downward movement of 1/2 inch (13 mm).
- 5. Holes in Members: Design for holes in members where shown for securing other work to trusses; however, deduct area of holes from the area of chord when calculating strength of member.
- B. Cold-Formed Steel Framing, General: Design according to AISI's "Standard for Cold-Formed Steel Framing - General Provisions."
 - 1. Headers: Design according to AISI's "Standard for Cold-Formed Steel Framing - Header Design."
 - 2. Design exterior non-load-bearing wall framing to accommodate horizontal deflection without regard for contribution of sheathing materials.

1.05 SUBMITTALS

- A. **This project is a 'Total Design and or Build' construction delivery system and review of submittals by the Owner or his representative does not relieve the 'Design and or Build' Contractor of design duties, construction responsibility or liability for improper design, function or performance. The review by Owner is not an independent design check of final plans and methods of construction by and will not in any way relive the 'Design and or Build' contractor of sole design and construction responsibility for the successful completion and long term stability of the work.**
- B. Product Data: For each type of cold-formed metal framing product and accessory indicated.
- C. Shop Drawings: Show layout, spacing, sizes, thicknesses, pitch, span, camber and types of cold-formed metal framing; fabrication; and fastening and anchorage details, including mechanical fasteners. Show reinforcing channels, opening framing, supplemental framing, strapping, bracing, bridging, splices, accessories, connection details, and attachment to adjoining work. Shop drawings shall include all placement sequences and instructions.
 - 1. Submit all shop drawings on three copies only unless specified in the general conditions. Two prints will be returned to the architect. All other reproductions required by the Contractor are the responsibility of the Contractor and shall be made after reproducible is returned.
 - 2. **Architect's and Engineer's Shop Drawing Review: Review of shop drawings will be for general considerations only. Compliance with requirements for materials, fabrication, engineering, dimensions, bracing, and erection is the Contractor's responsibility.**
 - 3. If there are questions, clarifications, modifications, or other items where information, a response, or approval is requested, such items must be written on the cover sheet to the submittal. Only indicating such items on the shop drawings or within the calculations is not sufficient. Where items are not specifically listed on the cover sheet and subsequently explicitly approved by the Structural Engineer of Record, such items are not to be considered approved or considered.
 - 4. Submit design analysis and test reports indicating loading, section properties, allowable stress, stress diagrams and calculations, and similar information needed for analysis and to insure trusses comply with requirements.
 - 5. Retain subparagraph below if cold-formed metal framing is required to withstand specific design loads and design responsibilities have been delegated to Contractor or if structural data are required as another way to verify products' compliance with performance requirements. Professional engineer qualifications are specified in Division 01 Section "Quality Requirements."
 - 6. For cold-formed metal framing indicated to comply with design loads, include structural analysis data signed and sealed by the qualified professional engineer responsible for their preparation licensed to practice in the state where the project is located. Shop drawings which do not contain this information will be returned unchecked.
 - 7. Submittals shall additionally conform to the requirements shown on the General Notes of the project Structural Drawings.
 - 8. Provide permanent bracing drawings for the metal stud truss system. Permanent bracing shall be designed by the contractor under the direct supervision of the professionally registered engineer licensed in the state of Alabama. The permanent bracing shop drawings and calculations shall be submitted with the truss shop drawings and calculations. The permanent bracing and metal stud

shop drawings are to be considered one submittal. If one is submitted without the other the submittal will be returned rejected.

- D. Welding certificates.
- E. Qualification Data: For professional engineer and testing agency.
- F. Product Test Reports: From a qualified testing agency, unless otherwise stated, indicating that each of the following complies with requirements, based on evaluation of comprehensive tests for current products:
 - 1. Edit list below and add other test reports if required. Delete paragraph above and list below if not required.
 - 2. Steel sheet.
 - 3. Expansion anchors.
 - 4. Power-actuated anchors.
 - 5. Mechanical fasteners.
 - 6. Vertical deflection clips.
 - 7. Horizontal drift deflection clips
 - 8. Miscellaneous structural clips and accessories.
- G. Research/Evaluation Reports: For cold-formed metal framing.

1.06 QUALITY ASSURANCE

- A. Engineering Responsibility: Preparation of Shop Drawings, design calculations, and other structural data by a qualified professional engineer licensed in Alabama.
- B. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of cold-formed metal framing that are similar to those indicated for this Project in material, design, and extent.
- C. Testing Agency Qualifications: An independent testing agency, acceptable to authorities having jurisdiction, qualified according to ASTM E 329 to conduct the testing indicated.
- D. Product Tests: Mill certificates or data from a qualified independent testing agency, or in-house testing with calibrated test equipment indicating steel sheet complies with requirements, including base-metal thickness, yield strength, tensile strength, total elongation, chemical requirements, ductility, and metallic-coating thickness.
- E. Welding: Qualify procedures and personnel according to AWS D1.1/D1.1M, "Structural Welding Code--Steel," and AWS D1.3, "Structural Welding Code--Sheet Steel."
- F. Comply with AISI's "Standard for Cold-Formed Steel Framing - Prescriptive Method for One and Two Family Dwellings."
- G. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination."

1.07 FABRICATOR'S QUALIFICATIONS

- A. Cold formed metal framing shall be designed, fabricated, and erected by a firm which has a record including a minimum of five years of successfully designing, fabricating, and erecting cold formed metal framing assemblies similar to scope required and which practices a quality control program. Fabricators shall additionally be qualified with at least one year experience in using Building Information Modeling (BIM) from inception to producing shop drawings.
- B. Fabricators who wish to qualify for approval under this Section of the specification shall submit evidence of compliance with this specification no later than ten (10) days prior to the bid date. Only those fabricators approved in writing by the Architect prior to the bid date will be accepted.

1.08 DELIVERY, STORAGE, AND HANDLING

- A. Protect cold-formed metal framing from corrosion, deformation, and other damage during delivery, storage, and handling.

- B. Store cold-formed metal framing, protect with a waterproof covering, and ventilate to avoid condensation.
- C. Do not store materials on structure in a manner that might cause distortion or damage to supporting structures.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering cold-formed metal framing that may be incorporated into the Work include, but are not limited to, the following:
 - 1. AllSteel Products, Inc.
 - 2. Clark Steel Framing.
 - 3. Dale/Incor.
 - 4. Dietrich Metal Framing; a Worthington Industries Company.
 - 5. Formetal Co. Inc. (The).
 - 6. MarinoWare; a division of Ware Industries.
 - 7. Steel Construction Systems.
 - 8. Super Stud Building Products, Inc.
 - 9. United Metal Products, Inc.

2.02 MATERIALS

- A. Steel Sheet: ASTM A 1003/A 1003M, Structural Grade, Type H, metallic coated, of grade and coating weight as follows:
 - 1. Select minimum grade requirements from options in subparagraph below. If more than one selection is required, indicate location of each on Drawings.
 - 2. Grade: Minimum of Grade 33 or as required by structural performance.
 - 3. Minimum coating requirement for Structural Grade, Type H steel is G90 (Z275) for stud backup applications. or equivalent.
- B. Steel Sheet for Vertical Deflection or Drift Clips: ASTM A 653/A 653M, structural steel, zinc coated, of grade and coating as follows:
 - 1. Select grade requirements from options in first subparagraph below.
 - 2. Grade: 50 (340), Class 1 or 2 or as required by structural performance.
 - 3. Coating: G90 (Z275).

2.03 EXTERIOR LOAD-BEARING WALL FRAMING

2.04 EXTERIOR NON-LOAD-BEARING WALL FRAMING

2.05 FRAMING ACCESSORIES

- A. Fabricate steel-framing accessories from steel sheet, ASTM A 1003/A 1003M, Structural Grade, Type H, metallic coated, of same grade and coating weight used for framing members.
- B. Provide accessories of manufacturer's standard thickness and configuration, unless otherwise indicated, as follows:
 - 1. Supplementary framing.
 - 2. Bracing, bridging, and solid blocking.
 - 3. Anchor clips.
 - 4. End clips.
 - 5. Stud kickers, knee braces, and girts.
 - 6. Hole reinforcing plates.
 - 7. Backer plates.

2.06 ANCHORS, CLIPS, AND FASTENERS

- A. Steel Shapes and Clips: ASTM A 36/A 36M, zinc coated by hot-dip process according to ASTM A 123/A 123M.

- B. Anchor Bolts: ASTM F 1554, Grade 36, threaded carbon-steel hex-headed bolts and carbon-steel nuts; and flat, hardened-steel washers; zinc coated by hot-dip process according to ASTM A 153/A 153M, Class C.
- C. Expansion Anchors: Fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 5 times design load, as determined by testing per ASTM E 488 conducted by a qualified independent testing agency.
- D. Power-Actuated Anchors: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 10 times design load, as determined by testing per ASTM E 1190 conducted by a qualified independent testing agency.
- E. Mechanical Fasteners: ASTM C 1513, corrosion-resistant-coated, self-drilling, self-tapping steel drill screws.
 - 1. Head Type: Low-profile head beneath sheathing, manufacturer's standard elsewhere.
- F. Welding Electrodes: Comply with AWS standards.

2.07 MISCELLANEOUS MATERIALS

- A. Galvanizing Repair Paint: SSPC-Paint 20 or ASTM A 780.
- B. Nonmetallic, Nonshrink Grout: Premixed, nonmetallic, noncorrosive, nonstaining grout containing selected silica sands, portland cement, shrinkage-compensating agents, and plasticizing and water-reducing agents, complying with ASTM C 1107, with fluid consistency and 30-minute working time.
- C. Shims: Load bearing, high-density multimonomer plastic, nonleaching.
- D. Sealer Gaskets: Closed-cell neoprene foam, 1/4 inch (6.4 mm) thick, selected from manufacturer's standard widths to match width of bottom track or rim track members.

2.08 FABRICATION

- A. Fabricate cold-formed metal framing and accessories plumb, square, and true to line, and with connections securely fastened, according to referenced AISI's specifications and standards, manufacturer's written instructions, and requirements in this Section.
 - 1. Fabricate framing assemblies using jigs or templates.
 - 2. Cut framing members by sawing or shearing; do not torch cut.
 - 3. Fasten cold-formed metal framing members by welding, screw fastening, clinch fastening, or riveting as standard with fabricator. Wire tying of framing members is not permitted.
 - 4. Comply with AWS D1.3 requirements and procedures for welding, appearance and quality of welds, and methods used in correcting welding work.
 - 5. Locate mechanical fasteners and install according to Shop Drawings, with screw penetrating joined members by not less than three exposed screw threads.
 - 6. Fasten other materials to cold-formed metal framing by welding, bolting, or screw fastening, according to Shop Drawings and field conditions varying from documents..
- B. Reinforce, stiffen, and brace framing assemblies to withstand handling, delivery, and erection stresses. Lift fabricated assemblies to prevent damage or permanent distortion.
- C. Fabrication Tolerances: Fabricate assemblies level, plumb, and true to line to a maximum allowable tolerance variation of 1/8 inch in 10 feet (1:960) and as follows:
 - 1. Spacing: Space individual framing members no more than plus or minus 1/8 inch (3 mm) from plan location. Cumulative error shall not exceed minimum fastening requirements of sheathing or other finishing materials.
 - 2. Squareness: Fabricate each cold-formed metal framing assembly to a maximum out-of-square tolerance of 1/8 inch (3 mm).
- D. Cold formed metal framing to be fabricated at the fabricator's shop in the largest sections possible to transport and erect.
- E. All cold formed metal framing shall be fabricated and erected in strict accordance with the current printed instructions of the approved subcontractor or fabricator.

- F. All cold formed metal framing components shall be straight and true prior to fabrication. Flattening or straightening of components, when necessary, shall be accomplished in a manner so as to not damage the component.
- G. All cold formed metal framing components shall be cut neatly to fit snugly against adjacent members.
- H. No splices will be allowed in cold formed metal framing except as authorized in writing by the Architect or as shown on the approved shop drawings.
- I. Framing components shall be field or shop fabricated and joined to one another by means of welding or through the use of screws.
- J. Completed cold formed metal framing shall be free from twists, bends, or open joints with all members straight and true to line.
- K. Welds must be thoroughly cleaned and wire brushed and primed and painted with a high zinc content paint capable of providing an equal or greater degree of protection than the original G-60 galvanized coating.
- L. Bridging: Fabricate horizontal or diagonal type bridging for cold formed metal framing as required to prevent buckling of members where sheathing applied to the cold formed metal framing members is not present or is not adequate to brace the cold formed metal framing member. Bridging shall transfer all forces to the roof diaphragm.
- M. End Anchorage: Fabricate end anchorages to secure cold formed metal framing to adjacent construction.
- N. Fabricate all clips, angles, henways and other miscellaneous pieces necessary to attach cold formed metal framing to the substructure or to attach other components within this section to one another.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Examine supporting substrates and abutting structural framing for compliance with requirements for installation tolerances and other conditions affecting performance.
 - 1. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 PREPARATION

- A. Structural Adequacy: Contractor shall prepare the structure to insure proper and adequate structural support for the materials specified.
- B. Before sprayed fire-resistive materials are applied, attach continuous angles, supplementary framing, or tracks to structural members indicated to receive sprayed fire-resistive materials.
- C. After applying sprayed fire-resistive materials, remove only as much of these materials as needed to complete installation of cold-formed framing without reducing thickness of fire-resistive materials below that are required to obtain fire-resistance rating indicated. Protect remaining fire-resistive materials from damage.
- D. Install sealer gaskets to isolate the underside of wall bottom track or rim track and the top of foundation wall or slab at stud or rafter locations.

3.03 INSTALLATION, GENERAL

- A. Cold-formed metal framing may be shop or field fabricated for installation, or it may be field assembled.
- B. Install cold-formed metal framing according to AISI's "Standard for Cold-Formed Steel Framing - General Provisions" and to manufacturer's written instructions unless more stringent requirements are indicated.
- C. Install shop- or field-fabricated, cold-formed framing and securely anchor to supporting structure.
 - 1. Screw, bolt, or weld wall panels at horizontal and vertical junctures to produce flush, even, true-to-line joints with maximum variation in plane and true position between fabricated panels not exceeding 1/16 inch (1.6 mm).
- D. Install cold-formed metal framing and accessories plumb, square, and true to line, and with connections securely fastened.
 - 1. Cut framing members by sawing or shearing; do not torch cut.

2. Fasten cold-formed metal framing members by welding, screw fastening, clinch fastening, or riveting. Wire tying of framing members is not permitted.
 - a. Comply with AWS D1.3 requirements and procedures for welding, appearance and quality of welds, and methods used in correcting welding work.
 - b. Locate mechanical fasteners and install according to Shop Drawings, and complying with requirements for spacing, edge distances, and screw penetration.
- E. Install framing members in one-piece lengths unless splice connections are indicated for track or tension members.
- F. Install temporary bracing and supports to secure framing and support loads comparable in intensity to those for which structure was designed. Maintain braces and supports in place, undisturbed, until entire integrated supporting structure has been completed and permanent connections to framing are secured.
- G. Include details on Drawings showing expansion- and control-joint construction and locations.
- H. Do not bridge building expansion and control joints with cold-formed metal framing. Independently frame both sides of joints.
- I. Install insulation, specified in Division 07 Section "Thermal Insulation," in built-up exterior framing members, such as headers, sills, boxed rafters, and multiple studs at openings, that are inaccessible on completion of framing work.
- J. Fasten hole reinforcing plate over web penetrations that exceed size of manufacturer's standard punched openings.
- K. Erection Tolerances: Install cold-formed metal framing level, plumb, and true to line to a maximum allowable tolerance variation of 1/8 inch in 10 feet (1:960) and as follows:
 1. Space individual framing members no more than plus or minus 1/8 inch (3 mm) from plan location. Cumulative error shall not exceed minimum fastening requirements of sheathing or other finishing materials.

3.04 EXTERIOR NON-LOAD-BEARING WALL INSTALLATION

3.05 FIELD QUALITY CONTROL

- A. Testing: Owner will engage a qualified independent testing and inspecting agency to perform field tests and inspections and prepare test reports per Specification Section 01410.
- B. Field and shop welds will be subject to testing and inspecting.
- C. Provide Access for testing agency to places where truss work is being fabricated or produced so that required inspections, observations and testing can be accomplished.
- D. Testing agency will report test results promptly and in writing to Contractor and Architect.
- E. Remove and replace work where test results indicate that it does not comply with specified requirements.
- F. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
- G. Architect reserves the right, at any time before final acceptance, to reject material not complying with specified requirements regardless of when testing agency completed inspection, observation or testing.

3.06 REPAIRS AND PROTECTION

- A. Galvanizing Repairs: Prepare and repair damaged galvanized coatings on fabricated and installed cold-formed metal framing with galvanized repair paint according to ASTM A 780 and manufacturer's written instructions.
- B. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer, that ensure that cold-formed metal framing is without damage or deterioration at time of Substantial Completion.

END OF SECTION 05 4000

SECTION 06 1000**ROUGH CARPENTRY****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Fire retardant treated wood materials.
- B. Concealed wood blocking, nailers, and supports.

1.02 RELATED REQUIREMENTS

- A. Section 09 2116 - Gypsum Board Assemblies: Gypsum-based sheathing.

1.03 REFERENCE STANDARDS

- A. ANSI A208.1 - American National Standard for Particleboard; 2009.
- B. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2009.
- C. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2015.
- D. ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2014.
- E. ASTM D2898 - Standard Test Methods for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing; 2010.
- F. ASTM D3498 - Standard Specification for Adhesives for Field-Gluing Wood Structural Panels (Plywood or Oriented Strand Board) to Wood Based Floor System Framing; 2018a.
- G. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2015a.
- H. AWC (WFCM) - Wood Frame Construction Manual for One- and Two-Family Dwellings; 2015.
- I. AWPA C2 - Lumber, Timber, Bridge Ties and Mine Ties -- Preservative Treatment by Pressure Processes; American Wood-Preservers' Association; 2002.
- J. AWPA C9 - Plywood -- Preservative Treatment by Pressure Processes; American Wood-Preservers' Association; 2003.
- K. AWPA C20 - Structural Lumber -- Fire Retardant Treatment by Pressure Processes; American Wood-Preservers' Association; 2002.
- L. AWPA C27 - Plywood -- Fire-Retardant Treatment by Pressure Processes; American Wood-Preservers' Association; 2002.
- M. AWPA U1 - Use Category System: User Specification for Treated Wood; 2012.
- N. PS 1 - Structural Plywood; 2009.
- O. PS 2 - Performance Standard for Wood-Based Structural-Use Panels; 2010.
- P. PS 20 - American Softwood Lumber Standard; 2010.
- Q. RIS (GR) - Standard Specifications for Grades of California Redwood Lumber; 2000.
- R. SPIB (GR) - Grading Rules; 2014.
- S. WCLIB (GR) - Standard Grading Rules for West Coast Lumber No. 17; 2004, and supplements.
- T. WWPA G-5 - Western Lumber Grading Rules; 2011.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide technical data on wood preservative materials and application instructions.
- C. Samples: For rough carpentry members that will be exposed to view, submit two samples, 12 inches in length illustrating wood grain, color, and general appearance.

- D. Manufacturer's Certificate: Certify that wood products supplied for rough carpentry meet or exceed specified requirements.

1.05 QUALITY ASSURANCE

- A. Lumber: Comply with PS 20 and approved grading rules and inspection agencies.
 - 1. Lumber of other species or grades, or graded by other agencies, is acceptable provided structural and appearance characteristics are equivalent to or better than products specified.
- B. Exposed-to-View Rough Carpentry: Submit manufacturer's certificate that products meet or exceed specified requirements, in lieu of grade stamping.
- C. Fire-Retardant Treated Wood: Mark each piece of wood with producer's stamp indicating compliance with specified requirements.

1.06 QUALIFICATIONS

- A. Design structural site fabricated wood structural items under direct supervision of a Professional Structural Engineer experienced in design of such items and licensed in Alabama.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. General: Cover wood products to protect against moisture. Support stacked products to prevent deformation and to allow air circulation.
- B. Fire Retardant Treated Wood: Prevent exposure to precipitation during shipping, storage, and installation.

1.08 WARRANTY

- A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.
- B. Correct defective work within a two-year period commencing on Date of Substantial Completion.

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

- A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
 - 1. Species: Spruce-Pine-Fir (South), unless otherwise indicated.

2.02 DIMENSION LUMBER FOR CONCEALED APPLICATIONS

- A. Grading Agency: Western Wood Products Association; WWPA G-5.
- B. Sizes: Nominal sizes as indicated on drawings, S4S.
- C. Moisture Content: S-dry or MC19.
- D. Stud Framing (2 by 2 through 2 by 6):
 - 1. Species: Spruce Pine Fir (SPF).
 - 2. Grade: No. 1.
- E. Miscellaneous Framing and Blocking, :
 - 1. Lumber: S4S, No. 2 or Standard Grade.
 - 2. Boards: Standard or No. 3.
- F. Miscellaneous Blocking, Furring, and Nailers:
 - 1. Lumber: S4S, No. 2 or Standard Grade.
 - 2. Boards: Standard or No. 3.

2.03 ACCESSORIES

- A. Fasteners and Anchors:
 - 1. Metal and Finish: Hot-dipped galvanized steel complying with ASTM A153/A153M for high humidity and preservative-treated wood locations, unfinished steel elsewhere.
- B. Die-Stamped Connectors: Hot dipped galvanized steel, sized to suit framing conditions.
 - 1. For contact with preservative treated wood in exposed locations, provide minimum G185 galvanizing complying with ASTM A653/A653M.

- C. Subfloor Adhesives: Gap-filling construction adhesive for bonding wood structural panels to wood-based floor system framing; complying with ASTM D3498.

PART 3 EXECUTION

3.01 PREPARATION

- A. Coordinate installation of rough carpentry members specified in other sections.

3.02 INSTALLATION - GENERAL

- A. Select material sizes to minimize waste.
- B. Reuse scrap to the greatest extent possible; clearly separate scrap for use on site as accessory components, including: shims, bracing, and blocking.
- C. Where treated wood is used on interior, provide temporary ventilation during and immediately after installation sufficient to remove indoor air contaminants.

3.03 FRAMING INSTALLATION

- A. Select material sizes to minimize waste.
- B. Reuse scrap to the greatest extent possible; clearly separate scrap for use on site as accessory components, including: shims, bracing, and blocking.
- C. Set structural members level, plumb, and true to line. Discard pieces with defects that would lower required strength or result in unacceptable appearance of exposed members.
- D. Make provisions for temporary construction loads, and provide temporary bracing sufficient to maintain structure in true alignment and safe condition until completion of erection and installation of permanent bracing.
- E. Install structural members full length without splices.
- F. Comply with member sizes, spacing, and configurations indicated, and fastener size and spacing indicated, but not less than required by applicable codes, AWC (WFCM) Wood Frame Construction Manual.
- G. Install horizontal spanning members with crown edge up and not less than 3 inches of bearing at each end.
- H. Construct double joist headers at ceiling openings and under wall stud partitions that are parallel to floor joists; use metal joist hangers unless otherwise detailed.
- I. Provide bridging at joists in excess of 8 feet span as detailed. Fit solid blocking at ends of members.
- J. Frame wall openings with two or more studs at each jamb; support headers on cripple studs.

3.04 INSTALLATION OF ACCESSORIES AND MISCELLANEOUS WOOD

- A. Place full width continuous sill flashings under framed walls on cementitious foundations. Lap flashing joints 4 inches and seal.
- B. Place sill gasket directly on sill flashing. Puncture gasket cleanly and fit tightly to protruding foundation anchor bolts.
 - 1. Install urethane sealant where anchor bolts penetrate sill gasket.

3.05 TOLERANCES

- A. Framing Members: 1/4 inch from true position, maximum.
- B. Surface Flatness of Floor: 1/8 inch in 10 feet maximum, and 1/4 inch in 30 feet maximum.
- C. Variation from Plane, Other than Floors: 1/4 inch in 10 feet maximum, and 1/4 inch in 30 feet maximum.

3.06 CLEANING

- A. Waste Disposal: See Section 01 7419 - Construction Waste Management and Disposal.
 - 1. Comply with applicable regulations.
 - 2. Do not burn scrap on project site.
 - 3. Do not burn scraps that have been pressure treated.

- 4. Do not send materials treated with pentachlorophenol, CCA, or ACA to co-generation facilities or “waste-to-energy” facilities.
- B. Do not leave wood, shavings, sawdust, etc. on the ground or buried in fill.
- C. Prevent sawdust and wood shavings from entering the storm drainage system.

3.07 SCHEDULES SEE DRAWINGS AND DETAILS

END OF SECTION 06 1000

SECTION 06 4000**INTERIOR ARCHITECTURAL WOODWORK****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Wood veneer finishes – Reception & Customer Service desks.
- B. Trim, accessories, and fastenings.

1.02 RELATED REQUIREMENTS

- A. Section 07 9200 - Joint Sealants: Sealing joints between siding and adjacent construction and fixtures.
- B. Section 09 2116 - Gypsum Board Assemblies: Siding substrate.

1.03 ADMINISTRATIVE REQUIREMENTS

- A. Coordinate the work with electrical rough-in, installation of associated and adjacent components, and finishes.
- B. Sequence installation to ensure utility connections are achieved in an orderly and expeditious manner.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data:
 - 1. Provide data on fire retardant treatment materials and application instructions.
 - 2. Provide instructions for attachment hardware.
- C. Shop Drawings: Indicate materials, component profiles, fastening methods, jointing details, and accessories.
 - 1. Scale of Drawings: 1-1/2 inch to 1 foot, minimum.
 - 2. Provide the information required by AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS).
- D. Samples: Submit samples depicting material finish and wood grain.

1.06 QUALITY ASSURANCE

- A. Perform work in accordance with AWI Architectural Woodwork Quality Standards Illustrated, Custom grade, Premium Grade where indicated.
- B. Fabricator Qualifications: Company specializing in fabricating the products specified in this section with minimum 10 years of documented experience.

1.07 REGULATORY REQUIREMENTS

- A. Conform to 2021 International Building code for fire retardant requirements.

1.08 DELIVERY, STORAGE, AND HANDLING

- A. Protect work from moisture damage.
- B. Do not deliver wood materials to project site until building is fully enclosed and interior temperature and humidity are in accordance with recommendations of AWI/AWMAC/WI (AWS).
- C. Store in ventilated areas with constant minimum temperature between 60 degrees F - 80 degrees F and maximum relative humidity of 55 percent.

PART 2 PRODUCTS**2.01 WOOD VENEER WOOD PANEL**

- A. Quality Standard: Custom Grade, in accordance AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.
- B. New wood veneer to match existing wood veneers on adjacent wall construction.

2.02 ADHESIVES AND FASTENERS

- A. Adhesives: Type suitable for intended purpose, complying with applicable air quality regulations.
- B. Fasteners: Use Z-Clip type concealed hanging hardware; mill finish aluminum. Exposed fastening methods are not permitted.

2.03 WOOD TREATMENT PROCESSES

- A. Fire Retardant Treatment (FR-S Type) for Lumber: Chemically treated and pressure impregnated; capable of providing flame spread index of 25, maximum, and smoke developed index of 450, maximum, when tested in accordance with ASTM E84.

2.04 PERFORMANCE REQUIREMENTS

- A. Comply with local wind load resistance requirements of ASCE 7.

2.05 FABRICATION

- A. Shop prepare and assemble boards into panels for installation on concealed clip system.
- B. Prepare panels for delivery to site, permitting handling and passage through building openings without damaging boards, or adjacent work.
- C. Finish exposed edges of paneling boards to match faces and as specified by grade requirements.
- D. When necessary to cut and fit on site, provide materials with ample allowance for cutting and scribing.

2.06 SHOP FINISHING

- A. Sand work smooth and fill defects.
- B. Apply wood filler in exposed fastening indentations.
- C. On items to receive transparent finishes, use wood filler that matches surrounding surfaces and is of type recommended for the applicable finish.
- D. Finish work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 5 - Finishing for grade specified and as follows:
 - 1. Transparent
 - a. System - 10, UV Curable, Water-based.
 - b. Stain: As selected by Architect.
 - c. Sheen: Satin, or as selected.
 - d. Products:
 - 1) Sherwin-Williams Ultra-Cure Waterborne UV Topcoat, Clear, AWI Finishing System 10.
 - 2) Substitutions: Section 01 6000 - Product Requirements.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Verify that substrates are ready to receive work.
- B. Do not begin until unacceptable conditions have been corrected.
- C. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.02 TOLERANCES

- A. Maximum Variation From Level: 3/32 inch per 10 feet.
- B. Maximum Offset From Joint Alignment: <1/16 inch.

END OF SECTION 06 4000

SECTION 07 9200**JOINT SEALANTS****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Nonsag gunnable joint sealants.
- B. Self-leveling pourable joint sealants.
- C. Joint backings and accessories.
- D. Owner-provided field quality control.
- E. Manufacturer-provided field quality control.

1.02 RELATED REQUIREMENTS

- A. Section 08 7100 - Door Hardware: Setting exterior door thresholds in sealant.
- B. Section 08 8000 - Glazing: Glazing sealants and accessories.
- C. Section 09 2116 - Gypsum Board Assemblies: Sealing acoustical and sound-rated walls and ceilings.
- D. Section 09 2216 - Non-Structural Metal Framing: Sealing between framing and adjacent construction in acoustical and sound-rated walls and ceilings.

1.03 REFERENCE STANDARDS

- A. ASTM C661 - Standard Test Method for Indentation Hardness of Elastomeric-Type Sealants by Means of a Durometer; 2006 (Reapproved 2011).
- B. ASTM C794 - Standard Test Method for Adhesion-In-Peel of Elastomeric Joint Sealants; 2015.
- C. ASTM C834 - Standard Specification for Latex Sealants; 2014.
- D. ASTM C919 - Standard Practice for Use of Sealants in Acoustical Applications; 2012.
- E. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2014.
- F. ASTM C1087 - Standard Test Method for Determining Compatibility of Liquid-Applied Sealants with Accessories Used in Structural Glazing Systems; 2000 (Reapproved 2011).
- G. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2013.
- H. ASTM C1248 - Standard Test Method for Staining of Porous Substrate by Joint Sealants; 2008 (Reapproved 2012).
- I. ASTM C1311 - Standard Specification for Solvent Release Sealants; 2014.
- J. ASTM C1330 - Standard Specification for Cylindrical Sealant Backing for Use with Cold Liquid-Applied Sealants; 2002 (Reapproved 2013).
- K. ASTM C1521 - Standard Practice for Evaluating Adhesion of Installed Weatherproofing Sealant Joints; 2013.
- L. ASTM D2240 - Standard Test Method for Rubber Property--Durometer Hardness; 2005 (Reapproved 2010).
- M. SCAQMD 1168 - South Coast Air Quality Management District Rule No.1168; current edition.
- N. SWRI (VAL) - SWR Institute Validated Products Directory; Current Listings at www.swrionline.org.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Submit manufacturer's technical datasheets for each product to be used; include the following:
 - 1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
 - 2. List of backing materials approved for use with the specific product.
 - 3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.

4. Substrates the product should not be used on.
 5. Substrates for which use of primer is required.
 6. Substrates for which laboratory adhesion and/or compatibility testing is required.
 7. Installation instructions, including precautions, limitations, and recommended backing materials and tools.
 8. Sample product warranty.
 9. Certification by manufacturer indicating that product complies with specification requirements.
 10. SWRI Validation: Provide currently available sealant product validations as listed by SWRI (VAL) for specified sealants.
- C. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.
- D. Shop Drawings for Joint Sealants: Submit project specific details, project specific joint sealant schedule, floor plans, elevations, ceiling plans and details indicating joint sealant types corresponding to the joint sealant schedule. Submit four weeks prior to Installation Plan submittal.
1. Included with the shop drawings provide the following details keyed into the schedule as they apply to the conditions of this Project:
 - a. Depth and material type for sealant and backer rods shall be as per manufacturer recommendations and Industry Best Practices:
 - b. Provide single sealant joints over backer rod, using specified material at the following exterior locations:
 - 1) All horizontal joints beneath copings and wall caps.
 - 2) All horizontal joints at brick shelf angles.
 - 3) All vertical joints, i.e. expansion and control joints. Exception: vertical joints of copings and wall caps are to be double sealant joints.
 - c. Provide double sealant joints at the following exterior locations:
 - 1) All horizontal surfaces. Note: turn down the sealant a minimum of two (2) inches over the front edge of the horizontal surface.
 - 2) All joints at coping and wall caps.
 - 3) All vertical joints at large entablatures and cornice trim of precast, stone, etc.
- E. Color Cards for Selection: Where sealant color is not specified, submit manufacturer's color cards showing full line of standard colors available for selection.
- F. Samples for Verification: Where custom sealant color is specified, obtain directions from Architect and submit at least two physical samples for verification of color of each required sealant.

1.05 QUALITY ASSURANCE

- A. Maintain one copy of each referenced document covering installation requirements on site.
- B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years documented experience.
- C. Installer Qualifications: Company specializing in performing the work of this section and with at least three years of documented experience.
- D. Preconstruction Laboratory Testing: Arrange for sealant manufacturer(s) to test each combination of sealant, substrate, backing, and accessories.
1. Adhesion Testing: In accordance with ASTM C794.
 2. Compatibility Testing: In accordance with ASTM C1087.
 3. Stain Testing: In accordance with ASTM C1248; required only for stone substrates.
 4. Allow sufficient time for testing to avoid delaying the work.
 5. Deliver sufficient samples to manufacturer for testing.
 6. Report manufacturer's recommended corrective measures, if any, including primers or techniques not indicated in product data submittals.

7. Testing is not required if sealant manufacturer provides data showing previous testing, not older than 24 months, that shows satisfactory adhesion, lack of staining, and compatibility.
- E. Installation Plan: Include schedule of sealed joints, including the following:
 1. Joint width indicated in Contract Documents.
 2. Joint depth indicated in Contract Documents; to face of backing material at centerline of joint.
 3. Method to be used to protect adjacent surfaces from sealant droppings and smears, with acknowledgment that some surfaces cannot be cleaned to like-new condition and therefore prevention is imperative.
 4. Approximate date of installation, for evaluation of thermal movement influence.

1.06 WARRANTY

- A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.
- B. Correct defective work as follows: after the Date of Substantial Completion:
 1. Interior Sealants : Ten (10) Years.
- C. Warranty: Include coverage for installed sealants and accessories that fail to achieve watertight seal , exhibit loss of adhesion or cohesion, or do not cure.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Nonsag Sealants:
 1. BASF Construction Chemicals-Building Systems: www.buildingsystems.basf.com.
 2. DOW® Corporation: www.dow.com/construction.
 3. Tremco Global Sealants: www.tremcosealants.com.
- B. Self leveling Sealants: Pourable or self-leveling sealant that has sufficient flow to form a smooth, level surface when applied in a horizontal joint.
 1. BASF Construction Chemicals-Building Systems: www.buildingsystems.basf.com.
 2. DOW®: www.dow.com/#sle.
 3. Tremco Global Sealants: www.tremcosealants.com.
 4. Sika Corporation: www.usa-sika.com.
 5. Substitutions: See Section 01 6000 - Product Requirements.

2.02 JOINT SEALANT APPLICATIONS

- A. Scope:
 1. Interior Joints: Do not seal interior joints unless specifically indicated to be sealed. Interior joints to be sealed include, but are not limited to, the following items.
 - a. 1/4 inch Joints between door, window, and other frames and adjacent construction including casings and standing and running trim, including base boards..
 - b. In sound-rated wall and ceiling assemblies, gaps at electrical outlets, wiring devices, piping, and other openings; between wall/ceiling and other construction; and other flanking sound paths.
 - 1) Exception: Such gaps and openings in gypsum board finished stud walls and suspended ceilings.
 - c. Other joints indicated below.
 3. Do not seal the following types of joints:
 - a. Intentional weep holes in masonry.
 - b. Joints indicated to be treated with manufactured expansion joint cover, or some other type of sealing device.
 - c. Joints where sealant is specified to be provided by manufacturer of product to be sealed.
 - d. Joints where installation of sealant is specified in another section.
 - e. Joints between suspended panel ceilings/grid and walls.

- B. Interior Joints: Use nonsag polyurethane, or Silyl Terminated Polyether (STPE) sealant, Type S-2, unless otherwise indicated.
 - 1. Wall and Ceiling Joints in Non-Wet Areas: urethane or paintable STPE sealant sealant; Type S-2.
 - 2. In Sound-Rated Assemblies: Acrylic emulsion latex sealant; Type AC.
 - 3. Other interior Floor Joints: Self-leveling polyurethane "traffic-grade" sealant; Type SL-2.

2.03 JOINT SEALANTS - GENERAL

- A. Sealants and Primers: Provide products with acceptable levels of volatile organic compound (VOC) content; see Section 01 6116.
- B. Colors: As Selected from Manufacturer's full range of available options..

2.04 NONSAG JOINT SEALANTS

- A. Type S-2 - Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multicomponent; not expected to withstand continuous water immersion or traffic.
 - 1. Movement Capability: Plus and minus 35 percent, minimum.
 - 2. Hardness Range: 20 to 35, Shore A, when tested in accordance with ASTM C661.
 - 3. Color: Color selected, or paint to Match adjacent finished surfaces.
 - 4. Service Temperature Range: Minus 40 to 180 degrees F.
 - 5. Products:
 - a. BASF Corporation Product Master Seal NP 1: www.master-builders-solutions.basf.com
 - b. Pecora Corporation; DynaTrol II: www.pecora.com/#sle.
 - c. Sika Corporation; Sikaflex-1a: www.usa.sika.com/#sle.
 - d. Tremco Global Sealants Product Dymonic® 100: www.trmco.com
- I. Type AC-1 - Acoustical Sealant: Acrylic-Urethane Sealant: Water-based; ASTM C920, Grade NS, Uses M and A; single component; paintable; not expected to withstand continuous water immersion or traffic.
 - 1. Movement Capability: Plus and minus 12-1/2 percent, minimum.
 - 2. Color: White.
 - 3. Service Temperature Range: Minus 40 to 180 degrees F.
- J. Basis of Design Product: SHEETROCK® Brand Acoustic Sealant manufactured by United States Gypsum Company: www.usg.com.
- K. Other Acceptable Manufacturers:
 - 1. Franklin International, Inc; Titebond UA 920 Sealant: www.titebond.com.
 - 2. Sherwin-Williams Company; Shermax Urethanized Elastomeric Sealant: www.sherwin-williams.com.
 - 3. Substitutions: See Section 01 6000 - Product Requirements.

2.05 ACCESSORIES

- A. Backer Rod: Cylindrical cellular foam rod with surface that sealant will not adhere to, compatible with specific sealant used, and recommended by backing and sealant manufacturers for specific application.
 - 1. Type for Joints Not Subject to Pedestrian or Vehicular Traffic: ASTM C1330; Type C - Closed Cell Polyethylene.
 - 2. Type for Joints Subject to Pedestrian or Vehicular Traffic: ASTM C1330; Type C - Closed Cell Polyethylene.
 - 3. Open Cell: 40 to 50 percent larger in diameter than joint width.
 - 4. Closed Cell and Bi-Cellular: 25 to 33 percent larger in diameter than joint width.
 - 5. Products:
 - a. Industrial Thermo Polymers Limited; Product TUNDRA® FOAM : www.tundrafoam.com
 - b. Bay Companies Inc. Product Mile High Foam® open cell backer rod: www.bayindustries.com
 - c. C.R. Laurence Co., Inc. Product CRL Open Cell Backer Rod: <http://www.crlaurence.com/>.
 - d. Substitutions: See Section 01 6000 - Product Requirements DO NOT USE!!.

- B. Backing Tape: Self-adhesive polyethylene tape with surface that sealant will not adhere to and recommended by tape and sealant manufacturers for specific application.
- C. Masking Tape: Self-adhesive, nonabsorbent, nonstaining, removable without adhesive residue, and compatible with surfaces adjacent to joints and sealants.
- D. Joint Cleaner: Noncorrosive and nonstaining type, type recommended by sealant manufacturer; compatible with joint forming materials.
- E. Primers: Type recommended by sealant manufacturer to suit application; nonstaining.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that joints are ready to receive work.
- B. Verify that backing materials are compatible with sealants.
- C. Verify that backer rods are of the correct size.
- D. Preinstallation Adhesion Testing: Install a sample for each test location indicated in the test plan.
 - 1. Test each sample as specified in PART 1 under QUALITY ASSURANCE article.
 - 2. Notify Architect of date and time that tests will be performed, at least seven days in advance.
 - 3. Arrange for sealant manufacturer's technical representative to be present during tests.
 - 4. Record each test on Preinstallation Adhesion Test Log as indicated.
 - 5. If any sample fails, review products and installation procedures, consult manufacturer, or take other measures that are necessary to ensure adhesion; retest in a different location; if unable to obtain satisfactory adhesion, report to Architect.
 - 6. After completion of tests, remove remaining sample material and prepare joints for new sealant installation.

3.02 PREPARATION

- A. Remove loose materials and foreign matter that could impair adhesion of sealant.
- B. Clean joints, and prime as necessary, in accordance with manufacturer's instructions.
- C. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.
- D. Mask elements and surfaces adjacent to joints from damage and disfigurement due to sealant work; be aware that sealant drips and smears may not be completely removable.
- E. Concrete Floor Joints That Will Be Exposed in Completed Work: Test joint filler in an inconspicuous area to verify that it does not stain or discolor slab.

3.03 SCHEDULE

- A. Interior Joints for Which No Other Sealant is Indicated: Type S-2; colors as shown on the drawings.

3.04 INSTALLATION

- A. Install this work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
- B. Provide joint sealant installations complying with ASTM C1193.
- C. Install acoustical sealant application work in accordance with ASTM C919.
- D. Measure joint dimensions and size joint backers to achieve width-to-depth ratio, neck dimension, and surface bond area as recommended by manufacturer, except where specific dimensions are indicated.
- E. Install bond breaker backing tape where backer rod cannot be used.
- F. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.

- G. Do not install sealant when ambient temperature is outside manufacturer's recommended temperature range, or will be outside that range during the entire curing period, unless manufacturer's approval is obtained and instructions are followed.
- H. Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.
- I. Concrete Floor Joint Filler: Tool flush prior to full cure,

3.05 FIELD QUALITY CONTROL

- A. See Section 01 4000 - Quality Requirements for additional requirements.
- B. Owner will employ an independent testing agency to perform field quality control inspection and testing as specified in PART 1 under QUALITY ASSURANCE article.
- C. Non-Destructive Adhesion Testing: If there are any failures in first 100 linear feet, notify Architect immediately.
- D. Destructive Adhesion Testing: If there are any failures in first 1,000 linear feet, notify Architect immediately.
- E. Remove and replace failed portions of sealants using same materials and procedures as indicated for original installation.
- F. Repair destructive test location damage immediately after evaluation and recording of results.

3.06 POST-OCCUPANCY

- A. Post-Occupancy Inspection: Perform visual inspection of entire length of project sealant joints at a time that joints have opened to their greatest width, i.e., at low temperature in thermal cycle. Report failures immediately and repair them.

END OF SECTION 07 9200

SECTION 08 1113**HOLLOW METAL DOORS AND FRAMES****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Fire-rated hollow metal doors and frames.
- B. Non-fire-rated hollow metal doors and frames.
- C. Hollow metal frames for wood doors.

1.02 RELATED REQUIREMENTS

- A. Section 08 1416 - Flush Wood Doors
- B. Section 08 7100 - Door Hardware.
- C. Section 08 8000 - Glazing: Glass for doors and borrowed lites.
- E. Section 09 9000 – Painting and Coating

1.03 ABBREVIATIONS AND ACRONYMS

- A. ANSI: American National Standards Institute.
- B. ASCE: American Society of Civil Engineers.
- C. HMMA: Hollow Metal Manufacturers Association.
- D. NAAMM: National Association of Architectural Metal Manufacturers.
- E. NFPA: National Fire Protection Association.
- F. SDI: Steel Door Institute.
- G. UL: Underwriters Laboratories.

1.04 REFERENCE STANDARDS

- A. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.
- B. ANSI/ICC A117.1 - American National Standard for Accessible and Usable Buildings and Facilities; International Code Council; 2009.
- C. ANSI/SDI A250.3 - Test Procedure and Acceptance Criteria for Factory Applied Finish Coatings for Steel Doors and Frames; 2007 (R2011).
- D. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames and Frame Anchors; 2011.
- E. ANSI/SDI A250.8 - Specifications for Standard Steel Doors and Frames (SDI-100); 2014.
- F. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames; 2011.
- H. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2015.
- I. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2015a.
- J. ASTM E90 - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements; 2009.
- K. ASTM E413 - Classification for Rating Sound Insulation; 2010.
- L. BHMA A156.115 - American National Standard for Hardware Preparation in Steel Doors and Steel Frames; 2014.
- M. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2009.
- N. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2016.

- O. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; 2012.
- P. UL (DIR) - Online Certifications Directory; current listings at database.ul.com.
- Q. UL 10B - Standard for Fire Tests of Door Assemblies; Current Edition, Including All Revisions.
- R. UL 752 - Standard for Bullet-Resisting Equipment; Current Edition, Including All Revisions.

1.05 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Materials and details of design and construction, hardware locations, reinforcement type and locations, anchorage and fastening methods, and finishes; and one copy of referenced standards/guidelines.
- C. Shop Drawings: Details of each opening, showing elevations, glazing, louvers, frame profiles, and identifying location of different finishes, if any.
- D. Samples: Submit two samples of metal, 2 by 2 inches in size, showing factory finishes, colors, and surface texture.
- E. Installation Instructions: Manufacturer's published instructions, including any special installation instructions relating to this project.
- F. Manufacturer's Certificate: Certification that products meet or exceed specified requirements.

1.06 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum 10 years documented experience.
- B. Maintain at project site copies of reference standards relating to installation of products specified.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Comply with NAAMM HMMA 840 or ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.
- B. Protect with resilient packaging; avoid humidity build-up under coverings; prevent corrosion and adverse effects on factory applied painted finish.
- C. Place units on wood skids and store in manner that will prevent corrosion and damage. Adequately brace frames during construction to ensure no deflection.
- D. Store assemblies upright, do not stack flat.
- E. Adequately brace frames during construction to ensure no deflection.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Hollow Metal Doors and Frames:
 - 1. Assa Abloy Group: www.assaabloydss.com.
 - 2. Republic Doors: www.republicdoor.com.
 - 3. Steelcraft, an Allegion brand: www.allegion.com/#sle.
 - 5. Substitutions: See Section 01 6000 - Product Requirements.

2.02 PERFORMANCE REQUIREMENTS

- A. Requirements for Hollow Metal Doors and Frames:
 - 1. Steel Sheet: Comply with one or more of the following requirements; galvanized steel complying with ASTM A653/A653M, cold-rolled steel complying with ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel complying with ASTM A1011/A1011M, commercial steel (CS) Type B, for each.
 - 2. Accessibility: Comply with ICC A117.1 and ADA Standards.
 - 3. Exterior Door Top Closures: Flush end closure channel, with top and door faces aligned.
 - 4. Door Edge Profile: Manufacturers standard for application indicated.
 - 5. Typical Door Face Sheets: Flush.

6. Glazed Lights: Non-removable stops on non-secure side; sizes and configurations as indicated on drawings. Style: Manufacturer's standard.
 7. Hardware Preparations, Selections and Locations: Comply with NAAMM HMMA 830 and NAAMM HMMA 831 or BHMA A156.115 and ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.
 8. Zinc Coating for Typical Interior and/or Exterior Locations: Provide metal components zinc-coated (galvanized) and/or zinc-iron alloy-coated (galvannealed) by the hot-dip process in accordance with ASTM A653/A653M, with manufacturer's standard coating thickness, unless noted otherwise for specific hollow metal doors and frames.
 - a. Based on SDI Standards: Provide at least A40/ZF120 (galvannealed) when necessary, coating not required for typical interior door applications, and at least A60/ZF180 (galvannealed) for corrosive locations.
- B. Hollow Metal Panels: Same construction, performance, and finish as doors.
- C. Combined Requirements: If a particular door and frame unit is indicated to comply with more than one type of requirement, comply with the specified requirements for each type; for instance, an exterior door that is also indicated as being sound-rated must comply with the requirements specified for exterior doors and for sound-rated doors; where two requirements conflict, comply with the most stringent.

2.03 HOLLOW METAL FRAMES

- A. Comply with standards and/or custom guidelines as indicated for corresponding door in accordance with applicable door frame requirements.
- B. Frame Finish: Factory primed and field finished.
- C. General:
1. Comply with the requirements of grade specified for corresponding door.
 - a. Frames for exterior locations, oversized openings, and rated assemblies: Comply with frame requirements specified in ANSI A250.8 Level 3 Doors: 14 gage frames.
 2. Back prime (inside surface) frames in exterior locations, wet locations, and grouted frames with bituminous coating.
 3. A minimum 3/8" joint should be maintained between adjacent veneer masonry.
- D. Frames Wider than 48 inches: Reinforce with steel channel fitted tightly into frame head, flush with top.

2.04 FINISHES

- A. Primer: Rust-inhibiting, complying with ANSI/SDI A250.10, door manufacturer's standard.
- B. See Section 09 9000 - Paints and Coatings

2.05 ACCESSORIES

- A. Silencers: Resilient rubber, continuous, neoprene weatherstrip gasketing;
- B. Temporary Frame Spreaders: Provide for factory- or shop-assembled frames.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify that opening sizes and tolerances are acceptable.
- C. Verify that finished walls are in plane to ensure proper door alignment.

3.02 PREPARATION

- A. Coat inside of frames to be installed in masonry or to be grouted, with bituminous coating, prior to installation.

3.03 INSTALLATION

- A. Fit hollow metal doors accurately in frames, with clearances specified in SDI-100.
- B. Install doors and frames in accordance with manufacturer's instructions and related requirements of specified door and frame standards or custom guidelines indicated.
- C. Install fire rated units in accordance with NFPA 80.
- D. Coordinate frame anchor placement with wall construction.
- E. Grout frames in masonry construction as indicated in drawings, using hand trowel methods; brace frames so that pressure of grout before setting will not deform frames.
- F. Coordinate installation of hardware. Provide reinforcement at all hardware attachment locations.
- G. Comply with glazing installation requirements of Section 08 8000.
- H. Coordinate installation of electrical connections to security and electrical hardware items.
- I. Touch up damaged factory finishes.

3.04 TOLERANCES

- A. Clearances Between Door and Frame: Comply with related requirements of specified frame standards or custom guidelines indicated in accordance with SDI 117 or NAAMM HMMA 861.
- B. Maximum Diagonal Distortion: 1/16 inch measured with straight edge, corner to corner.
- C. Adjust Standard Steel door frames for squareness, alignment, twist and plumb to the following tolerances:
 - 1. Squareness: Plus or minus 1/16 inch, measured at door rabbet on a line 90 degrees from jamb perpendicular to frame head.
 - 2. Alignment: Plus or minus 1/16 inch, measure at jambs on a horizontal line parallel to the plane of wall.
 - 3. Twist: Plus or minus 1/16 inch, measured at opposite face corner of jambs on parallel lines, and perpendicular to plane of wall.
 - 4. Plumbness: Plus or minus 1/16 inch

3.05 ADJUSTING

- A. Adjust for smooth and balanced door movement.

3.06 SCHEDULE

- A. Refer to Door and Frame Schedule on the drawings.

END OF SECTION 08 1113

SECTION 081416 - FLUSH WOOD DOORS**PART 1 - GENERAL****1.1 SUMMARY****A. Section Includes:**

1. Solid-core five-ply flush wood veneer-faced doors for transparent finish.
2. Factory finishing flush wood doors.
3. Factory fitting flush wood doors to frames and factory machining for hardware.

B. Related Requirements:

1. Section 064216 "Flush Wood Paneling" for requirements for veneers from the same flitches for both flush wood doors and flush wood paneling.

1.2 PREINSTALLATION MEETINGS**A. Preinstallation Conference: Conduct conference at Project site.****1.3 ACTION SUBMITTALS****A. Product Data: For each type of product, including the following:**

1. Door core materials and construction.
2. Door edge construction
3. Door face type and characteristics.
4. Factory-machining criteria.
5. Factory-finish specifications.

B. Shop Drawings: Indicate location, size, and hand of each door; elevation of each type of door; construction details not covered in Product Data; and the following:

1. Door schedule indicating door location, type, size, fire protection rating, and swing.
2. Door elevations, dimension and locations of hardware.
3. Dimensions and locations of blocking for hardware attachment.
4. Clearances and undercuts.
5. Requirements for veneer matching.

C. Samples: For factory-finished doors.**1.4 INFORMATIONAL SUBMITTALS****A. Qualification Data: For door inspector.**

1. Fire-Rated Door Inspector: Submit documentation of compliance with NFPA 80, Section 5.2.3.1.

B. Field quality-control reports.**C. Sample Warranty: For special warranty.**

1.5 CLOSEOUT SUBMITTALS

- A. Quality Standard Compliance Certificates: WI Certified Compliance Program certificates.
- B. Record Documents: For fire-rated doors, list of door numbers and applicable room name and number to which door accesses.

1.6 QUALITY ASSURANCE

- A. Manufacturer's Certification: Licensed participant in WI's Certified Compliance Program.
- B. Fire-Rated Door Inspector Qualifications: Inspector for field quality-control inspections of fire-rated door assemblies shall comply with qualifications set forth in NFPA 80, Section 5.2.3.1 and the following:
 - 1. DHI's Fire and Egress Door Assembly Inspector (FDAI) certification.

1.7 FIELD CONDITIONS

- A. Environmental Limitations:
 - 1. Do not deliver or install doors until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and HVAC system is operating and maintaining ambient temperature and humidity conditions at occupancy levels during remainder of construction period.

1.8 WARRANTY

- A. Special Warranty: Manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Delamination of veneer.
 - b. Warping (bow, cup, or twist) more than 1/4 inch in a 42-by-84-inch section.
 - c. Telegraphing of core construction in face veneers exceeding 0.01 inch in a 3-inch span.
 - 2. Warranty shall also include installation and finishing that may be required due to repair or replacement of defective doors.
 - 3. Warranty Period for Solid-Core Interior Doors: Life of installation.

1.00 PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Fire-Rated Wood Door Assemblies: Assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency acceptable to authorities having jurisdiction, for fire- protection ratings indicated on Drawings, based on testing at positive pressure in accordance with UL 10C or NFPA 252.

2.2 FLUSH WOOD DOORS, GENERAL

- A. Quality Standard: In addition to requirements specified, comply with ANSI/WDMA I.S. 1A.
 - 1. Provide labels and certificates from WI certification program indicating that doors comply with requirements of grades specified.

2.3 SOLID-CORE FIVE-PLY FLUSH WOOD VENEER-FACED DOORS FOR TRANSPARENT FINISH

- A. Interior Doors, Solid-Core Five-Ply Veneer-Faced:
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Masonite Architectural.
 - b. Oshkosh Door Company.
 - c. VT Industries Inc.
 - 2. Performance Grade: ANSI/WDMA I.S. 1A Heavy Duty.
 - 3. ANSI/WDMA I.S. 1A Grade: Custom.
 - 4. Faces: Single-ply wood veneer not less than 1/50 inch thick.
 - a. Species: Maple, (to match existing assemblies).
 - b. Cut: Plain Sliced (to match existing assemblies).
 - c. Match between Veneer Leaves: Slip match.
 - d. Assembly of Veneer Leaves on Door Faces: Running match.
 - 5. Exposed Vertical and Top Edges: Same species as faces or a compatible species - Architectural Woodwork Standards edge Type A.
 - a. Fire-Rated Single Doors: Provide edge construction with intumescent seals concealed by outer stile. Comply with specified requirements for exposed vertical edges.
 - b. Mineral-Core Doors: At hinge stiles, provide laminated-edge construction with improved screw-holding capability and split resistance. Comply with specified requirements for exposed edges.
 - 1) Screw-Holding Capability: 550 lbf in accordance with WDMAT.M. 10.
 - 6. Core for Non-Fire-Rated Doors: ANSI A208.1, Grade LD-2 particleboard.

- a. Blocking: Provide wood blocking in particleboard-core doors as needed to eliminate through-bolting hardware.
 - b. Provide doors with glued-wood-stave or WDMA I.S. 10 structural-composite-lumber cores instead of particleboard cores for doors scheduled to receive exit devices.
7. Core for Fire-Rated Doors: As required to achieve fire-protection rating indicated on Drawings.
 - a. Blocking for Mineral-Core Doors: Provide composite blocking with improved screw- holding capability approved for use in doors of fire-protection ratings indicated on Drawings as needed to eliminate through-bolting hardware.
8. Construction: Five plies, hot-pressed bonded (vertical and horizontal edging is bonded to core), with entire unit abrasive planed before veneering.

2.4 FABRICATION

- A. Factory fit doors to suit frame-opening sizes indicated.
 1. Comply with clearance requirements of referenced quality standard for fitting unless otherwise indicated.
 2. Comply with NFPA 80 requirements for fire-rated doors.
- B. Factory machine doors for hardware that is not surface applied.
 1. Locate hardware to comply with DHI-WDHS-3.
 2. Comply with final hardware schedules, door frame Shop Drawings, ANSI/BHMA-156.115- W, and hardware templates.
 3. Coordinate with hardware mortises in metal frames, to verify dimensions and alignment before factory machining.

2.5 FACTORY FINISHING

- A. Comply with referenced quality standard for factory finishing.
 1. Complete fabrication, including fitting doors for openings and machining for hardware that is not surface applied, before finishing.
 2. Finish faces, all four edges, edges of cutouts, and mortises.
 3. Stains and fillers may be omitted on top and bottom edges, edges of cutouts, and mortises.
- B. Factory finish doors.
- C. Transparent Finish:
 1. WDMA I.S. 1A Grade: Premium.
 2. Finish: WDMA I.S. 1A TR-6 Catalyzed Polyurethane.
 3. Staining: As selected by Architect from manufacturer's full range.
 4. Effect: Filled finish.
 5. Sheen: Satin.

2.00 PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install doors to comply with manufacturer's written instructions and referenced quality standard, and as indicated.
- B. Factory-Fitted Doors: Align in frames for uniform clearance at each edge.
- C. Factory-Finished Doors: Restore finish before installation if fitting or machining is required at Project site.

3.2 FIELD QUALITY CONTROL

- A. Inspection Agency: Engage a qualified inspector to perform inspections and to furnish reports to Architect.
- B. Inspections:
 - 1. Fire-Rated Door Inspections: Inspect each fire-rated door in accordance with NFPA 80, Section 5.2.
- C. Repair or remove and replace installations where inspections indicate that they do not comply with specified requirements.
- D. Reinspect repaired or replaced installations to determine if replaced or repaired door assembly installations comply with specified requirements.
- E. Prepare and submit separate inspection report for each fire-rated door assembly indicating compliance with each item listed in NFPA 80.

3.3 ADJUSTING

- A. Operation: Rehang or replace doors that do not swing or operate freely.
- B. Finished Doors: Replace doors that are damaged or that do not comply with requirements. Doors may be repaired or refinished if Work complies with requirements and shows no evidence of repair or refinishing.

END OF SECTION 081416

SECTION 08 5653 – BULLET RESISTANT FRAMING & GLAZING SYSTEMS**PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Bullet resistant BL2.5 aluminum ballistic channel.
- B. A. Bullet resistant arched transaction window assembly.

1.02 RELATED REQUIREMENTS

- A. Section 07 9200 - Joint Sealants: Sealants for other than glazing purposes.
- B. Section 08 1113 - Hollow Metal Doors and Frames: Glazed lites in doors and borrowed lites.
- C. Section 08 1416 – Flush Wood Doors: Glazed lites in doors and borrowed.
- D. Section 08 5653 – Bullet Resistant Framing Systems

1.03 REFERENCE STANDARDS

- A. Underwriters Laboratory UL 752-Standard for Bullet Resisting Equipment.
- B. ASTM C 1172 - Standard Specification for Laminated Architectural Flat Glass.
- C. ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
- D. ASTM B 221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes.
- E. ASTM E119-98- Standard Test Methods for Fire Tests of Building Construction and Materials.
- F. ASTM A 666-Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate and Flat Bar.

1.03 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data - Glazing Unit: For each type of framing and glass including manufacturer recommended installation instructions.
- C. Shop Drawings – Included plans, elevations, sections, details, and attachment to other work.
- D. Samples: For frame finish selection.
- E. Product Test Reports: Certify that products meet or exceed specified requirements.
- F. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.06 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing the work of this section with minimum 10 years documented experience.

1.07 FIELD CONDITIONS

- A. Deliver materials to the project site with the manufacturer's UL Listed Labels intact and legible. Handle the materials with care to prevent damage. Store materials inside and under cover, stack flat and off floor. Project conditions (temperature, humidity, and ventilation) shall be within the maximum limit recommendations provided by manufacturer. Do not install products stored in conditions outside manufacturer's recommended limits.1.08

1.08 WARRANTY

- A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.
- B. Workmanship Warranty: All materials shall be warranted against defects for a period of [1] year for the date of receipt at the project site. Provide certificates of manufacturer's standard limited warranty with close-out documents.

- C. Finish Warranty: Manufacturer's warranty against deterioration of factory finishes for the period of 10 years from the date of Substantial Completion.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Basis of Design: UL Level 3 Ballistic Resistant Framing Systems
 - 1. Basis of Design: Total Security Systems - Garden Lane, Fowlerville, MI 48836, 866 734-6277. Attn: Sales Department, sales@tssbulletproof.com. Web: www.tssbulletproof.com.
- B. Bullet Resistant Glass – Glass Clad Polycarbonate, Low Spall:
 - 1. Basis of Design: Total Security Systems - Garden Lane, Fowlerville, MI 48836, 866 734-6277. Attn: Sales Department, sales@tssbulletproof.com. Web: www.tssbulletproof.com.
 - 2. Bullet Resistant Level 3
 - 1 1/4" LP 1250 Laminated
 - 1 1/4" All Poly 1250
 - 1 1/4" TSS-003 L/S Glass Clad

2.02 DESIGN PERFORMANCE

- A. Basis of Design: Total Security Solutions Bullet Resistant Aluminum Sash TSS-BL2.5 Ballistic Channel.
- B. Head and sill shall be one piece extrusions with no integral weep system at the sill.
- C. Jambs shall be two piece extrusions with removable faces to allow for re-glazing.
- D. All joints and connections shall be tight, providing hairline joints and true alignment of adjacent members.
- E. Glazing must not be removable from the threat side of the sash.
- F. Provide to dimension heights and widths indicated on the Drawings.
- G. System shall be designed to defeat ballistic assaults from a .44 magnum handgun in accordance with UL 752, Level 3.
- H. Field alterations to the construction of the assembly fabricated under the acceptable standards are not allowed unless approved in writing by the manufacturer and the Architect.
- I. Standard manufacturing tolerances +/- 1/16" shall be maintained.
- J. Materials shall meet or exceed UL 752 requirements.

PART 3 EXECUTION

3.01 VERIFICATION OF CONDITIONS

- A. Verify that openings for glazing are correctly sized and within tolerances, including those for size, squareness, and offsets at corners.
- B. Verify that the minimum required face and edge clearances are being provided.
- C. Verify that surfaces of glazing channels or recesses are clean, free of obstructions that may impede moisture movement, weeps are clear, and support framing is ready to receive glazing system.
- D. Verify that sealing between joints of glass framing members has been completed effectively.
- E. Proceed with glazing system installation only after unsatisfactory conditions have been corrected.

3.02 PREPARATION

- A. Clean contact surfaces with appropriate solvent and wipe dry within maximum of 24 hours before glazing. Remove coatings that are not tightly bonded to substrates.

- B. Seal porous glazing channels or recesses with substrate compatible primer or sealer.
- C. Prime surfaces scheduled to receive sealant where required for proper sealant adhesion.

3.03 INSTALLATION, GENERAL

- A. Install glazing in compliance with written instructions of glass, gaskets, and other glazing material manufacturers, unless more stringent requirements are indicated, including those in glazing referenced standards.
- B. Install glazing sealants in accordance with ASTM C1193, GANA (SM), and manufacturer's instructions.
- C. Do not exceed edge pressures around perimeter of glass lites as stipulated by glass manufacturer.
- D. Set glass lites of system with uniform pattern, draw, bow, and similar characteristics.
- E. Set glass lites in proper orientation so that coatings face exterior or interior as indicated.

3.04 FIELD QUALITY CONTROL

- A. See Section 01 4000 - Quality Requirements for additional requirements.
- B. Glass and Glazing product manufacturers to provide field surveillance of the installation of their products.
- C. Monitor and report installation procedures and unacceptable conditions.

3.05 CLEANING

- A. See Section 01 7419 - Construction Waste Management and Disposal, for additional requirements.
- B. Remove excess glazing materials from finish surfaces immediately after application using solvents or cleaners recommended by manufacturers.
- C. Remove nonpermanent labels immediately after glazing installation is complete.
- D. Clean glass and adjacent surfaces after sealants are fully cured.
- E. Clean glass on both exposed surfaces not more than 4 days prior to Date of Substantial Completion in accordance with glass manufacturer's written recommendations.

3.06 PROTECTION

- A. After installation, mark pane with an 'X' by using removable plastic tape or paste; do not mark heat absorbing or reflective glass units.
- B. Remove and replace glass that is damaged during construction period prior to Date of Substantial Completion.

END OF SECTION 08 8653

SECTION 08 7100**DOOR HARDWARE****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Hardware for wood, aluminum, and hollow metal doors.
- B. Hardware for fire-rated doors.
- C. Electrically operated and controlled hardware.
- D. Lock cylinders for doors that hardware is specified in other sections.
- E. Thresholds.
- F. Weatherstripping, seals and door gaskets.

1.02 RELATED REQUIREMENTS

- A. Section 08 1113 - Hollow Metal Doors and Frames.

1.03 PRICE AND PAYMENT PROCEDURES

- A. See Section 01 2100 - Allowances, for allowances affecting this section.

1.04 ADMINISTRATIVE REQUIREMENTS

- A. Coordinate the manufacture, fabrication, and installation of products that door hardware will be installed upon.
- B. Furnish templates for door and frame preparation to manufacturers and fabricators of products requiring internal reinforcement for door hardware.
- C. Convey Owner's keying requirements to manufacturers.
- D. Sequence installation to ensure utility connections are achieved in an orderly and expeditious manner.

1.05 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Manufacturer's catalog literature for each type of hardware, marked to clearly show products to be furnished for this project.
- C. Shop Drawings:
 - 1. Indicate locations and mounting heights of each type of hardware, schedules, catalog cuts, electrical characteristics and connection requirements .
 - 2. Submit manufacturer's parts lists and templates.
- D. Samples: Prior to preparation of hardware schedule:
 - 1. Submit 1 sample of hinge, latchset, lockset, closer, and bar pulls illustrating style, color, and finish.
 - 2. Samples will be returned to supplier.
- E. Hardware Schedule: Detailed listing of each item of hardware to be installed on each door. Use door numbering scheme as included in the Contract Documents. Identify electrically operated items and include power requirements.
- F. Keying Schedule: Submit for preliminary approval of Owner.
- H. Project Record Documents:
 - 1. Record actual locations of concealed equipment, services, and conduit.
 - 2. Provide schedule of actual hardware sets and lock function for each door based on Door Schedule on Drawings.
- I. Maintenance Data: Include data on operating hardware, lubrication requirements, and inspection procedures related to preventative maintenance.
- J. Keys: Deliver with identifying tags to Owner by security shipment direct from hardware supplier.

- K. Warranty: Submit manufacturer's warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.06 QUALITY ASSURANCE

- A. Standards for Fire-Rated Doors: Maintain one copy of each referenced standard on site, for use by Architect and contractor.
- B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.
- C. Hardware Supplier Qualifications: Company specializing in supplying the type of products specified in this section with at least three years documented experience.
- D. Hardware Supplier Personnel: Employ an Architectural Hardware Consultant (AHC) to assist in the work of this section.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Package hardware items individually; label and identify each package with door opening code to match hardware schedule.
- B. Hardware should be marked by hardware set and door number prior to delivery.
- C. Delivery: Hardware to be delivered by supplier – no direct shipments are permitted.
- D. Storage: Provide a secure storage that includes shelving adequate for hardware.

1.08 WARRANTY

- A. See Section 01 7800 - Closeout Submittals, for additional warranty requirements.
- B. Provide five year warranty for door closers and exit devices.
- C. Extra Materials: Provide 1 lockset of each function (L9010, L9050, L9070, L9080) with appropriate trim. (4 required)
- D. 3 each tools for adjustment of doors closers and exit devices.
- E. 2 copies of approved finish hardware schedule which also reflects keying schedule.
- F. 2 copies of installation instruction for closers, locksets and exit devices.

PART 2 PRODUCTS

2.01 DOOR HARDWARE - GENERAL

- A. Provide hardware specified or required to make doors fully functional, compliant with applicable codes, and secure to the extent indicated.
- B. Provide items of a single type of the same model by the same manufacturer.
- C. Provide products that comply with the following:
 - 1. Applicable provisions of federal, state, and local codes.
 - 2. ANSI/ICC A117.1, American National Standard for Accessible and Usable Buildings and Facilities.
 - 3. Applicable provisions of NFPA 101, Life Safety Code.
 - 4. Fire-Rated Doors: NFPA 80.
 - 5. Hardware on Fire-Rated Doors, Except Hinges: Listed and classified by UL as suitable for the purpose specified and indicated.
 - 6. Products Requiring Electrical Connection: Listed and classified as suitable by UL for the purpose specified and indicated.
- D. Electrically Operated and/or Controlled Hardware: Provide all power supplies, power transfer hinges, relays, and interfaces required for proper operation; provide wiring between hardware and control components and to building power connection.
- E. Finishes: Provide door hardware of the same finish unless otherwise indicated.
 - 1. Primary Finish: Match existing hardware.

2.02 ACCEPTABLE MANUFACTURERS

Locknetics	Forestville, CT.	(860)584-9158
Hager Hinge Company	St. Louis, MO.	(800)325-9995
Stanley Hardware	New Britain, CT.	(800)622-4393
H.B. Ives	Wallingford, CT.	(203)265-1571
Trimco	Los Angeles, CA.	(323)262-4191
Schlage Lock Company	San Francisco, CA.	(800)847-1864
Best Lock Company	Indianapolis, IN.	(317)849-2250
LCN Closers	Princeton, IL.	(877)526-4653
Norton Door Closers	Monroe, NC.	(800)438-1951
Door Control International	Dexter, MI.	(313)426-0400
National Guard Products	Memphis, TN.	(800)647-7874
Pemko	Memphis, TN.	(800)824-3018
Rockwood Mfg.	Rockwood, PA.	(800)458-2424
Glynn Johnson	Indianapolis, IN.	(800)525-0336
Von Duprin	Indianapolis, IN.	(800)999-0408
Monarch	Sheperdsville, KY	(800)876-5792
Sargent		
McKinney		

2.03 MATERIALS

- A. Screws and Fasteners. Provide sex bolts for composite filled doors sized to thickness of door. Fasteners to be ferrous and non ferrous compatible with the product being applied.
- B. Hinges:
1. Interior Doors
 - a. 1-3/4 thick up to 3'-0" – Hager AB700-4-1/2" or Stanley CB1900-4-1/2"
 - b. 1-3/4 thick over 3'-0" – Hager AB750-5" or Stanley CB1901-5"
 2. The width of hinges shall be sufficient to clear trim. Furnish three hinges for doors up to 7'-6" high. Supply one additional hinge for every 2-1/2 feet or fraction thereof.
- C. Flush Bolts
1. Manual flush bolts to be Rockwood 555-12". Trimco 3917-12" and HB Ives 458-12" are acceptable. On doors taller than 7'-0", extended top rods are to be supplied.
 2. Automatic Flush Bolts for labeled wood doors to be DCI 942. Trimco 3815 x 3815 is acceptable.
- D. Locksets. Locksets are mortise type Schlage L9000 series with functions as listed on schedule. Best 35H series is acceptable.
- E. Closers

1. Provide LCN 4011 / 4111 series. Norton 7700 series is acceptable. Closers to be presized at factory. Non-handed closers are not permitted. Provide heavy duty arms at parallel arm applications as listed in schedule. Furnish drop brackets at aluminum door applications.
 2. At pair doors 102, 103, 201, and 202, provide LCN overhead concealed closer 2030 series.
 3. Provide LCN 4020 series with appropriate top jamb bracket at exterior aluminum openings.
 4. Provide LCN automatic operator 4620 at door 43. Supply two 956 actuators with the system.
- F. Protective Plates. Metal Plates to be .050" thick and beveled 4 edges. Mop plates to be 6 x 1" less door width. Kickplates to be 8 x 1-1/2 less door width.
- G. Door Stops
1. Wall Stops: HB Ives 407 or Trimco 1274CS
 2. Floor Stops: HB Ives 436 or Trimco 1211
 3. Supply stops with appropriate anchoring device for wall condition in question.
 4. Provide overhead stops equal to Glynn Johnson 450 series where wall or floor stop are not practical.
- H. Automatic Door Bottoms – National Guard 420 or Pemko 430. Provide stainless steel screws.
- I. Soundstop – National Guard 303 or Pemko 350. Provide stainless steel screws.
- J. Magnetic Locks
1. Provide surface mounted locks at single door applications with required Mounting brackets. Von Duprin DS4010 or Locknetics 390 are acceptable.
 2. Provide adjustable time delay and magnetic bond sensor features.
- K. Power Supply – Von Duprin PS873 at single door applications and PS873-2 at double door applications. Locknetics 510 (single door) and 515 (double door) is acceptable. Provide battery backup and adjustable time delay features.
- L. Proximity Scanners – Von Duprin Scan II.
- M. Silencers: Provide 3 each for single doors and 2 each per pair. Trimco 1229A or HB Ives #20.
- N. Key Cabinet: Telkee RWC100
- O. Electric Strikes – Von Duprin 7500 or Locknetic 9020SYS is acceptable. Verify voltage prior to ordering.
- P. FINISHES
- | | |
|-------------------------------|------|
| Butts (Exterior) | 630 |
| Butts (Interior) | 652 |
| Flush Bolts | 626 |
| Locksets | 626 |
| Closers | 689 |
| Thresholds / Weatherstripping | 628 |
| Mop Plates / Kickplates | 630 |
| Exit Devices | 626 |
| Exit Trim | 626 |
| Key Cabinet | Gray |
| Silencers | Gray |
| Cylinders | 626 |
| Wall Stops | 630 |
| Floor Stops | 626 |

Magnetic Locks	628
Power Supply	Gray
Proximity Scanners	Black

2.4 KEYING

- A. Establish new grandmaster key system with two submasters. Key system to be 7 pin with patented, restricted keyway. Provide visual key control system with keying symbol stamped on all key bows.
- B. Provide quantity of keys as follows: 6 GMK; 6 each submaster; 3 each per change key; 200 extra key blanks for owners use at conclusion of project.
- C. Hardware supplier to meet with owner and architect concerning keying and to receive written approval of key schedule prior to ordering material.
- D. Construction master key at perimeter door openings. Provide 6 construction master keys.
- E. A key cabinet will be provided to accommodate 100 keys. Key cabinet delivery prior to owner occupancy. Instruct owners representative of proper use of cabinet.

PART 3 – EXECUTION

3.1 EXAMINATION

- A. Examine doors, frames and related material for problems that may exist with proper application of hardware. Do not proceed until defects are corrected.

3.2 INSTALLATION

- A. Review with architect proper mounting locations of hardware as shown in “Locations for Architectural Hardware for Standard Steel Doors and Frame” as published by the (DHI).

3.3 FIELD QUALITY CONTROL

- A. Following installation of hardware; provide an AHC to review the project to check for proper application of hardware as per the hardware and keying schedules. The AHC will also check for proper operation & adjustment of hardware.

3.4 INSPECTION: Clean and adjust hardware upon final completion. Repair or replace defective material.

3.5 PROTECTION: Leave manufacturers' protective wrapping on hardware (when practical) to prevent damage to hardware surface prior to owner acceptance of project.

PART 4 - HARDWARE SCHEDULE

REFER TO HARDWARE LISTED ON DOOR SCHEDULE

END OF SECTION

SECTION 08 8000 (NOTE: SECTION INCLUDES FIRE RATED GLAZING)**GLAZING****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Float Glass
- B. Safety Glass
- C. Fire Rated Glass
- D. Glazing compounds.

1.02 RELATED REQUIREMENTS

- A. Section 07 9200 - Joint Sealants: Sealants for other than glazing purposes.
- B. Section 08 1113 - Hollow Metal Doors and Frames: Glazed lites in doors and borrowed lites.
- C. Section 08 1416 – Flush Wood Doors: Glazed lites in doors and borrowed.
- D. Section 08 5653 – Bullet Resistant Framing Systems

1.03 REFERENCE STANDARDS

- A. ASTM C1172 - Standard Specification for Laminated Architectural Flat Glass; 2014.
- B. UL 752 - Standard for Bullet-Resisting Equipment; Current Edition, Including All Revisions.

1.04 ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Convene a preinstallation meeting one week before starting related work of this section; require attendance by each affected trade.

1.05 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data on Insulating Glass Unit, Glazing Unit, and Plastic Film Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.
- C. Product Data on Glazing Compounds and Accessories: Provide chemical, functional, and environmental characteristics, limitations, special application requirements, and identify available colors.
- D. Samples: Submit two samples 12 by 12 inches in size for each type of glass to be used.
- E. Certificates: Certify that products meet or exceed specified requirements.
- F. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
- G. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.

1.06 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing the work of this section with minimum 10 years documented experience.

1.07 FIELD CONDITIONS

- A. Do not install glazing when ambient temperature is less than 40 degrees F.
- B. Maintain minimum ambient temperature before, during and 24 hours after installation of glazing compounds.

1.08 WARRANTY

- A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.
- B. Laminated Glass: Provide a ten (10) year manufacturer warranty to include coverage for delamination, including replacement of failed units.

PART 2 PRODUCTS**2.01 MANUFACTURERS**

- A. Glass Fabricators:
 - 1. Cardinal Glass Industries
 - 2. Guardian Glass
 - 2. Vira Architectural Glass
 - 3. Viracon, Inc
- B. Bullet Resistant Glass – Glass Clad Polycarbonate, Low Spall:
 - 1. Basis of Design: Total Security Systems - Garden Lane, Fowlerville, MI 48836, 866 734-6277. Attn: Sales Department, sales@tssbulletproof.com. Web: www.tssbulletproof.com.

2.02 GLASS MATERIALS

- A. Fully tempered Float Glass: ASTM C 1048, Kind FT (fully tempered), Condition A (uncoated) unless otherwise indicated, Type I, Class 1 (clear), Quality-Q3.
- B. Bullet-Resistant Glass-Clad Polycarbonate Glazing – Low Spall
 - 1. Through the design, manufacturing techniques and material application the TSS Bullet Resistant Glass-Clad Polycarbonate Low Spall Glass shall be constructed of multiple layers of glass/polycarbonate sheets and PVB resin interlayers.
 - 2. Glass shall be tested to allow for glass spall.
 - 3. Spall shall be tested to not pass through 1/8" paper test material that is spaced 5 inches from glass when tested with projectiles.
 - 4. Glass shall meet a UL Standard 752 Level 2 thru 5 or 7 through 8 rating.
 - 5. Thickness of glass shall range from 1" to 2-1/2" thick. Basis of Design: TSS 003 L/S shall be 1-1/4" thick.

2.07 GLAZING COMPOUNDS

- A. Type GC-5 - Silicone Sealant: Single component; neutral curing; capable of water immersion without loss of properties; non-bleeding, non-staining; ASTM C920, Type S, Grade NS, Class 25, Uses M, A, and G; with cured Shore A hardness range of 15 to 25; color as selected.

2.08 ACCESSORIES

- A. Setting Blocks: Silicone, with 80 to 90 Shore A durometer hardness; ASTM C864 Option II. Length of 0.1 inch for each square foot of glazing or minimum 4 inch by width of glazing rabbet space minus 1/16 inch by height to suit glazing method and pane weight and area.
- B. Spacer Shims: Neoprene, 50 to 60 Shore A durometer hardness; ASTM C864 Option II. Minimum 3 inch long by one half the height of the glazing stop by thickness to suit application, self adhesive on one face.
- C. Glazing Tape, Back Bedding Mastic Type: Preformed, butyl-based, 100 percent solids compound with integral resilient spacer rod applicable to application indicated; 5 to 30 cured Shore A durometer hardness; coiled on release paper; black color.
 - 1. Width: As required for application.
 - 2. Thickness: As required for application.
 - 3. Spacer Rod Diameter: As required for application.
 - 4. Manufacturers:

- a. Pecora Corporation: www.pecora.com/#sle.
- b. Tremco Global Sealants: www.tremcosealants.com/#sle.
- c. Substitutions: See Section 01 6000 - Product Requirements.
- D. Glazing Splines: Resilient silicone extruded shape to suit glazing channel retaining slot; ASTM C864 Option II; color black.
- E. Glazing Clips: Manufacturer's standard type.
- F. Smoke Removal Window/Glazing Unit Markings: Adhesive backed markings affixed to manually operable or fixed windows of high-rise buildings to identify units intended for post-fire smoke removal in compliance with ICC (IBC) and local building officials.

2.09 SOURCE QUALITY CONTROL

- A. See Section 01 4000 - Quality Requirements for additional requirements.

PART 3 EXECUTION

3.01 VERIFICATION OF CONDITIONS

- A. Verify that openings for glazing are correctly sized and within tolerances, including those for size, squareness, and offsets at corners.
- B. Verify that the minimum required face and edge clearances are being provided.
- C. Verify that surfaces of glazing channels or recesses are clean, free of obstructions that may impede moisture movement, weeps are clear, and support framing is ready to receive glazing system.
- D. Verify that sealing between joints of glass framing members has been completed effectively.
- E. Proceed with glazing system installation only after unsatisfactory conditions have been corrected.

3.02 PREPARATION

- A. Clean contact surfaces with appropriate solvent and wipe dry within maximum of 24 hours before glazing. Remove coatings that are not tightly bonded to substrates.
- B. Seal porous glazing channels or recesses with substrate compatible primer or sealer.
- C. Prime surfaces scheduled to receive sealant where required for proper sealant adhesion.

3.03 INSTALLATION, GENERAL

- A. Install glazing in compliance with written instructions of glass, gaskets, and other glazing material manufacturers, unless more stringent requirements are indicated, including those in glazing referenced standards.
- B. Install glazing sealants in accordance with ASTM C1193, GANA (SM), and manufacturer's instructions.
- C. Do not exceed edge pressures around perimeter of glass lites as stipulated by glass manufacturer.
- D. Set glass lites of system with uniform pattern, draw, bow, and similar characteristics.
- E. Set glass lites in proper orientation so that coatings face exterior or interior as indicated.

3.04 FIELD QUALITY CONTROL

- A. See Section 01 4000 - Quality Requirements for additional requirements.
- B. Glass and Glazing product manufacturers to provide field surveillance of the installation of their products.
- C. Monitor and report installation procedures and unacceptable conditions.

3.05 CLEANING

- A. See Section 01 7419 - Construction Waste Management and Disposal, for additional requirements.
- B. Remove excess glazing materials from finish surfaces immediately after application using solvents or cleaners recommended by manufacturers.
- C. Remove nonpermanent labels immediately after glazing installation is complete.

- D. Clean glass and adjacent surfaces after sealants are fully cured.
- E. Clean glass on both exposed surfaces not more than 4 days prior to Date of Substantial Completion in accordance with glass manufacturer's written recommendations.

3.06 PROTECTION

- A. After installation, mark pane with an 'X' by using removable plastic tape or paste; do not mark heat absorbing or reflective glass units.
- B. Remove and replace glass that is damaged during construction period prior to Date of Substantial Completion.

END OF SECTION 08 8000

SECTION 09 2116**GYPSUM BOARD ASSEMBLIES****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Performance criteria for gypsum board assemblies.
- B. Metal stud wall framing.
- C. Metal channel ceiling framing.
- D. Flat Ceiling Grid Systems for Gypsum Board / Stucco / Plaster
- E. Fire rated area separation walls.
- F. Acoustic insulation.
- G. Gypsum wallboard.
- H. Joint treatment and accessories.

1.02 RELATED REQUIREMENTS

- A. Section 05 4000 - Cold-Formed Metal Framing: Structural steel stud framing.
- B. Section 06 1000 - Rough Carpentry: wood blocking for support of wall mounted components .
- C. Section 07 9005 - Joint Sealers: Acoustic sealant.

1.03 REFERENCE STANDARDS

- A. AISI S100 - North American Specification for the Design of Cold-Formed Steel Structural Members; 2016.
- B. AISI S220 - North American Standard for Cold-Formed Steel Framing - Nonstructural Members; 2015.
- C. AISI S240 - North American Standard for Cold-Formed Steel Structural Framing; 2015.
- D. ANSI A108.11 - American National Standard Specifications for Interior Installation of Cementitious Backer Units; 2010 (Reaffirmed 2016).
- E. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2015.
- F. ASTM C475/C475M - Standard Specification for Joint Compound and Joint Tape for Finishing Gypsum Board; 2015.
- G. ASTM C514 - Standard Specification for Nails for the Application of Gypsum Board; 2004 (Reapproved 2014).
- H. ASTM C645 - Standard Specification for Nonstructural Steel Framing Members; 2014.
- I. ASTM C754 - Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products; 2015.
- J. ASTM C840 - Standard Specification for Application and Finishing of Gypsum Board; 2013.
- K. ASTM C1280 - Standard Specification for Application of Gypsum Sheathing Board; 2013.
- L. ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2014.
- M. ASTM D3273 - Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber; 2012.
- N. ASTM E72 - Standard Test Methods of Conducting Strength Tests of Panels for Building Construction; 2010.
- O. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2015a.
- P. ASTM E90 - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements; 2009.
- Q. ASTM E413 - Classification for Rating Sound Insulation; 2010.

1.04 SYSTEM DESCRIPTION

- A. Acoustic Attenuation for Interior demising Partitions : STC of 45 calculated in accordance with ASTM E 413, based on tests conducted in accordance with ASTM E 90.

1.05 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Shop Drawings: Indicate special details associated with fireproofing and acoustic seals.
- C. Product Data:
 - 1. Provide manufacturer's data on partition head to structure connectors, showing compliance with requirements.
- D. Product Data: Provide manufacturer's data on partition head to structure connectors, showing compliance with requirements.
- E. Test Reports: For stud framing products that do not comply with AISI S220 or ASTM C754, provide independent laboratory reports showing maximum stud heights at required spacings and deflections.
- F. Ballistic Test Reports: Indicate compliance of bullet-resistant sheathing and wallboard assemblies with specified requirements.

1.06 QUALITY ASSURANCE

- A. Perform in accordance with ASTM C 840. Comply with requirements of GA-600 for fire-rated assemblies.
 - 1. Maintain one copy of standards at project site.
- B. Installer Qualifications: Company specializing in performing gypsum board installation and finishing, with minimum 10 years of experience.
- C. Preinstallation Meeting: Convene meeting a minimum of one week prior to scheduled commencement of installation. Include other affected Contractors and Subcontractors affected by the Work. Prior to Preinstallation Meeting all required submittals shall be reviewed and approved.

1.07 REGULATORY REQUIREMENTS

- A. Conform to applicable code for fire rated assemblies as indicated on drawings.

PART 2 PRODUCTS**2.01 GYPSUM BOARD ASSEMBLIES**

- A. Provide completed assemblies complying with ASTM C840 and GA-216.
- B. Interior Partitions, Indicated as Acoustic: Provide completed assemblies with the following characteristics:
 - 1. Acoustic Attenuation: STC of 45-49 calculated in accordance with ASTM E413, based on tests conducted in accordance with ASTM E90.
- C. Fire Rated Assemblies: Provide completed assemblies Identified as indicated on Partition Schedule.

2.02 METAL FRAMING MATERIALS

- A. Steel Sheet: ASTM A1003/A1003M, subject to the ductility limitations indicated in AISI S240.
- B. Manufacturers - Metal Framing Systems, Connectors, and Accessories:
 - 1. Armstrong World Industries.
 - 2. Clarkwestern Dietrich Building Systems LLC: www.clarkdietrich.com.
 - 3. Dietrich Metal Framing: www.dietrichindustries.com.
 - 4. Marino: www.marinoware.com.
 - 5. The Steel Network, Inc: www.SteelNetwork.com.
 - 6. Telling Industries: www.tellingindustries.com.
- C. Nonstructural Framing System Components: AISI S220; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 for the spacing indicated, with maximum deflection of wall framing of L/120 at 5 psf.

1. Exception: The minimum metal thickness and section properties requirements of ASTM C 645 are waived provided steel of 40 ksi minimum yield strength is used, the metal is continuously dimpled, the effective thickness is at least twice the base metal thickness, and maximum stud heights are determined by testing in accordance with ASTM E 72 using assemblies specified by ASTM C 754.
 - a. Acceptable Products:
 - 1) Dietrich Metal Framing; UltraSteel (tm): www.dietrichindustries.com.
 - 2) Clark Western Building Systems; UltraSteel (tm): www.clarkwestern.com.
 2. Studs: C-shaped with knurled or embossed faces.
 3. Runners: U shaped, sized to match studs.
 4. Ceiling Channels: C-shaped.
 5. Furring Members: Hat-shaped sections, minimum depth of 7/8 inch.
- D. Shaft Wall Studs and Accessories: AISI S220; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 and specified performance requirements.
- E. Partition Head to Structure Connections: Provide mechanical anchorage devices that accommodate deflection and prevent rotation of studs while maintaining structural performance of partition.
 1. Structural Performance: Maintain lateral load resistance and vertical movement capacity required by applicable code, when evaluated in accordance with AISI S100.
 2. Material: ASTM A653/A653M steel sheet, SS Grade 50/340, with G60/Z180 hot-dipped galvanized coating.
 3. Provide components UL-listed for use in UL-listed fire-resistance-rated head of partition joint systems indicated on drawings.
 4. Provide top track preassembled with connection devices spaced to fit stud spacing indicated on drawings; minimum track length of 12 feet.
- F. Flat Ceilings Grid Systems for Gypsum Board / Stucco / Plaster : Basis of Design Manufacturer:
 1. Armstrong World Industries Product Flat Ceiling Drywall Grid Systems www.armstrong.com

2.03 BOARD MATERIALS

- A. Manufacturers - Gypsum-Based Board:
 1. American Gypsum Company: www.americangypsum.com.
 2. CertainTeed Corporation: www.certainteed.com.
 3. Continental Building Products: www.continental-bp.com.
 4. Georgia-Pacific Gypsum: www.gpgypsum.com.
 5. National Gypsum Company: www.nationalgypsum.com.
 6. USG Corporation: www.usg.com.
- B. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
 1. Application: Use for vertical surfaces and ceilings, unless otherwise indicated.
 2. Thickness:
 - a. Vertical Surfaces: 1/2 inch.
 - b. Ceilings: 5/8 inch.
- C. Gypsum Wallboard: ASTM C 1396/C 1396M. Sizes to minimize joints in place; ends square cut.
 1. Fire Resistant Type: Complying with Type X requirements; UL or WH rated.
 - a. At Assemblies Indicated with Fire-Rating: Use type required by indicated tested assembly; if no tested assembly is indicated, use Type X.
 - b. Thickness: 5/8".
 - c. Edges: Tapered.
 2. Special Fire Resistant Type: "Type C"; meeting and exceeding requirements of Type X; UL or WH rated.
 - a. Application: Where required for fire-rated assemblies, unless otherwise indicated.
 - b. Thickness: 5/8 inch, as indicated.

- c. Edges: Tapered.
- 3. Ceiling Board: Special sag-resistant type.
 - a. Application: Ceilings, unless otherwise indicated.
 - b. Thickness: 5/8 inch.
 - c. Edges: Tapered.
- D. Bullet Resistant Panels: Woven roving, multi-ply, ballistic grade fiberglass cloth with thermoset polyester resin; comply with UL 752 Level 3.
 - 1. Basis of Design: ArmorCore® bullet-resistant fiberglass panels Product ArmorCore® Level 3 panels.
 - a. Performance Class Forced Entry Protection: Class IV Forced Entry Protection rating, per ASTM F1233-98.

2.04 GYPSUM BOARD ACCESSORIES

- A. Acoustic Insulation: ASTM C 665; preformed glass fiber, friction fit type, unfaced. Thickness: Full depth of stud. . Locate in partitions around offices, conference rooms, classrooms, toilets, mechanical rooms, electrical rooms, and janitor rooms. All acoustically insulated partitions are to extend full height to the underside of the deck.
- B. Acoustic Sealant: Non-hardening, non-skinning, for use in conjunction with gypsum board.
- C. Finishing Accessories: ASTM C1047, extruded aluminum alloy (6063 T5) or galvanized steel sheet ASTM A924/A924M G90, unless noted otherwise.
 - 1. Types: As detailed or required for finished appearance.
 - 2. Special Shapes: In addition to conventional corner bead and control joints, provide U-bead at exposed panel edges.
- D. Reveal Molding: Extruded Aluminum, 1/2". Manufacturers: Fry Reglet, Chicago Metallic, or others. Submit reveal molding type for each condition.
- E. Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.
 - 1. Tape: 2 inch wide, coated glass fiber tape for joints and corners at exterior fiberglass mat gypsum sheathing and soffit installations..
 - 2. Paper Tape: 2 inch wide, creased paper tape for joints and corners, except as otherwise indicated.
- F. High Build Drywall Surfer: Vinyl acrylic latex-based coating for spray application, designed to take the place of skim coating and separate paint primer in achieving Level 5 finish.
- G. Screws for Fastening of Gypsum Panel Products to Cold-Formed Steel Studs Less than 0.033 inches in Thickness and Wood Members: ASTM C1002; self-piercing tapping screws, corrosion-resistant.
- H. Screws for Fastening of Gypsum Panel Products to Steel Members from 0.033 to 0.112 inch in Thickness: ASTM C954; steel drill screws, corrosion-resistant.
- I. Screws: ASTM C 1002; self-piercing tapping type.
- J. Screws: ASTM C 954; steel drill screws for application of gypsum board to loadbearing steel studs.
- K. Anchorage to Substrate: Tie wire, nails, screws, and other metal supports, of type and size to suit application; to rigidly secure materials in place.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that project conditions are appropriate for work of this section to commence.
- B. Dry-in Conditions: Refer to Section 01700 for requirements.

3.02 SHAFT WALL INSTALLATION

- A. Shaft Wall Framing: Install in accordance with manufacturer's installation instructions.
 - 1. Fasten runners to structure with short leg to finished side, using appropriate power-driven fasteners at not more than 16 inches on center.

2. Install studs at spacing required to meet performance requirements.
- B. Shaft Wall Liner: Cut panels to accurate dimensions and install sequentially between special friction studs.

3.03 FRAMING INSTALLATION

- A. Metal Framing: Install in accordance with AISI S220 and manufacturer's instructions.
- B. Suspended Ceilings and Soffits: Space framing and furring members as indicated.
 1. Level ceiling system to a tolerance of 1/1200.
 2. Laterally brace entire suspension system.
 3. Install bracing as required at exterior locations to resist wind uplift.
- C. Studs: Space studs at 16 inches on center.
 1. Extend partition framing to structure where indicated and to ceiling in other locations.
 2. Partitions Terminating at Ceiling: Attach ceiling runner securely to ceiling track in accordance with manufacturer's instructions.
 3. Partitions Terminating at Structure: Attach top runner to structure, maintain clearance between top of studs and structure, and connect studs to track using specified mechanical devices in accordance with manufacturer's instructions; verify free movement of top of stud connections; do not leave studs unattached to track.
- D. Openings: Reinforce openings as required for weight of doors or operable panels, using not less than double studs at jambs.
- E. Standard Wall Furring: Install at concrete walls scheduled to receive gypsum board, not more than 4 inches from floor and ceiling lines and abutting walls. Secure in place on alternate channel flanges at maximum 24 inches on center.
 1. Orientation: Horizontal.
 2. Spacing: At 16 inches on center.
- F. Acoustic Furring: Install resilient channels at maximum 24 inches on center. Locate joints over framing members.
- G. Blocking: Install mechanically fastened steel sheet blocking for support of:
 1. Wall mounted cabinets, base cabinets, shelves, packer panels, etc.
 2. Provide 6 inch, 16 gage, steel runner notched to bypass steel studs and secure with two 3/8" pan head screws at each stud.
- H. Blocking: Install blocking for support of plumbing fixtures, wall cabinets, wood frame openings, toilet accessories, and hardware. Comply with Section 06 1054 for wood blocking.

3.04 ACOUSTIC ACCESSORIES INSTALLATION

- A. Acoustic Insulation: Place tightly within spaces, around cut openings, behind and around electrical and mechanical items within partitions, and tight to items passing through partitions.
- B. Acoustic Sealant: Install in accordance with manufacturer's instructions.
 1. Place one bead continuously on substrate before installation of perimeter framing members.
 2. Place continuous bead at perimeter of each layer of gypsum board.
 3. Seal around all penetrations by conduit, pipe, ducts, and rough-in boxes, except where firestopping is provided.

3.05 BOARD INSTALLATION

- A. Comply with ASTM C840, GA-216, and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations.
- B. Single-Layer Nonrated: Install gypsum board in most economical direction, with ends and edges occurring over firm bearing.
 1. Exception: Tapered edges to receive joint treatment at right angles to framing.

- C. Double-Layer, Nonrated: Use gypsum board for first layer, placed parallel to framing or furring members, with ends and edges occurring over firm bearing. Use glass mat faced gypsum board at exterior walls and at other locations as indicated. Place second layer perpendicular to framing or furring members. Offset joints of second layer from joints of first layer.
- D. Provide 5/8" gap between bottom of gypsum board and floor at all partitions. Provide 1/4" caulk joint between gypsum board and door/window frames.
- E. Fire-Resistance-Rated Construction: Install gypsum board in strict compliance with requirements of assembly listing.
- F. Exterior Sheathing: Comply with ASTM C1280. Install sheathing vertically, with edges butted tight and ends occurring over firm bearing.
 - 1. Immediately after installation, protect from weather by application of dampproofing, or other acceptable weather barrier.
- G. Exterior Soffits: Install exterior soffit board perpendicular to framing, with staggered end joints over framing members or other solid backing.
- H. Cementitious Backing Board: Install over steel framing members and plywood substrate where indicated, in accordance with ANSI A108.11 and manufacturer's instructions.
- I. Glass Mat Faced Gypsum Board: Install in strict accordance with manufacturer's instructions.
- J. Installation on Metal Framing: Use screws for attachment of gypsum board except face layer of nonrated double-layer assemblies, which may be installed by means of adhesive lamination.
- K. Curved Surfaces: Apply gypsum board to curved substrates in accordance with GA-226.
- L. Moisture Protection: Treat cut edges and holes in moisture resistant gypsum board and exterior gypsum soffit board with sealant.
- M. Bullet Resistant Sheathing and Wallboard:
 - 1. Install bullet-resistant sheathing according to manufacturer's written recommendations and with manufacturer-approved fasteners.
 - 2. Cover all joints between boards with a 4-inch strip of the same thickness material as the boards, centered on the joint.

3.06 INSTALLATION OF TRIM AND ACCESSORIES

- A. Control Joints:
 - 1. Extend partition control joints to the ceiling structure centered on top of the frame and extend through a bulkhead/soffit condition.
 - 2. Control joints in ceilings should be located to intersect column penetrations, light fixtures, and air diffusers that can impose stresses on the ceiling.
 - 3. Place control joints consistent with lines of building spaces and as follows:
 - a. Where a partition, furring or column fireproofing abuts a structural element (except for a floor) or dissimilar wall or ceiling
 - b. Where a ceiling or soffit abuts a structural elements, dissimilar wall or partition, or other vertical penetration
 - c. Where construction changes within the plane of the partition or ceiling
 - d. Where a partition or furring run exceeds 30 feet
 - e. Where ceiling dimensions exceed 50 feet in either direction with perimeter relief, or 30 feet without relief
 - f. Where exterior soffits and ceilings exceed 30 feet in either direction
 - g. Where wings of L, U, and T shaped ceiling areas are joined
- B. Corner Beads: Install at external corners, using longest practical lengths.
- C. Edge Trim: Install at locations where gypsum board abuts dissimilar materials.

3.07 JOINT TREATMENT

- A. Glass Mat Faced Gypsum Board and Exterior Glass Mat Faced Sheathing: Use fiberglass joint tape, embed and finish with setting type joint compound.
- B. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:
 - 1. Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated.
 - 2. Level 1: Fire-resistance-rated wall areas above finished ceilings, whether or not accessible in the completed construction.
- C. Finish gypsum board in scheduled areas in accordance with levels defined in ASTM C 840 and as scheduled below.
 - 1. Above Finished Ceilings Concealed From View: Level 1.
 - 2. Utility Areas and Areas Behind Cabinetry: Level 2.
 - 3. Walls and Ceilings to Receive Flat or Eggshell Paint Finish: Level 4.
 - 4. Walls and Ceilings to Receive Semi-Gloss or Gloss Paint Finish: Level 5.
- D. Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.
 - 1. Feather coats of joint compound so that camber is maximum 1/32 inch.
 - 2. Taping, filling, and sanding are not required at surfaces behind adhesive applied ceramic tile and fixed cabinetry.
 - 3. Taping, filling, and sanding are not required at base layer of double-layer applications.
- E. Where Level 5 finish is indicated, spray apply high build drywall surfacer over entire surface after joints have been properly treated; to achieve a flat and tool mark-free finish.
- F. Fill and finish joints and corners of cementitious backing board as recommended by manufacturer.

3.08 TOLERANCES

- A. Maximum Variation of Finished Gypsum Board Surface from True Flatness: 1/8 inch in 10 feet in any direction.

3.09 FINISH LEVEL SCHEDULE

- A. Level 1: Above finished ceilings concealed from view.
- B. Level 2: Utility areas and areas behind cabinetry.
- C. Level 3: Walls scheduled to receive textured wall finish.
- D. Level 4: Walls and ceilings scheduled to receive flat or eggshell paint finish.
- E. Level 5: Walls and ceilings scheduled to receive semi-gloss or gloss paint finish.

END OF SECTION 09 2116

SECTION 09 5100**ACOUSTICAL CEILINGS****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Suspended metal grid ceiling systems.
- B. Acoustical units.
- C. Supplementary insulation above ceiling.

1.02 RELATED REQUIREMENTS

- A. Section 07 9005 - Joint Sealers: Acoustical sealant.
- B. Section 09 2116 - Gypsum Board Assemblies.

1.03 REFERENCE STANDARDS

- A. ASTM C635/C635M - Standard Specification for the Manufacture, Performance, and Testing of Metal Suspension Systems for Acoustical Tile and Lay-in Panel Ceilings; 2013a.
- B. ASTM C636/C636M - Standard Practice for Installation of Metal Ceiling Suspension Systems for Acoustical Tile and Lay-In Panels; 2013.
- C. ASTM E1264 - Standard Classification for Acoustical Ceiling Products; 2014.

1.04 ADMINISTRATIVE REQUIREMENTS

- A. Sequence work to ensure acoustical ceilings are not installed until building is enclosed, sufficient heat is provided, dust generating activities have terminated, and overhead work is completed, tested, and approved.
- B. Do not install acoustical units until after interior wet work is dry.

1.05 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures and grouping with other interior finish submittals.
- B. Shop Drawings: Indicate grid layout and related dimensioning, junctions with other ceiling finishes, mechanical and electrical items installed in the ceiling, and ceiling heights.
- C. Product Data: Provide data on suspension system components and acoustical units.
- D. Samples: Submit two samples 12 X 12 inch in size illustrating material and finish of acoustical units.
- E. Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.
- F. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
 - 1. Extra Acoustical Units: Quantity equal to 5 percent of total installed.

1.06 QUALITY ASSURANCE

- A. Suspension System Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years documented experience.
- B. Acoustical Unit Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years documented experience.

1.07 FIELD CONDITIONS

- A. Maintain uniform temperature of minimum 60 degrees F, and maximum humidity of 40 percent prior to, during, and after acoustical unit installation.

1.08 PROJECT CONDITIONS

- A. Sequence work to ensure acoustical ceilings are not installed until building is enclosed, sufficient heat is provided, dust generating activities have terminated, and overhead work is completed, tested, and approved.
- B. Install acoustical units after interior wet work is dry.

1.09 EXTRA MATERIALS

- A. See Section 01 6000 - Product Requirements, for additional provisions.
- B. Provide a minimum of 2 full boxes for each type of acoustical unit for Owner's use in maintenance of project.

PART 2 PRODUCTS**2.01 MANUFACTURERS**

- A. Acoustic Panels: Basis of Design:
 - 1. See Finish Legend on Drawings.
- B. Other Acceptable Manufacturers.
 - 1. Armstrong World Industries, Inc: www.armstrong.com.
 - 2. CertainTeed Corporation: www.certainteed.com.

2.02 ACOUSTICAL UNITS

- A. Manufacturers: See Finish Legend on Drawings
 - 1. ACT-1: Product As scheduled.

2.03 SUSPENSION SYSTEM(S)

- A. Manufacturers: Basis of Design
 - 1. Same as for acoustical units.
- B. Other Acceptable Manufacturers
 - 1. CertainTeed Corporation: www.certainteed.com.
 - 2. Chicago Metallic Corporation: www.chicagometallic.com.
 - 3. Substitutions: See Section 01 6000 - Product Requirements.

2.04 ACCESSORIES

- A. Support Channels and Hangers: Galvanized steel; size and type to suit application, seismic requirements, and ceiling system flatness requirement specified.
- B. Hanger Wire: 12 gauge, 0.08 inch galvanized steel wire.
- C. Perimeter Moldings: Same metal and finish as grid.
 - 1. At Exposed Grid: Provide L-shaped molding for mounting at same elevation as face of grid.
 - a. See ceiling Details on Contract Drawings.
- D. Acoustical Insulation: Specified in Section 07 2100.
 - 1. Thickness: 2 inch.
 - 2. Size: To fit acoustical suspension system.
- E. Gypsum Board: Fire rated type; 5/8 inch thick, ends and edges square, paper faced.
- F. Acoustical Sealant For Perimeter Moldings: Specified in Section 07 9200.
- G. Touch-up Paint: Type and color to match acoustical and grid units.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Verify existing conditions before starting work.
- B. Verify that layout of hangers will not interfere with other work.

3.02 INSTALLATION - SUSPENSION SYSTEM

- A. Install suspension system in accordance with ASTM C 636, ASTM E 580, and manufacturer's instructions and as supplemented in this section.
- B. Rigidly secure system, including integral mechanical and electrical components, for maximum deflection of 1:360.
- C. Perimeter Molding: Install at intersection of ceiling and vertical surfaces and at junctions with other interruptions.
 - 1. Use longest practical lengths.
- D. Suspension System, Non-Seismic: Hang suspension system independent of walls, columns, ducts, pipes and conduit. Where carrying members are spliced, avoid visible displacement of face plane of adjacent members.
- E. Where ducts or other equipment prevent the regular spacing of hangers, reinforce the nearest affected hangers and related carrying channels to span the extra distance.
- F. Do not support components on main runners or cross runners if weight causes total dead load to exceed deflection capability.
- G. Support fixture loads using supplementary hangers located within 6 inches of each corner, or support components independently.
- H. Do not eccentrically load system or induce rotation of runners.
- I. Perimeter Molding: Install at intersection of ceiling and vertical surfaces and at junctions with other interruptions.
 - 1. Overlap corners. Use of pop rivets is not permitted.
- J. Form expansion joints as detailed. Form to accommodate plus or minus 1 inch movement. Maintain visual closure.
- K. Install light fixture boxes constructed of gypsum board above light fixtures in accordance with fire rated assembly requirements and light fixture ventilation requirements.

3.03 INSTALLATION - ACOUSTICAL UNITS

- A. Install acoustical units in accordance with manufacturer's instructions.
- B. Fit acoustical units in place, free from damaged edges or other defects detrimental to appearance and function.
- C. Lay directional patterned units with pattern parallel to longest room axis.
- D. Fit border trim neatly against abutting surfaces.
- E. Install acoustical units level, in uniform plane, and free from twist, warp, and dents.
- F. Cutting Acoustical Units:
 - 1. Cut to fit irregular grid and perimeter edge trim.
 - 2. Make field cut edges of same profile as factory edges.
 - 3. Double cut and field paint exposed reveal edges.
- G. Where round obstructions occur, provide preformed closures to match perimeter molding.
- H. Lay acoustical insulation for a distance of 48 inches either side of acoustical partitions as indicated.
- I. Install hold-down clips on panels within 20 ft of an exterior door.

3.04 TOLERANCES

- A. Maximum Variation from Flat and Level Surface: 1/8 inch in 10 feet.
- B. Maximum Variation from Plumb of Grid Members Caused by Eccentric Loads: 2 degrees.

3.05 SCHEDULE SEE DRAWINGS**END OF SECTION 09 5100**

SECTION 09 6500**RESILIENT FLOORING****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Resilient Plank Flooring (LVT).
- B. Resilient base.
- C. Installation accessories.

1.02 RELATED REQUIREMENTS

- A. Section 01 6116 - Volatile Organic Compound (VOC) Content Restrictions.

1.03 REFERENCE STANDARDS

- A. ASTM F710 - Standard Practice for Preparing Concrete Floors to Receive Resilient Flooring; 2011.
- B. ASTM F1700 - Standard Specification for Solid Vinyl Tile; 2013a.
- C. ASTM F1861 - Standard Specification for Resilient Wall Base; 2008 (Reapproved 2012).

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.
- C. Shop Drawings: Indicate seaming plans and floor patterns.
- D. Verification Samples: Submit twothree samples, 12 by 12 inches in size illustrating color and pattern for each resilient flooring product specified.
- G. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.
- H. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing specified flooring with minimum 15 years documented experience.
- B. Installer Qualifications: Company specializing in installing specified flooring with minimum 10 years documented experience.
- C. Testing Agency Qualifications: Independent firm specializing in performing concrete slab moisture testing and inspections of the type specified in this section.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Upon receipt, immediately remove any shrink-wrap and check materials for damage and the correct style, color, quantity and run numbers.
- B. Store all materials off of the floor in an acclimatized, weather-tight space.
- C. Maintain temperature in storage area between 55 degrees F and 90 degrees F.
- D. Protect roll materials from damage by storing on end.
- E. Do not double stack pallets.

1.07 FIELD CONDITIONS

- A. Store materials for not less than 48 hours prior to installation in area of installation at a temperature of 70 degrees F to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F.

1.08 EXTRA MATERIALS

- A. See Section 01 6000 - Product Requirements, for additional provisions.
- B. Provide 5% of installed materials as attic stock.

PART 2 PRODUCTS**2.01 MATERIALS - RESILIENT PLANK FLOORING**

- A. Luxury Vinyl Plank Resilient Flooring: LVT-1
 - 1. Manufacturer: Basis of Design – See Finish Schedule.

2.02 RESILIENT BASE

- A. Resilient Base - Type RB-1
 - 1. Manufacturers: Basis of Design – See Finish Schedule

2.03 ACCESSORIES

- A. Subfloor Filler: White premix latex; type recommended by adhesive material manufacturer.
- B. Primers, Adhesives, and Seam Sealer: Waterproof; types recommended by flooring manufacturer.
- C. Moldings, Transition and Edge Strips: Same material as flooring.
- D. Filler for Cove Base: Plastic.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Verify that surfaces are flat to tolerances acceptable to flooring manufacturer, free of cracks that might telegraph through flooring, clean, dry, and free of curing compounds, surface hardeners, and other chemicals that might interfere with bonding of flooring to substrate.
- B. Verify that sub-floor surfaces are smooth and flat within the tolerances specified for that type of work and are ready to receive resilient flooring.
- C. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive resilient base.
- D. Cementitious Subfloor Surfaces: Verify that substrates are ready for resilient flooring installation by testing for moisture and alkalinity (pH).
 - 1. Obtain instructions if test results are not within limits recommended by resilient flooring manufacturer and adhesive materials manufacturer.
- E. Verify that sub-floor surfaces are dust-free and free of substances that could impair bonding of adhesive materials to sub-floor surfaces.
- F. Verify that self leveling underlayment surfaces are dry enough and ready for resilient flooring installation by testing for moisture emission rate and alkalinity in accordance with ASTM F710; obtain instructions if test results are not within limits recommended by resilient flooring manufacturer and adhesive materials manufacturer.
- G. Verify that required floor-mounted utilities are in correct location.

3.02 PREPARATION

- A. Prepare floor substrates as recommended by flooring and adhesive manufacturers.
- B. Remove subfloor ridges and bumps. Fill minor low spots, cracks, joints, holes, and other defects with subfloor filler to achieve smooth, flat, hard surface.
- C. Prohibit traffic until filler is fully cured.
- D. Clean substrate.
- E. Apply primer as required to prevent "bleed-through" or interference with adhesion by substances that cannot be removed.

3.03 INSTALLATION - GENERAL

- A. Starting installation constitutes acceptance of subfloor conditions.
- B. Install in accordance with manufacturer's written instructions.

3.04 INSTALLATION - SOUND CONTROL UNDERLAYMENT

- A. Install in accordance with underlayment manufacturer's instructions.

3.05 INSTALLATION :

- A. Resilient Flooring
 1. Install in accordance with manufacturer's instructions.
 2. Mix tile from container to ensure shade variations are consistent when tile is placed, unless otherwise indicated in manufacturer's installation instructions.
 3. Maintain a minimum of 6 inches offset of end joints between adjacent rows.
 4. Spread only enough adhesive to permit installation of materials before initial set.
 5. Set flooring in place, press with heavy roller to attain full adhesion.
 6. Lay flooring with joints and seams parallel to building lines to produce symmetrical pattern.
 7. Install square tile to ashlar pattern. Allow minimum 1/2 full size tile width at room or area perimeter.
 8. Install plank tile with a random offset of at least 6 inches from adjacent rows.
 9. Where floor finishes are different on opposite sides of door, terminate flooring under centerline of door.
- B. Resilient Base
 1. Fit joints tightly and make vertical. Maintain minimum dimension of 48" inches between joints.
 2. Miter internal corners. At external corners, use premolded units. At exposed ends, use premolded units.
 3. Install base on solid backing. Bond tightly to wall and floor surfaces.
 4. Scribe and fit to door frames and other interruptions.

3.06 CLEANING

- A. Remove excess adhesive from floor, base, and wall surfaces without damage.
- B. Clean in accordance with manufacturer's written instructions.

3.07 PROTECTION

- A. Prohibit traffic on resilient flooring for 48 hours after installation.

3.08 SCHEDULE SEE FINISH LEGEND ON DRAWINGS.

END OF SECTION 09 6500

SECTION 09 6813**TILE CARPETING****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Carpet tile, fully adhered.
- B. Removal of existing carpet or carpet tile for recycling.

1.02 RELATED REQUIREMENTS

- A. Section 01 7419 - Construction Waste Management and Disposal: Reclamation/Recycling of new carpet tile scrap.

1.03 REFERENCE STANDARDS

- A. ASTM D2859 - Standard Test Method for Ignition Characteristics of Finished Textile Floor Covering Materials; 2006 (Reapproved 2011).
- B. CRI 104 - Standard for Installation of Commercial Carpet; 2015.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Shop Drawings: Indicate layout of joints.
- C. Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns, colors available, and method of installation.
- D. Samples: Submit two carpet tiles illustrating color and pattern design for each carpet color selected.
- E. Manufacturer's Installation Instructions: Indicate special procedures.
- F. Operation and Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing specified carpet tile with minimum three years documented experience.
- B. Installer Qualifications: Company specializing in installing carpet tile with minimum three years documented experience and approved by carpet tile manufacturer.
- C. Preinstallation Meeting: Conduct meeting at a minimum one week prior to scheduled installation.

1.06 FIELD CONDITIONS

- A. Store materials in area of installation for minimum period of 24 hours prior to installation.

1.07 EXTRA MATERIALS

- A. Provide 5% of carpet tiles of each color and pattern selected and furnish verification of total yardage delivered by mill, showing exact amount of overrun. Deliver to Owner all carpet overrun in full tiles, properly wrapped and labeled. Salvage all full tiles from installation for Owner's "attic stock."

PART 2 PRODUCTS**2.01 MANUFACTURERS**

- A. See Finish Schedule – CPT-1
- B. Tile Carpeting: Acceptable Manufacturers
 - 1. Interface Carpet: www.interface.com
 - 2. Tandu Centiva: www.tanduscentiva.com.com.
 - 3. Milliken & Company: www.milliken.com.
 - 4. Substitutions: See Section 01 6000 - Product Requirements.

2.02 MATERIALS

- A. Tile "Plank" Carpeting, Type As indicated on Finish Schedule:

2.03 ACCESSORIES

- A. Sub-Floor Filler: See Section 03 5400.
- B. Mat Framing: Extruded aluminum, clear anodized] color.
- C. Adhesives: Acceptable to carpet tile manufacturer, compatible with materials being adhered; maximum VOC of 50 g/L; CRI Green Label certified; in lieu of labeled product, independent test report showing compliance is acceptable.

PART 3 EXECUTION**3.02 EXAMINATION**

- A. Verify that subfloor surfaces are smooth and flat within tolerances specified for that type of work and are ready to receive carpet tile.
- B. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive carpet tile.
- C. Verify that subfloor surfaces are dust-free and free of substances that could impair bonding of adhesive materials to subfloor surfaces.
- D. Cementitious Subfloor Surfaces: Verify that substrates are ready for flooring installation by testing for moisture and alkalinity (pH).
 - 1. Test in accordance with Section 09 0561.
 - 2. Obtain instructions if test results are not within limits recommended by flooring material manufacturer and adhesive materials manufacturer.
- E. Verify that concrete sub-floor surfaces are ready for carpet tile installation by testing for moisture emission rate and alkalinity; obtain instructions if test results are not within limits recommended by carpet tile manufacturer and adhesive materials manufacturer. Provide tests and results for substrate moisture testing prior to product installation. Do not install product if substrate moisture level does not meet manufacturer requirements.
- F. Verify that required floor-mounted utilities are in correct location.

3.03 PREPARATION

- A. Remove existing carpet and , or Carpet tile as shown on Demolition Drawings..
- B. Prepare floor substrates for installation of flooring in accordance with Section 09 0561.
- C. Apply, self-leveling floor compound to achieve smooth, flat, hard surface. Prohibit traffic until filler is cured.
- D. Vacuum clean substrate.

3.04 INSTALLATION

- A. Prior to installation of any materials the mockup shall be fully completed, reviewed, modified (if necessary), and final approval provided.
- B. Starting installation constitutes acceptance of subfloor conditions.
- C. Install carpet tile in accordance with manufacturer's instructions.
- D. Install carpet tile in accordance with manufacturer's instructions and CRI 104. Installation shall be direct glue down, using the manufacturer's recommended adhesive and installation recommendation regarding amount of glue. Adhesives shall be water resistant, mildew resistant and comply with flammability requirements. Comply with manufacturer's written recommendations for direction of carpet. Maintain uniform direction and lay of pile.
- E. Blend carpet from different cartons to ensure minimal variation in color match.

- F. Cut carpet tile clean. Fit carpet tight to intersection with vertical surfaces without gaps.
- G. Locate change of color or pattern between rooms under door centerline.
- H. Do not bridge building expansion joints with carpet.
- I. Cut and fit carpet to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings. Bind or seal edges as recommended by carpet manufacturer.
- J. Extend carpet into toe spaces, door reveals, closets, open bottomed obstructions, removeable flanges, alcoves and similar openings.
- K. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on finish flooring as marked on subfloor. Use non-permanent, non-staining marking device,
- L. Do not install cut carpet pieces smaller than 16 square inches or cut carpet strips less than 2" wide.
- M. Adhere carpet tile to substrate as recommended by manufacturer.
- N. Trim carpet tile neatly at walls and around interruptions.
- O. Complete installation of edge strips, concealing exposed edges.

3.05 CLEANING

- A. Remove excess adhesive without damage, from floor, base, and wall surfaces.
- B. Remove yarns that protrude from carpet surfaces.
- C. Clean and vacuum carpet surfaces using commercial machine with face-beater element.
- D. The Carpet Tiles and installation shall be suitable for maintenance by vacuuming with a vacuum cleaner with a cylindrical rotating beater brush; shampooing by wet extraction equipment using a cylindrical rotating brush with warm water; and carpet shampoo and shampooing with dry chemical methods.
- E. Protect installed carpet to comply with CRI 104, Section 15, "Protection of Indoor Installations."
- F. Protect carpet against damage from construction operations and placement of equipment and fixtures during the remainder of construction period. Use protection methods recommended in writing by the carpet manufacturer.

END OF SECTION 09 6813

SECTION 09 8413**FIXED SOUND ABSORPTIVE PANELS****PART 1 - GENERAL****1.01 RELATED DOCUMENTS**

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

1.02 SUMMARY

- A. The work consists of furnishing all labor, materials, accessories and equipment necessary to provide sound absorptive panels as indicated on project Drawings and as specified below. Sound absorptive panel materials shall be designed to achieve the minimum sound absorption coefficients and minimum NRC ratings specified below.

1.03 REFERENCES

- A. ASTM C423 - Standard Test Method for Sound Absorption and Sound Absorption Coefficients by the Reverberation Room Method.
- B. ASTM E 795, Standard Practice for Mounting Test Specimens during Sound Absorption Tests.
- C. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures and grouping with other interior finish submittals.
- B. Product Data: For each type of panel edge, core material and mounting indicated, submit Manufacturer's specifications and other data needed to prove compliance with all specified requirements.
- C. Shop Drawings: For sound absorptive panels, include mounting devices and details; details at panel head, base, joints and corners; and details at ceiling, floor base and wall intersections. Indicate panel edge and core materials. All materials affected by structural or seismic requirements shall be reviewed and signed by a registered structural engineer showing compliance with all structural load and seismic design criteria.
 - 1. Include elevations showing panel sizes and direction of fabric weave and pattern matching.
 - 2. Coordination Drawings: Show intersections with wall base, doors, electrical outlets and switches, and other permanent wall features.
- D. Samples for Verification. Prepare Samples from same material to be used for the Work.
- E. Maintenance Data: For stretched fabric wall systems to include in maintenance manuals. Include fabric manufacturer's written cleaning and stain removal recommendations.

1.05 QUALITY ASSURANCE

- A. Fabricator Qualifications: The Manufacturer shall have successful experience in acoustical surface finish fabrication and installation, including no less than five years experience in the fabrication and installation of materials identical to those required in this project
- B. Source Limitations: Obtain sound absorptive panels through one source from a single manufacturer.
- D. Fire-Test Response Characteristics: Provide sound absorptive panels with the following surface burning characteristics as determined by testing identical products per ASTM 84 by UL or other testing and inspecting agency acceptable to authorities having jurisdiction:
 - 1. Flame-Spread Index: 25 or less.
 - 2. Smoke Development Index: 450 or less.

1.06 DELIVERY, STORAGE AND HANDLING

- A. Comply with sound absorptive panel manufacturer's written instructions for minimum and maximum temperature and humidity requirements for shipment, storage and handling.

- B. Protect products during transit, storage and handling to prevent damage, soiling and deterioration. Comply with the requirements of the manufacturer's instructions for storage and handling.
 - 1. Package products at factory prior to shipping using manufacturer's standard method.
- C. Deliver materials and panels in unopened bundles and store in a temperature controlled dry place with adequate air circulation.
- D. Protect panel edges from crushing and impact.

1.07 PROJECT CONDITIONS

- A. Environmental Limitations: Do not install sound absorptive panels until spaces are enclosed and weatherproof, wet work in spaces is complete and dry, work above ceilings is complete and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.
- B. Field Measurements: Verify locations of sound absorptive panels by field measurements before fabrication and indicate measurements on Shop Drawings.

1.08 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of sound absorptive panels that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, fabric sagging, distorting or releasing from panel edge; or warping of core.
 - 2. Warranty Period: Two years from date of Substantial Completion.

PART 2 - PRODUCTS

2.01 ACOUSTIC BAFFLE CEILING SYSTEM – ACS-1

- A. Application: Walls, as indicated or scheduled on the drawings.
- B. Mounting: Impaling clips and adhesive, mechanical clips, hoop and loop or magnets per manufacturers instructions.
- C. Basis of Design Products: Armstrong, Linear Ceiling Baffles 6" tall, custom color.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Examine fabric, materials, substrates, areas and conditions, with the installer present, for compliance with requirements, installation tolerances and other conditions affecting performance of the acoustical surface finishes.
- B. Do not proceed with Work until unsatisfactory conditions have been corrected.
- C. Clean acoustical surface finishes and hardware to remove deleterious and soil substances.

3.02 PREPARATION

- A. Measure each area and establish layout of panels and joints as indicated in the Drawings.
- B. Before installation, allow acoustical surface finishes to adjust and become stable in the area in which they will be installed in accordance with the manufacturers installation instructions.

3.03 INSTALLATION

- A. Do not install any work until space is enclosed and weatherproofed, wet work in space is completed and nominally dry, work above ceilings is complete and temperature and humidity is continuously maintained at values near those of final occupancy.
- B. Comply with the manufacturers printed instructions, recommendations and approved shop drawings.
- C. Install framework, support hardware, acoustical surface finishes in accordance with the manufacturers instructions and recommendations. Install panels vertical and plumb and if applicable, true in plane.

3.04 INSTALLATION TOLERANCES

- A. Edge Straightness: Plus or minus 1/16-inch over 8-feet.
- B. Variation from Level and Plumb: Plus or minus 1/16-inch over 8-feet.
- C. Variation of Panel-Joint Width: Not more than hairline.

3.05 CLEANING

- A. Clean all surfaces following installation.
- B. Replace material having scratches, abrasions or other defects with unblemished acoustical surface finish assemblies at no cost to the owner.

3.06 PROTECTION

- A. Protection of acoustical surface finishes from damage by other trades after installation shall be provided by the General Contractor.

END OF SECTION 09 8413

SECTION 09 9000**PAINTING AND COATING****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Surface preparation.
- B. Field application of paints.
- D. Scope: Finish all interior and exterior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated, including the following:
 - 1. Exposed surfaces of steel lintels and ledge angles.
 - 2. Surfaces inside cabinets.
 - 3. Prime surfaces to receive wall coverings.
- E. Do Not Paint or Finish the Following Items:
 - 1. Items fully factory-finished unless specifically so indicated; materials and products having factory-applied primers are not considered factory finished.
 - 2. Items indicated to receive other finishes.
 - 3. Items indicated to remain unfinished.
 - 4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment including fire damper mechanisms..
 - 5. Non-metallic roofing and flashing.
 - 6. Stainless steel, anodized aluminum, bronze, terne, and lead items.
 - 7. Floors, unless specifically so indicated.
 - 8. Brick, architectural concrete, or cast stone.
 - 9. Glass.
 - 10. Acoustical materials, unless specifically so indicated.
 - 11. Concealed pipes, ducts, and conduits.
- F. Painting materials and methods for conduit identification specified in Division 26

1.02 RELATED REQUIREMENTS

- A. Section 05 5000 - Metal Fabrications: Shop-primed items.

1.03 DEFINITIONS

- A. Conform to ASTM D16 for interpretation of terms used in this section.

1.04 REFERENCE STANDARDS

- A. ASTM D16 - Standard Terminology for Paint, Related Coatings, Materials, and Applications; 2016.
- B. ASTM D4442 - Standard Test Methods for Direct Moisture Content Measurement of Wood and Wood-Based Materials; 2015.

1.05 DEFINITIONS

- A. Conform to ASTM D16 for interpretation of terms used in this section.

1.06 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide complete list of all products to be used, with the following information for each:
 - 1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
 - 2. MPI product number (e.g. MPI #47).
 - 3. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
 - 4. Manufacturer's installation instructions.

5. If proposal of substitutions is allowed under submittal procedures, explanation of all substitutions proposed.
- C. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches in size, illustrating range of colors available for each finishing product specified.
 1. Where sheen is specified, submit samples in only that sheen.
 2. Where sheen is not specified, submit each color in each sheen available.
 3. Allow prescribed period outlined in Section 01 3300 - Submittal Procedures for approval process, after receipt of complete samples by Architect.
 4. Paint color submittals will not be considered until color submittals for major materials not to be painted, such as masonry, have been approved.
- D. Product Data: Provide data on all finishing products, including VOC content.
- E. Certification: By manufacturer that all paints and coatings comply with VOC limits specified.
- F. Certification: By manufacturer that all paints and coatings do not contain any of the prohibited chemicals specified; GreenSeal GS-11 certification is not required but if provided shall constitute acceptable certification.
- G. Maintenance Data: Submit data on cleaning, touch-up, and repair of painted and coated surfaces.

1.07 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified, with minimum fifteen years documented experience.
- B. Applicator Qualifications: Company specializing in performing the type of work specified with minimum 10 years experience.

1.08 REGULATORY REQUIREMENTS

- A. Conform to applicable code for flame and smoke rating requirements for products and finishes.

1.09 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
- C. Paint Materials: Store at minimum ambient temperature of 45 degrees F and a maximum of 90 degrees F, in ventilated area, and as required by manufacturer's instructions.

1.10 FIELD CONDITIONS

- A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
- C. Do not apply exterior coatings during rain or snow, or when relative humidity is outside the humidity ranges required by the paint product manufacturer.
- D. Minimum Application Temperatures for Latex Paints: 45 degrees F for interiors; 50 degrees F for exterior; unless required otherwise by manufacturer's instructions.
- E. Minimum Application Temperature for Varnish Finishes: 65 degrees F for interior or exterior, unless required otherwise by manufacturer's instructions.
- F. Provide lighting level of 80 ft candles measured mid-height at substrate surface.

1.11 EXTRA MATERIALS

- A. See Section 01 6000 - Product Requirements, for additional provisions.

- B. Supply 5 gallons of each color; store where directed.
- C. Label each container with color in addition to the manufacturer's label.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Provide all paint and coating products from the same manufacturer or as approved by Architect if deviations are proposed.
- B. Provide all paint and coating products from the same manufacturer to the greatest extent possible.
- C. Paints:
 - 1. Base Manufacturer: See Finish Legend on Drawings.
 - 2. Acceptable Manufacturers
 - a. Sherwin Williams Company: www.sherwinwilliams.com
 - b. Benjamin Moore & Co: www.benjaminmoore.com/#sle.
 - c. PPG Architectural Finishes, Inc: www.ppgaf.com.
 - d. Pratt & Lambert Paints: www.prattandlambert.com/#sle.
- D. Primer Sealers: Same manufacturer as top coats.
 - 1. Base Manufacturer: See Finish Legend on Drawings.
 - 2. Benjamin Moore & Co: www.benjaminmoore.com.
 - 3. Sherwin Williams Company: www.sherwinwilliams.com
 - 4. PPG Architectural Finishes, Inc: www.ppgaf.com.
- E. Block Fillers: Same manufacturer as top coats.
 - 1. Benjamin Moore & Co: www.benjaminmoore.com.
 - 2. Sherwin Williams Company: www.sherwinwilliams.com.
 - 3. PPG Architectural Finishes, Inc: www.ppgaf.com.
- F. Substitutions: See Section 01 6000 - Product Requirements.

2.02 PAINTS AND COATINGS - GENERAL

- A. Provide paints and coatings from Manufacturers' "Commercial / Industrial" Quality lines, or better. "Builder" Quality material is not acceptable and will not be considered for use.
- B. Paints and Coatings: Ready mixed, unless intended to be a field-catalyzed coating.
 - 1. Where MPI paint numbers are specified, provide products listed in Master Painters Institute Approved Product List, current edition available at www.paintinfo.com, for specified MPI categories, except as otherwise indicated.
 - 2. Provide paints and coatings of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
 - 3. Provide materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
 - 4. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color.
 - 5. Supply each coating material in quantity required to complete entire project's work from a single production run.
 - 6. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
- C. Primers: As follows unless other primer is required or recommended by manufacturer of top coats; where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.
- D. Volatile Organic Compound (VOC) Content:

1. Provide coatings that comply with the most stringent requirements specified in the following:
 - a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.
 - b. Ozone Transport Commission (OTC) Model Rule, Architectural, Industrial, and Maintenance Coatings; www.otcair.org; specifically:
 - 1) Opaque, Flat: 50 g/L, maximum.
 - 2) Opaque, Nonflat: 150 g/L, maximum.
 - 3) Opaque, High Gloss: 250 g/L, maximum.
 - c. Architectural coatings VOC limits of Most current Federal Standard.
 2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction.
- E. Chemical Content: The following compounds are prohibited:
1. Aromatic Compounds: In excess of 1.0 percent by weight of total aromatic compounds (hydrocarbon compounds containing one or more benzene rings).
 2. Acrolein, acrylonitrile, antimony, benzene, butyl benzyl phthalate, cadmium, di (2-ethylhexyl) phthalate, di-n-butyl phthalate, di-n-octyl phthalate, 1,2-dichlorobenzene, diethyl phthalate, dimethyl phthalate, ethylbenzene, formaldehyde, hexavalent chromium, isophorone, lead, mercury, methyl ethyl ketone, methyl isobutyl ketone, methylene chloride, naphthalene, toluene (methylbenzene), 1,1,1-trichloroethane, vinyl chloride.
- F. Flammability: Comply with applicable code for surface burning characteristics.
- G. Colors: As indicated on drawings
1. Allow for minimum of three colors for each system, unless otherwise indicated, without additional cost to Owner.
 2. Extend colors to surface edges; colors may change at any edge as directed by Architect.
 3. In finished areas, finish pipes, ducts, conduit, and equipment the same color as the wall/ceiling they are mounted on/under.
 4. In utility areas, finish equipment, piping, conduit, and exposed duct work in colors according to the color coding scheme indicated.

2.03 PAINT SYSTEMS - INTERIOR

- A. Provide Premium Grade systems (2 top coats) as defined in MPI Architectural Painting Specification Manual, except as otherwise indicated.
- B. Where a specified paint system does not have a Premium Grade, provide Custom Grade system.
- C. Where a specified paint system does not have a Custom Grade, provide Premium Grade system.
- D. Where sheen is not specified or more than one sheen is specified, sheen will be selected later by Architect from the manufacturer's full line.
- E. Provide colors as scheduled on Drawings.
- F. Paint WI-OP-3L - Wood, Opaque, Latex, 3 Coat:
 1. One coat of latex primer sealer.
 2. Gloss: Two coats of latex gloss acrylic enamel.
 3. Semi-gloss: Two coats of latex gloss acrylic enamel.
- G. Paint MI-OP-3A Ferrous Metals, Primed, Alkyd, 3 Coat:
 1. Base coat alkyd primer.
 2. Gloss: Two coats of alkyd enamel.
 3. Semi-gloss: Two coats of alkyd enamel.
- H. Paint GI-OP-3L - Gypsum Board/Plaster, Latex, 3 Coat:
 1. One coat of Latex primer sealer.
 2. Gloss: Two coats of Gloss Acrylic latex enamel.

3. Semi-gloss: Two coats of Semi-gloss Acrylic latex enamel.
 4. Satin Gloss (eggshell): Two coats of Semi-gloss Acrylic latex enamel.
 5. Flat: Two coats of latex enamel.
- I. Paint GI-OP-3LA - Gypsum Board/Plaster, Latex-Acrylic, 3 Coat:
1. One coat of latex primer sealer.
 2. Semi-gloss: Two coats of latex-acrylic enamel.
 3. Satin Gloss (eggshell): Two coats of latex-acrylic enamel.

2.05 ACCESSORY MATERIALS

- A. Accessory Materials: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required to achieve the finishes specified whether specifically indicated or not; commercial quality.
- B. Patching Material: Latex filler.
- C. Fastener Head Cover Material: Latex, non-shrink filler.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- C. Test shop-applied primer for compatibility with subsequent cover materials.
- D. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces are below the following maximums:
1. Gypsum Wallboard: 12 percent.
 2. Masonry, Concrete, and Concrete Unit Masonry: 12 percent.
 3. Interior Wood: 15 percent, measured in accordance with ASTM D4442.
 4. Exterior Wood: 15 percent, measured in accordance with ASTM D4442.
 5. Concrete Floors and Traffic Surfaces: 8 percent.

3.02 PREPARATION

- A. Clean surfaces thoroughly and correct defects prior to coating application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.
- D. Surfaces: Correct defects and clean surfaces which affect work of this section. Remove or repair existing coatings that exhibit surface defects.
- E. Seal surfaces that might cause bleed through or staining of topcoat.
- F. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.
- G. Concrete and Unit Masonry Surfaces to be Painted: Remove dirt, loose mortar, scale, salt or alkali powder, and other foreign matter. Remove oil and grease with a solution of tri-sodium phosphate; rinse well and allow to dry. Remove stains caused by weathering of corroding metals with a solution of sodium metasilicate after thoroughly wetting with water. Allow to dry.
- H. Gypsum Board Surfaces to be Painted: Fill minor defects with filler compound. Spot prime defects after repair.
- I. Insulated Coverings to be Painted: Remove dirt, grease, and oil from canvas and cotton.

- J. Concrete Floors and Traffic Surfaces to be Painted: Remove contamination, acid etch, and rinse floors with clear water. Verify required acid-alkali balance is achieved. Allow to dry.
- K. Galvanized Surfaces to be Painted: Remove surface contamination and oils and wash with solvent. Apply coat of etching primer.
- L. Corroded Steel and Iron Surfaces to be Painted: Prepare using at least SSPC-SP 2 (hand tool cleaning) or SSPC-SP 3 (power tool cleaning) followed by SSPC-SP 1 (solvent cleaning).
- M. Uncorroded Uncoated Steel and Iron Surfaces to be Painted: Remove grease, mill scale, weld splatter, dirt, and rust. Where heavy coatings of scale are evident, remove by hand wire brushing or sandblasting; clean by washing with solvent. Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts, and nuts are similarly cleaned. Prime paint entire surface; spot prime after repairs.
- N. Shop-Primed Steel Surfaces to be Finish Painted: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Re-prime entire shop-primed item.
- O. Interior Wood Surfaces to Receive Opaque Finish: Wipe off dust and grit prior to priming. Seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after primer has dried; sand between coats. Back prime concealed surfaces before installation.
- P. Interior Wood Surfaces to Receive Transparent Finish: Wipe off dust and grit prior to sealing, seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after sealer has dried; sand lightly between coats. Prime concealed surfaces with gloss varnish reduced 25 percent with thinner.
- Q. Exterior Wood Surfaces to Receive Opaque Finish: Remove dust, grit, and foreign matter. Seal knots, pitch streaks, and sappy sections. Fill nail holes with tinted exterior calking compound after prime coat has been applied. Back prime concealed surfaces before installation.
- R. Exterior Wood to Receive Transparent Finish: Remove dust, grit, and foreign matter; seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes with tinted exterior calking compound after sealer has been applied. Prime concealed surfaces.
- S. Wood Doors to be Field-Finished: Seal wood door top and bottom edge surfaces with clear sealer.
- T. Metal Doors to be Painted: Prime metal door top and bottom edge surfaces.

3.03 APPLICATION

- A. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.
- B. Exterior Wood to Receive Opaque Finish: If final painting must be delayed more than 2 weeks after installation of woodwork, apply primer within 2 weeks and final coating within 4 weeks.
- C. Apply products in accordance with manufacturer's instructions. Do not tint primers.
- D. Where adjacent sealant is to be painted, do not apply finish coats until sealant is applied.
- E. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
- F. Apply each coat to uniform appearance.
- G. Sand wood and metal surfaces lightly between coats to achieve required finish.
- H. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
- I. Wood to Receive Transparent Finishes: Tint fillers to match wood. Work fillers into the grain before set. Wipe excess from surface.
- J. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

3.04 FIELD QUALITY CONTROL

- A. See Section 01 4000 - Quality Requirements, for general requirements for field inspection.

3.05 CLEANING

- A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.

3.06 PROTECTION

- A. Protect finished coatings until completion of project.
- B. Touch-up damaged coatings after Substantial Completion.

3.07 SCHEDULE - SURFACES TO BE FINISHED- SEE DRAWINGS

- A. Do Not Paint or Finish the Following Items:
 - 1. Items fully factory-finished unless specifically noted.
 - 2. Fire rating labels, equipment serial number and capacity labels.
 - 3. Stainless steel items.
- B. Mechanical and Electrical: Use paint systems defined for the substrates to be finished.
 - 1. Paint all insulated and exposed pipes occurring in finished areas to match background surfaces, unless otherwise indicated. Piping below exposed concrete to be flat black.
 - 2. Paint all equipment, including that which is factory-finished, exposed to weather or to view on the roof and outdoors.
 - 3. All stickers, labels or other extraneous markings to be removed prior to final painting/.
 - 4. Paint interior surfaces of air ducts and convactor and baseboard heating cabinets that are visible through grilles and louvers with one coat of flat black paint to visible surfaces.
 - 5. Paint dampers exposed behind louvers, grilles, and convactor and baseboard cabinets to match face panels.
- C. Paint both sides and edges of plywood backboards for electrical and telephone equipment before installing equipment.

3.08 SCHEDULE - COLORS (SEE FINSH LEGEND FOR COLORS AND FINISH SCHEDULE FOR LOCATIONS ON DWGS)

END OF SECTION 09 9000

SECTION 10 4400**FIRE PROTECTION SPECIALTIES****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Fire extinguishers.
- B. Fire extinguisher cabinets.
- C. Accessories.

1.02 RELATED REQUIREMENTS

- A. Section 06 1000 - Rough Carpentry: Wood blocking product and execution requirements.
- B. Section 09 9123 - Interior Painting: Field paint finish.
- C. Section 21 1200 - Fire-Suppression Standpipes: Cabinet enclosure for extinguishers.

1.03 REFERENCE STANDARDS

- A. NFPA 10 - Standard for Portable Fire Extinguishers; 2013.
- B. UL (DIR) - Online Certifications Directory; current listings at database.ul.com.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Shop Drawings: Indicate locations of cabinets and cabinet physical dimensions.
- C. Manufacturer's Installation Instructions: Indicate special criteria and wall opening coordination requirements.
- D. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
- E. Maintenance Data: Include test, refill or recharge schedules and re-certification requirements.

1.05 FIELD CONDITIONS

- A. Do not install extinguishers when ambient temperature may cause freezing of extinguisher ingredients.

PART 2 PRODUCTS**2.01 MANUFACTURERS**

- A. Fire Extinguishers:
 - 1. Amerex Corporation: www.amerex-fire.com
 - 2. Pyro-Chem, a Tyco Business: www.pyrochem.com/#sle.
 - 3. Substitutions: See Section 01 6000 - Product Requirements DO NOT USE!!.
- B. Fire Extinguisher Cabinets and Accessories:
 - 1. Amerex Corporation; Product #A 441: www.amerex-fire.com
 - 2. JL Industries, Inc: www.jlindustries.com.
 - 3. Larsen's Manufacturing Co: www.larsensmfg.com.
 - 4. Potter-Roemer: www.potterroemer.com.
 - 5. Substitutions: See Section 01 6000 - Product Requirements DO NOT USE!!.

2.02 FIRE EXTINGUISHERS

- A. Fire Extinguishers - General: Comply with product requirements of NFPA 10 and applicable codes, whichever is more stringent.
- B. Multipurpose Dry Chemical Type Fire Extinguishers: Carbon steel tank, with pressure gauge.
 - 1. Class: A:B:C type.
 - 2. Size: 10 pound.
 - 3. Finish: Baked polyester powder coat, red color.
 - 4. Temperature range: Minus 40 degrees F to 120 degrees F.

- C. Dry Chemical Type Fire Extinguishers: Stainless steel tank, with pressure gage.
 - 1. Class ABC.
 - 2. Size 10.
 - 3. Finish: Baked enamel, Red color.

2.03 FIRE EXTINGUISHER CABINETS

- A. Cabinet Configuration: Recessed type.
 - 1. Size to accommodate accessories.
 - 2. Trimless type.
- B. Door: 0.036 inch metal thickness, reinforced for flatness and rigidity with nylon catch. Hinge doors for 180 degree opening with two butt hinges.
- C. Door Glazing: Float glass, clear, 1/8 inch thick, and set in resilient channel glazing gasket.
- D. Cabinet Mounting Hardware: Appropriate to cabinet, with pre-drilled holes for placement of anchors.
- E. Fabrication: Weld, fill, and grind components smooth.
- F. Finish of Cabinet Exterior Trim and Door: No.4 - Brushed stainless steel.
- G. Finish of Cabinet Interior: White colored enamel.

2.04 ACCESSORIES

- A. Extinguisher Brackets: Formed steel, chrome-plated.
- B. Cabinet Signage: Owner's standard flag type wall sign.
- C. Cabinet Graphic: "FIRE EXTINGUISHER"
 - 1. Red Lettering vertical on glazed panel of cabinet door.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify rough openings for cabinet are correctly sized and located.

3.02 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install cabinets plumb and level in wall openings, dimensioned from finished floor to handle of cabinet door in accordance with ADA ABA Accessibility Guidelines, chapter 308.
- C. Secure rigidly in place.
- D. Place extinguishers in cabinets.

3.03 SCHEDULES SEE LIFE SAFETY PLANS FOR LOCATIONS.

END OF SECTION 10 4400

SECTION 12 3600**COUNTERTOPS****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Countertops for architectural cabinet work.
- B. Wall-hung counters and vanity tops.

1.02 RELATED REQUIREMENTS

- A. Section 06 4100 - Architectural Wood Casework.
- B. Section 22 4000 - Plumbing Fixtures: Sinks.

1.03 REFERENCE STANDARDS

- A. ANSI A208.1 - American National Standard for Particleboard; 2009.
- B. ANSI A208.2 - American National Standard for Medium Density Fiberboard for Interior Use; 2009.
- C. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2015a.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Specimen warranty.
- C. Shop Drawings: Complete details of materials and installation; combine with shop drawings of cabinets and casework specified in other sections.
- D. Verification Samples: For each finish product specified, minimum size 6 inches square, representing actual product, color, and patterns.
- E. Maintenance Data: Manufacturer's instructions and recommendations for maintenance and repair of countertop surfaces.

1.05 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing work of the type specified in this section, with not less than 10 years of documented experience.
- B. Fabricator Qualifications: Company specializing in manufacturing each different product specified in this section with minimum ten years of documented experience.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

1.07 FIELD CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

PART 2 PRODUCTS**2.01 COUNTERTOPS**

- A. Plastic Laminate Countertops: High-pressure decorative laminate (HPDL) sheet bonded to substrate.
 - 1. Laminate Sheet: NEMA LD 3, Grade HGS, 0.048 inch nominal thickness.
 - a. Manufacturers: See Finish Legend

- b. Surface Burning Characteristics: Flame spread index of 25, maximum; smoke developed index of 450, maximum; when tested in accordance with ASTM E84.
 - c. Wear Resistance: In addition to specified grade, comply with NEMA LD 3 High Wear Grade requirements for wear resistance.
 - d. Laminate Core Color: Same as decorative surface.
 - f. Finish: As scheduled.
- 2. Exposed Edge Treatment: Square, substrate built up to minimum 1-1/4 inch thick and as detailed; covered with matching laminate.
- 3. Back and End Splashes: Same material, same construction.
- B. Solid Surfacing Countertops: Solid surfacing sheet or plastic resin casting over continuous substrate.
 - 1. Flat Sheet Thickness: 1/2 inch, minimum.
 - 2. Solid Surfacing Sheet and Plastic Resin Castings: Complying with ISFA 2-01 and NEMA LD 3; acrylic or polyester resin, mineral filler, and pigments; homogenous, non-porous and capable of being worked and repaired using standard woodworking tools; no surface coating; color and pattern consistent throughout thickness.
 - a. Manufacturers: See Finish Legend.
 - b. Surface Burning Characteristics: Flame spread index of 25, maximum; smoke developed index of 450, maximum; when tested in accordance with ASTM E84.
 - c. NSF approved for food contact.
 - d. Sinks and Bowls: Integral castings; minimum 3/4 inch wall thickness; comply with IAPMO Z124.
 - e. Finish on Exposed Surfaces: Matte, gloss rating of 5 to 20.
 - f. Color and Pattern: As indicated on drawings.
 - g. Color and Pattern: To be selected from manufacturer's full line.
 - 3. Other Components Thickness: 1/2 inch, minimum.
 - 4. Exposed Edge Treatment: Built up to minimum 1-1/4 inch thick; square edge; use marine edge at sinks.
 - 5. Back and End Splashes: Same sheet material, as detailed top; minimum 4 inches high, or as detailed.
 - 6. Skirts: As indicated on drawings.
 - 7. Fabricate in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 11 - Countertops, Custom.

2.02 MATERIALS

- A. Wood-Based Components:
 - 1. Wood fabricated from old growth timber is not permitted.
 - 2.
- B. Plywood for Supporting Substrate: PS 1 Exterior Grade, A-C veneer grade, minimum 5-ply; minimum 3/4 inch thick; join lengths using metal splines.
- C. Particleboard for Supporting Substrate: ANSI A208.1 Grade 2-M-2, 45 pcf minimum density; minimum 3/4 inch thick; join lengths using metal splines.
- D. Medium Density Fiberboard for Supporting Substrate: ANSI A208.2.
- E. Adhesives: Chemical resistant waterproof adhesive as recommended by manufacturer of materials being joined.
- F. Joint Sealant: Mildew-resistant silicone sealant, Custom Color to match counter top material.

2.03 FABRICATION

- A. Fabricate in accordance with standards governing fabrication quality that are specified in Section 06 4100.
- B. Fabricate tops and splashes in the largest sections practicable, with top surface of joints flush.
 - 1. Join lengths of tops using best method recommended by manufacturer.

2. Fabricate to overhang fronts and ends of cabinets 1 inch except where top butts against cabinet or wall.
3. Prepare all cutouts accurately to size; replace tops having improperly dimensioned or unnecessary cutouts or fixture holes.
- C. Provide back/end splash wherever counter edge abuts vertical surface unless otherwise indicated.
 1. Secure to countertop with concealed fasteners and with contact surfaces set in waterproof glue.
 2. Height: 4 inches, unless otherwise indicated.
- D. Solid Surfacing: Fabricate tops and wall panels up to 144 inches long in one piece; join pieces with adhesive sealant in accordance with manufacturer's recommendations and instructions.
- E. Wall-Mounted Counters: Provide skirts, aprons, brackets, and braces as indicated on drawings.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- C. Verify that wall surfaces have been finished and mechanical and electrical services and outlets are installed in proper locations.

3.02 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.03 INSTALLATION

- A. Securely attach countertops to cabinets using concealed fasteners. Make flat surfaces level; shim where required.
- B. Attach plastic laminate countertops using screws with minimum penetration into substrate board of 5/8 inch.
- C. Seal joint between back/end splashes and vertical surfaces.
 1. Where applied cove molding is not indicated use specified sealant.

3.04 TOLERANCES

- A. Variation From Horizontal: 1/8 inch in 10 feet, maximum.
- B. Offset From Wall, Countertops: 1/8 inch maximum; 1/16 inch minimum.
- C. Field Joints: 1/8 inch wide, maximum.

3.05 CLEANING

- A. Clean countertops surfaces thoroughly.

3.06 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Date of Substantial Completion.

SCHEDULES SEE DRAWINGS

END OF SECTION 12 3600

AUBURN CITY HALL MODIFICATIONS

CONSTRUCTION DOCUMENTS - BID SET
7/27/2026

PROJECT NO: 25.003.00

DESIGN TEAM INFORMATION

ARCHITECT: WILLIAMS BLACKSTOCK ARCHITECTS
2204 1st AVENUE SOUTH, SUITE 200
BIRMINGHAM, AL 35233

MECHANICAL / E/ P/ FP ENGINEER: PURSUIT ENGINEERING
323 E GLENN AVENUE, SUITE A
AUBURN, AL 36830

CIVIL ENGINEER: FORESITE GROUP, LLC
2301 OGELTREE VILLAGE LANE, SUITE 200
AUBURN, AL 36830

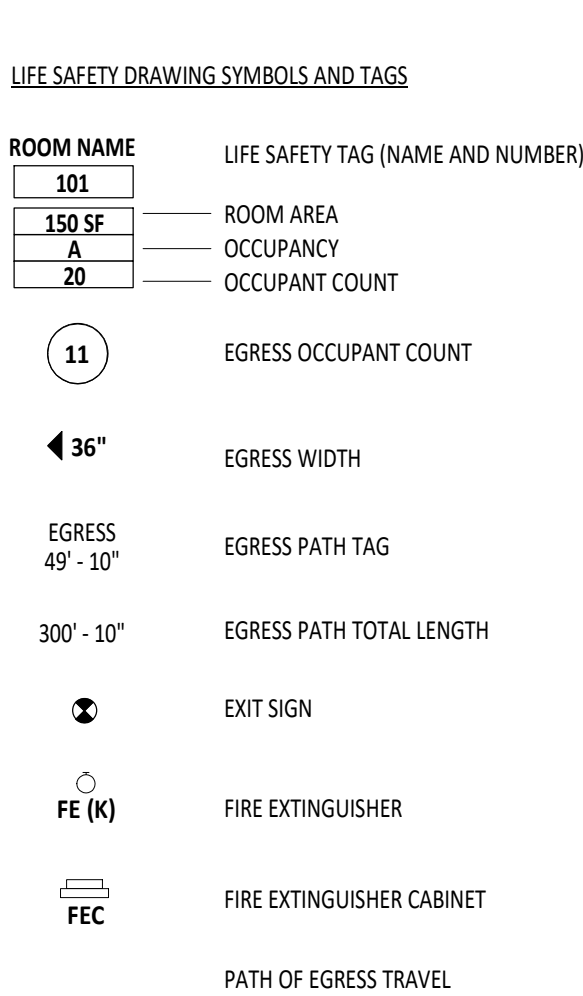
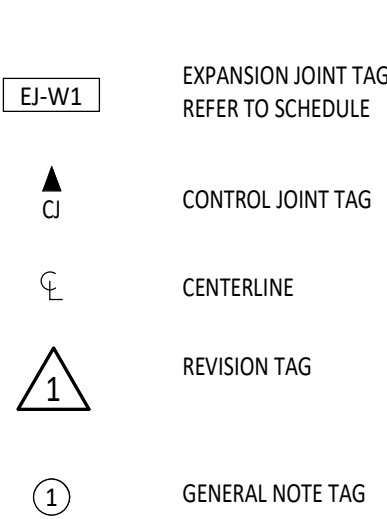
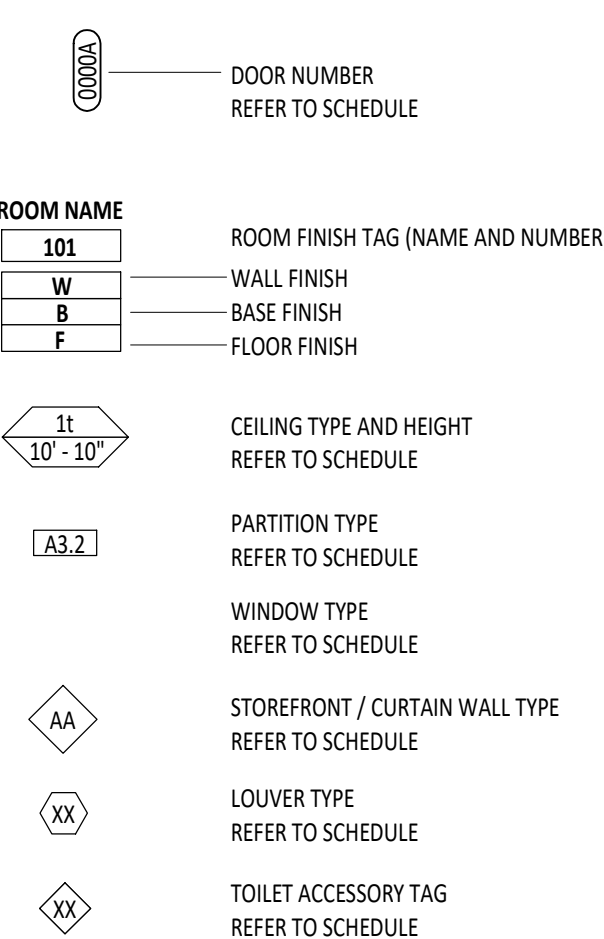
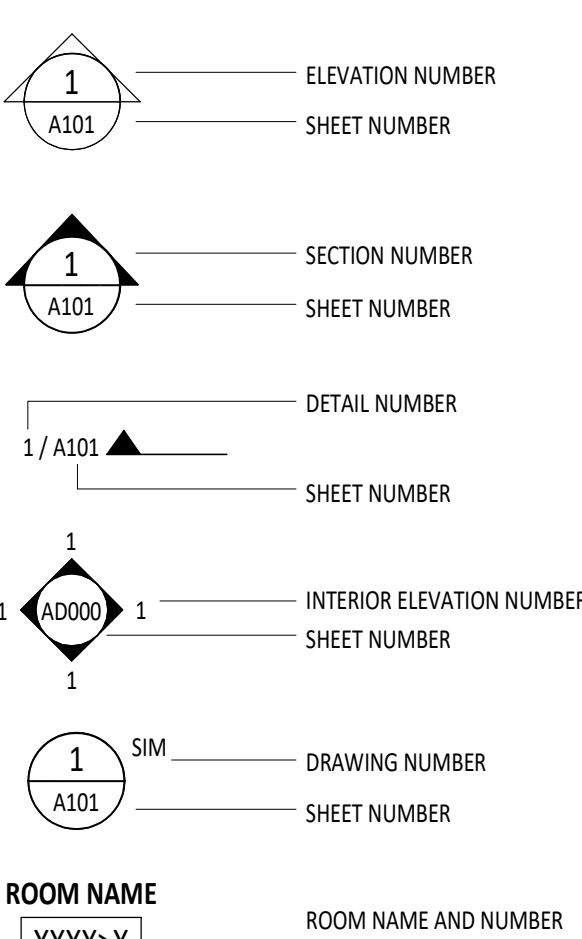
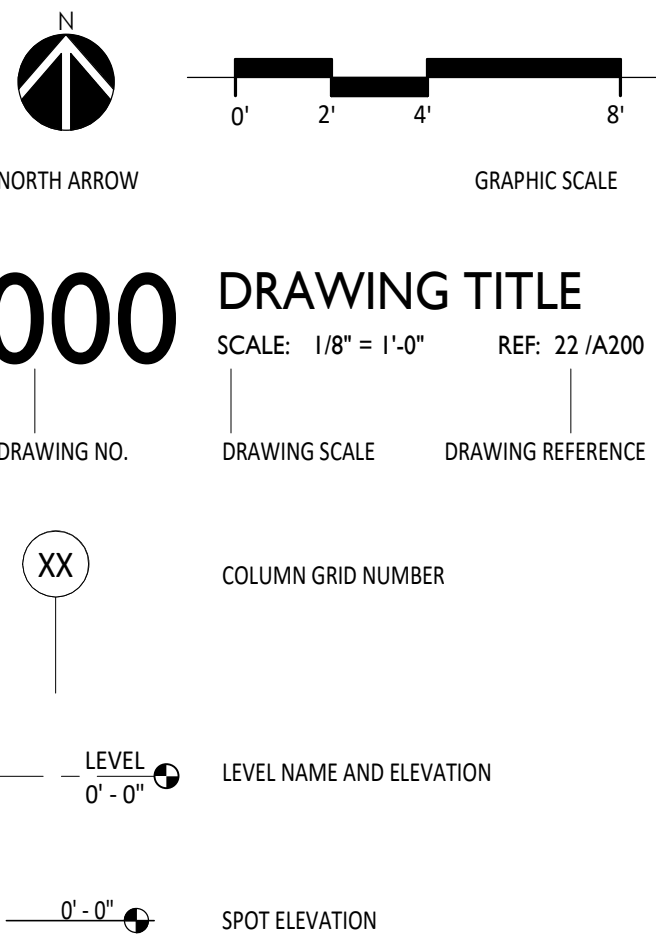


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AD101	DEMOLITION FLOOR PLANS		
AD111	DEMOLITION - REFLECTED CEILING PLANS		

SYMBOL LEGEND

SCALE: 1/4" = 1'-0"



VICINITY MAP



STATE OF ALABAMA
2522 8471
5801 6458
WILLIAMS BLACKSTOCK
ARCHITECTS

REGISTERED ARCHITECT

AUBURN CITY HALL MODIFICATIONS
CONSTRUCTION DOCUMENTS - BID SET
AUBURN CITY HALL
144 Tichenor Ave, Auburn, AL 36830
25.003.00

KEY PLAN :

ARCHITECT OF RECORD :
WILLIAMS
BLACKSTOCK
ARCHITECTS
2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233
ISSUE DATE :
7/27/2026
REVISIONS :
NO. DATE DESCRIPTION

PROJECT NUMBER:
25.003.00
DRAWING TITLE:
COVER
SHEET NUMBER:
G-000

PROJECT GENERAL NOTES

THE FOLLOWING NOTES SHALL APPLY THROUGHOUT THE CONSTRUCTION DOCUMENTS; EXCEPTIONS ARE SPECIFICALLY NOTED ON EACH DRAWING.

BIDDING REQUIREMENTS: THE ENTIRE PROJECT IS TO BE BID & BUILT BY A GENERAL CONTRACTOR. THE CONTRACTOR AND TRADE CONTRACTORS ARE TO REFERENCE ALL DRAWINGS AND SPECIFICATIONS IN ALL VOLUMES IN THEIR ENTIRETY AS A COMPLETE SET OF CONTRACT DOCUMENTS AND BID THE PROJECT TO INCLUDE ALL REQUIREMENTS SHOWN AND SPECIFIED.

- a. THE CONTRACTOR SHALL, UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, SECURE AND PAY FOR THE REQUIRED CONSTRUCTION PERMITS(S), FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES.
- c. DRAWINGS AND SPECIFICATIONS: CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING, TELECOM AND AUDIO-VISUAL DRAWINGS ARE SUPPLEMENTARY TO THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DISCREPANCIES BETWEEN THE CONSULTANTS' DRAWINGS WITH A WRITTEN REQUEST FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- d. ALL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED.
- e. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER/ARCHITECT/ENGINEER HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR, HIS AGENTS, EMPLOYEES, OR SUBCONTRACTOR.
- f. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND SHALL REPAIR SAID DAMAGE AT HIS OWN EXPENSE. PROVIDE PROTECTION FOR EXISTING STRUCTURES AND SPACES WITHIN THE AREA OF OPERATION UNDER THIS CONTRACT. ANY DAMAGE OR DISTURBANCE RESULTING FROM WORK DONE UNDER THIS CONTRACT SHALL BE PROMPTLY RESTORED, REPLACED, OR REPAIRED.
- g. PROPER PROTECTION SHALL BE PROVIDED FOR ALL AREAS WHERE DEMOLITION OR NEW WORK IS TO BE PERFORMED SO AS TO PREVENT DIRT OR DUST FROM ENTERING ACTIVE PORTIONS OF THE JOB SITE. PROTECTIVE MEASURES SHALL CONSIST OF DUST-TIGHT STUCCO AND PLYWOOD PARTITIONS OR PROPERLY HUNG TABS/POLLINS, DEPENDING ON THE TYPE OF WORK TO BE DONE. PROTECTIVE MEASURES SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

CODE: THE PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2021 INTERNATIONAL EXISTING BUILDING CODE AND OTHER ASSOCIATED ICC CODES AMONG RESPECTIVE DISCIPLINES. THE AUTHORITY HAVING JURISDICTION IS THE CITY OF AUBURN. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE APPLICABLE BUILDING CODES AND ORDINANCES IN WHICH THE PROJECT IS PERMITTED. IN THE CASE OF ANY CONFLICT WHERE THE METHOD OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY THE ARCHITECT OF ALL CONFLICTS.

COMPLIANCE: THE CONTRACTOR IS TO COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL LAWS AND CODES. THIS PROJECT SHALL COMPLY WITH THE STANDARD CONSTRUCTION SPECIFICATIONS, LATEST REVISION OF THE CITY OF BIRMINGHAM TECHNICAL CODE, AND ALL REQUIREMENTS AND STANDARDS OUTLINED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS TO COORDINATE ALL UTILITY WORK WITH RESPECTED UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY BUILDING PERMITS AND INSPECTIONS REQUIRED TO PERFORM THIS WORK AND COMPLETE THIS PROJECT. SEE THE LIFE SAFETY PLANS FOR LISTING OF APPLICABLE BUILDING CODES ADOPTED BY THE CITY OF AUBURN FOR THIS PROJECT. ADDITIONAL CODES AND REGULATIONS MAY BE LISTED IN THE PROJECT SPECIFICATIONS AND DRAWINGS AS THEY APPLY TO OTHER ENGINEERING AND DESIGN DISCIPLINES.

SAFETY: THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK AS TO ASSURE THE LEAST POSSIBLE OBSTRUCTION TO TRAFFIC. THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE PROTECTION OF PERSONS AND THE PROPERTY SHALL BE PROVIDED FOR BY THE CONTRACTOR.

ARCHITECT'S STATUS: THE ARCHITECT SHALL NOT CONTROL OR BE IN CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK.

ACCESS DURING DEMOLITION & CONSTRUCTION: MAINTAIN CORRIDORS CLEAN, FREE AND CLEAR OF DEBRIS AT ALL TIMES. MAINTAIN EGRESS WIDTHS AND ACCESS TO ALL FIRE EXITS/STAIRS DURING CONSTRUCTION. HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED A 2% CROSS SLOPE. MAINTAIN ADA COMPLIANT CROSSING ACROSS ALL DRIVEWAYS.

EXISTING GRADES & DEMOLITION: EXISTING GRADES ARE SHOWN FROM SURVEY INFORMATION PROVIDED IN THE DRAWING SET. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO REVIEW THE FIELD CONDITIONS AND BECOME FAMILIAR WITH ALL ASPECTS OF THE WORK REQUIRED TO COMPLETE THIS PROJECT TO THE SATISFACTION OF THE OWNER, THE OWNER'S REPRESENTATIVE, AND ALL GOVERNING ENTITIES. SUBMITTAL OF A BID INDICATES ACCEPTANCE OF THE EXISTING CONDITIONS ON SITE IN CONJUNCTION WITH THE SCOPE OF WORK REQUIRED FOR DEMOLITION AND NEW CONSTRUCTION IN COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.

UTILITY DISRUPTIONS, SCHEDULED AND UNANTICIPATED: UTILITY OUTAGES, SHUT-DOWNS, OR CUT-OVERS ARE TO BE SCHEDULED IN ADVANCE OR AS APPROVED IN ADVANCE BY THE UNIVERSITY. PREVENT ACCIDENTAL DISRUPTIONS OF UTILITIES SERVING OPERATING FACILITIES WITHOUT STANDBY POWER SYSTEMS.

COORDINATION:

- a. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION, TELECOM AND AUDIO-VISUAL SYSTEMS WITH EXISTING SITE AND INFRASTRUCTURE AND NEW CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO PROCEEDING WITH THE WORK. ALL TRADE CONTRACTORS ARE TO REFERENCE ARCHITECTURAL DRAWINGS FOR ANY SPECIFIC REQUIREMENTS THAT MAY AFFECT THEIR WORK, INCLUDING LOCATION, PLACEMENT, HEIGHTS, SUPPORT OF EQUIPMENT AND FIXTURES, ETC. TO ALLOW FOR PROPER COORDINATION AND COMPLETION OF THE WORK TO MEET THE DESIGN INTENT OF THE PROJECT.
- b. COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJECT.
- c. ANY AUTOMATIC SPRINKLER HEADS SHOWN ON REFLECTED CEILING PLANS INDICATE DESIRED LOCATIONS. CONTRACTOR SHALL INCLUDE SUFFICIENT HEADS TO PROVIDE A TOTALLY 100% AUTOMATIC SPRINKLER SYSTEM THROUGHOUT THE NEW CONSTRUCTION AREA PER NFPA CHAPTER 13. SPRINKLER HEAD LOCATIONS ARE SUBJECT TO ARCHITECT COORDINATION AND ADJUSTMENT DURING SHOP DRAWING SUBMITTAL PROCESS AS REQUIRED TO COORDINATE WITH OTHER TRADES.
- d. THE INSTALLATION OF EQUIPMENT, HARDWARE, PIPING, CONDUIT, ETC. THAT OBSTRUCTS ACCESSIBILITY FOR NEW OR EXISTING EQUIPMENT IS NOT ACCEPTABLE.
- e. THE CONTRACTOR SHALL VERIFY LOCATIONS AND REQUIREMENTS FOR ALL OWNER-SUPPLIED FIXED EQUIPMENT AND COORDINATE WITH CONSULTANTS' DRAWINGS AND THE CONTRACT DOCUMENTS.
- f. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING ALL SIGNAGE AND BARRICADES FOR SIDEWALK AND STREET CLOSING.
- g. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL REQUIRED CURB, GUTTER, SIDEWALK, AND PAVEMENT ARE PROPERLY TRANSITIONED TO MATCH EXISTING WIDTHS AND HEIGHTS OF SUCH STRUCTURES.
- h. SEE DRAWINGS FOR FINISH SCHEDULE, TOILET ACCESSORY SCHEDULE, DOOR AND FRAME SCHEDULE, VIEW WINDOWS SCHEDULE AND FIXED EQUIPMENT SCHEDULE.
- i. ALL PIPING SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED WITH THE EXCEPTION OF MECHANICAL ROOMS OR AS NOTED. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH AREAS.
- j. ALL CONTRACTORS ARE TO REFERENCE ARCHITECTURAL PLANS FOR ROOM NAMES AND NUMBERS.
- k. THE CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURAL STABILITY, UNDERPINNING, AND SHORING OF ADJACENT PROPERTIES, BUILDINGS, AND OTHER STRUCTURES AS PER CODES AND METHODS OF GOOD PRACTICE.
- l. DO NOT INTERRUPT EXISTING UTILITIES SERVING THE FACILITY, EXCEPT WHEN AUTHORIZED IN WRITING BY THE OWNER AND ALL AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING CONSTRUCTION AS ACCEPTABLE TO OWNER.
- m. IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS IS DISCOVERED, IMMEDIATELY NOTIFY THE ARCHITECT AND IMMEDIATELY STOP DISTURBING THE HAZARDOUS MATERIAL. THE ARCHITECT SHALL NOTIFY THE CONSTRUCTION MANAGER WHEN IT IS PERMISSIBLE TO RESUME WORK IN THE AREA BASED ON REVIEW AND APPROVALS BY THE OWNER'S APPROPRIATE CONSULTANT. ALL WORK SHALL ADHERE TO ALL APPLICABLE CODES, LAWS, REGULATIONS AND COMMON TRADE PRACTICE.
- n. ALL WORK SPECIFIED IN THE CONTRACT SHALL INCLUDE ALL EXISTING CONDITIONS MODIFICATIONS NECESSARY TO ACCOMMODATE THE NEW WORK AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- o. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REPAIR ALL DAMAGE, OR ALTERATION, DUE TO ACTIVITIES BY THE CONTRACTOR, OF PUBLIC AND PRIVATE PROPERTY, TO THEIR PRE-CONSTRUCTION CONDITIONS, INCLUDING BUT NOT LIMITED TO: ROADS, WALKWAYS, UTILITIES, STRUCTURES, CONSTRUCTION SITE, STORAGE, STAGING, AND PARKING AREAS.
- p. THE OWNER RESERVES THE RIGHT AT ALL TIMES TO DELIVER, PLACE AND INSTALL EQUIPMENT AND FURNISHINGS AS THE WORK PROGRESSES, SO LONG AS THERE IS NO INTERFERENCE WITH THE WORK OF CONTRACTOR.
- q. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.

FIRE RATINGS:

- a. STAIR, ELEVATOR, AND MECHANICAL SHAFTS ARE TO BE RATED AS INDICATED IN THE DRAWINGS.
- b. ALL ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, GAS SHUT-OFF VALVES, ETC. LOCATED IN RATED PARTITIONS SHALL BE BACKED WITH GYPSUM BOARD AS REQUIRED TO RETAIN RATING, SEE DRAWINGS FOR DETAILS.

FIRESTOPPING AND FIREPROOFING:

- a. INFILL ALL OPENINGS THROUGH FIRE-RATED PARTITIONS AND SLABS WITH FIRESTOPPING TO MAINTAIN PARTITION AND FLOOR RATINGS.
- b. INFILL ALL INTERSTITIAL SPACES BETWEEN STRUCTURE AND CURTAINWALL WITH FIRESTOPPING SYSTEM.
- c. CONTRACTOR TO INCLUDE ALL FIRESTOPPING REQUIREMENTS NECESSARY FOR VARIOUS PENETRATION CONDITIONS IN COMPLIANCE WITH RATED MEMBRANES/SURFACES BEING PENETRATED. SHOULD A PENETRATION REQUIREMENT NOT BE DETAILED, THE CONTRACTOR IS RESPONSIBLE FOR BIDDING THE PROJECT TO INCLUDE A REASONABLE FIRESTOPPING SYSTEM TO MEET THE RATING NEEDS.

METAL STUD AND MISCELLANEOUS METAL FRAMING:

- a. THE INSTALLER OF THE COLD-ROLLED METAL FRAMING AND MISCELLANEOUS FRAMING - FOR STRUCTURAL METAL FRAMING, EXTERIOR RELATED METAL FRAMING OR INTERIOR METAL FRAMING - IS RESPONSIBLE FOR STRUCTURING THESE SYSTEMS FOR THE APPLICATION SHOWN. THE ARCHITECTURAL DRAWINGS INDICATE THE CONFIGURATION AND APPEARANCE REQUIRED BUT THE STRUCTURAL FRAMING FOR SUPPORT OF THIS CONFIGURATION AND ANCILLARY COMPONENTS IS THE RESPONSIBILITY OF THE INSTALLER AND SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF ALABAMA IN ACCORDANCE WITH STRUCTURAL ENGINEERING PRACTICE AND IN ACCORDANCE WITH THE METAL FRAMING AND INTERFACING CONSTRUCTION MANUFACTURER'S RECOMMENDATIONS. REFER TO COLD-ROLLED FRAMING SECTION OF THE SPECIFICATIONS FOR THE ENGINEERING OF METAL STUD FRAMING.

DEMOLITION:

- 1. ALL DEMOLITION AND REMOVALS SHALL BE IN STRICT ACCORDANCE WITH LOCAL AUTHORITIES HAVING JURISDICTION.
- 2. CONSULT OWNER PRIOR TO THE START OF DEMOLITION TO DETERMINE THE PRECISE SCOPE OF MATERIALS, FINISHES, AND SYSTEMS THAT ARE TO BE REUSED. THIS SCOPE MAY DIFFER FROM THAT INDICATED IN THESE DOCUMENTS.
- 3. CONTRACTOR TO PAY ALL FEES AND OBTAIN ALL REQUIRED PERMITS.
- 4. ANY DAMAGE CAUSED BY THE DEMOLITION PROCESS WILL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST.
- 5. IF THE DEMOLITION PROCESS RESULTS IN AN UNSAFE WORKING ENVIRONMENT, STOP WORK IMMEDIATELY AND NOTIFY APPROPRIATE AUTHORITIES, OWNER AND THE ARCHITECT PRIOR TO PROCEEDING.
- 6. PROVIDE ALL LIFE SAFETY SYSTEMS INCLUDING, BUT NOT LIMITED TO TEMPORARY LIGHTING, BARRICADES, GUARD RAILS AND VENTILATION SYSTEMS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS (OSHA).
- 7. ANY SYSTEMS THAT ARE REMOVED THAT WERE CONNECTED TO A UTILITY SHALL BE REMOVED BY A TRADE FAMILIAR WITH THAT UTILITY. CAP ALL REMAINING UTILITIES AND MARK THEIR LOCATION AT THE SITE AND ON THE AS-BUILT RECORD SET DOCUMENTS. NOTIFY THE UTILITY COMPANY AND THE LANDLORD OF INTENTIONS PRIOR TO PROCEEDING WITH THE REMOVAL PROCESS.
- 8. AS WASTE MATERIALS ARE GENERATED, IMMEDIATELY REMOVE AND LEGALLY DISPOSE OF THE DEBRIS AWAY FROM THE PREMISES SO AS TO ASSURE A CLEAR WORKING ENVIRONMENT. ARRANGE WITH THE LANDLORD FOR AN ACCEPTABLE REMOVAL PROCESS. ON-SITE BURNING OF THE DEBRIS IS NOT PERMITTED.
- 9. THE SCOPE OF DEMOLITION AND REMOVAL TO BE PERFORMED SHALL NOT BE LIMITED BY THE DRAWINGS OR SPECIFICATION, BUT SHALL INCLUDE ALL WORK THAT SHALL BE REQUIRED OR DIRECTED BY THE OWNER'S REPRESENTATIVE IN ORDER TO FACILITATE THE NEW WORK.

DIMENSIONS:

- 1. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. THE DRAWINGS ARE INTENDED TO SHOW THE NATURE OF THE EXISTING BUILDING CONDITIONS KNOWN TO THE ARCHITECT AT THE TIME THAT DRAWINGS WERE PREPARED. IT IS PRESENTED IN GOOD FAITH FOR INFORMATION AND CONVENIENCE. IT SHALL BE UNDERSTOOD THAT THE DRAWINGS ARE NOT INTENDED TO BE AN ACCURATE ACCOUNTING OF THE EXISTING FIELD CONDITIONS OR ALL THE REQUIRED WORK.
- 2. THE CONTRACTOR SHALL VERIFY EXISTING DIMENSIONS, LOCATIONS, LEVELS, DISTANCES AND FEATURES OF THE SITE AND RELATED IMPROVEMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE WORK.
- 3. DATA IN THE SPECIFICATIONS AND ON THE DRAWINGS ARE AS ACCURATE AS POSSIBLE, BUT ARE NOT GUARANTEED. NO ALLOWANCE WILL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY EXTRA EXPENSE RESULTING FROM FAILURE OR NEGLIGENCE IN DETERMINING THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED.
- 4. EXTERIOR DIMENSIONS OF PLANS ARE TO BUILDING GRID LINES OR FACE OF STUD UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS OF PLANS ARE TO BUILDING GRID LINES OR FACE OF STUD UNLESS NOTED OTHERWISE.
- 5. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ARCHITECT IF DISCREPANCIES ARE FOUND.
- 6. COORDINATION:
- 7. ALL ELEVATIONS GIVEN FOR EXISTING WORK ARE TO FINISHED FLOOR. THE CONTRACTOR SHALL FIELD-VERIFY ALL ELEVATIONS FOR EXISTING STRUCTURES PRIOR TO THE COMMENCEMENT OF WORK.

FIRE PROTECTION:

- 1. PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF FIRE-RATED ELEMENTS AS REQUIRED BY CODE AND PER THE SPECIFICATIONS.
- 2. IN LOCATIONS WHERE FIRE PROTECTION INSTALLATIONS ARE RECESSED INTO THE WALLS OR FLOOR, THE REQUIRED RATING SHALL BE CONTINUED AROUND THE INSTALLATION TO THE UNDERSIDE OF SLAB OR DECK ABOVE, AS NECESSARY, TO MAINTAIN THE RATING.

CONSTRUCTION:

- 1. CONTRACTOR SHALL INVESTIGATE AND VERIFY LOCATION OF STRUCTURAL, MECHANICAL, AND ELECTRICAL ELEMENTS AND OTHER EXISTING CONDITIONS PRIOR TO THE BEGINNING OF THE WORK.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WALL BLOCKING REQUIRED FOR WALL AND CEILING MOUNTED ITEMS.
- 3. THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED ON CONSTRUCTION DRAWINGS.
- 4. OFFSET STUDS WHERE REQUIRED SO THAT FINISH WALL SURFACES WILL BE FLUSH.
- 5. PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.
- 6. GENERAL CONTRACTOR IS TO COORDINATE WITH ELECTRICAL AND PLUMBING CONTRACTORS FOR ALL REQUIRED ROUGH-INS AND/OR TRENCHING REQUIRED FOR ELECTRICAL AND PLUMBING RUNS.
- 7. PROVIDE PRESSURE-TREATED WOOD AT ALL LOCATIONS WHERE WOOD IS EXPOSED TO THE EXTERIOR OR WHERE WOOD COMES IN CONTACT WITH CONCRETE OR SOIL.
- 8. PROVIDE FIRE-RETARDANT WOOD AND PLYWOOD AT ALL FRAMING, BLOCKING AND SUBSTRATE CONDITIONS.
- 9. THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF-ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- 11. ALL MASONRY WALL CONSTRUCTION (EXTERIOR/INTERIOR) SHALL BE ANCHORED AS INDICATED IN CONTRACT DOCUMENTS.
- 12. ALL FLOORS IN WET AREAS (TOILETS, KITCHEN, JANITOR'S CLOSET, SHOWERS, LOCKER ROOMS, ETC.) SHALL RECEIVE WATERPROOFING.
- 13. ALL VERTICAL SHAFTS SHALL HAVE A MINIMUM FIRE-RATING OF 1 HOUR, UNLESS REQUIRED OTHERWISE BY CODES DUE TO OCCUPANCY ADJACENCIES.
- 14. ALL PIPE SPACES FOR TOILETS SHALL HAVE A CEMENT-FINISHED FLOOR 1" HIGHER THAN THE FINISHED FLOOR OF THE TOILET. THE PARTITION BETWEEN THE PIPE SPACE AND THE TOILET SHALL HAVE WEEP HOLES FROM THE PIPE SPACE TO THE TOILET ROOM.
- 15. ALL FLOORS WITH FLOOR DRAINS SHALL BE SUFFICIENTLY PITCHED TO THE FLOOR DRAIN(S), TYPICAL.
- 16. ALL SURFACES (FLOORS, WALLS, CEILINGS, ETC.) DAMAGED OR EXPOSED DURING WORK SHALL BE REPAIRED, PATCHED, AND FINISHED AS REQUIRED TO MATCH ADJACENT MATERIALS.
- 17. THE CONTRACTOR SHALL CORRECT ANY VARIATIONS IN FLOOR ELEVATIONS CREATED BY THE REMOVAL OF PARTITIONS AND/OR FOR THE INSTALLATION OF DOOR OPENINGS.
- 18. PROVIDE PIPE SLEEVES AS REQUIRED FOR ALL INCOMING SERVICES INTO THE BUILDING AND FOR ALL OTHER MECHANICAL PENETRATIONS WITHIN THE BUILDING. LOCATIONS OF SUCH SLEEVES SHALL BE COORDINATED PRIOR TO CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, EXTERIOR AND INTERIOR WALLS, AND ROOF ASSEMBLIES.
- 19. THE CONTRACTOR SHALL COORDINATE AND INSTALL ALL CLEANOUTS AND ACCESS DOORS IN FLOORS, PARTITIONS, AND CEILINGS AS REQUIRED BY THE CONTRACT DOCUMENTS.

CEILING:

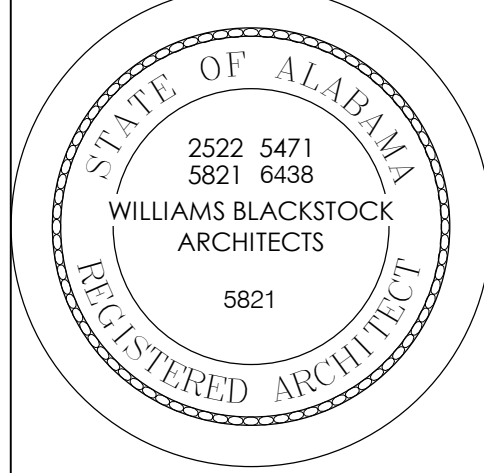
- 1. CEILING HEIGHTS, WHERE INDICATED, ARE FROM THE FINISHED FLOOR TO THE BOTTOM OF CEILING FINISH SURFACE.
- 2. PIPES & DUCTS SHALL BE INSTALLED TIGHT TO STRUCTURE TO ALLOW FOR THE MAXIMUM AMOUNT OF SPACE FOR CEILING HEIGHTS, LIGHT FIXTURE INSTALLATION AND OTHER OVERHEAD SYSTEMS TO FIT ABOVE CEILING.
- 3. UNLESS NOTED OTHERWISE, FINISHES FOR ALL WALLS SHALL EXTEND A MINIMUM OF 12" ABOVE SUSPENDED OR FURRED CEILINGS.
- 4. NO SUSPENDED OR FURRED CEILINGS SHALL BE INSTALLED IN AREAS WHERE PIPES ARE TO BE CONCEALED UNTIL PIPING HAS BEEN TESTED.

FINISHES:

- 1. ALL PAINT AND WALL COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 2. PREPARE FLOOR PER MANUFACTURER'S RECOMMENDATIONS TO PROVIDE LEVEL AREA FOR FLOORING INSTALLATION AND LEVEL TRANSITIONS.

MECHANICAL / ELECTRICAL / PLUMBING:

- 1. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH APPLICABLE CODES AND STANDARDS, AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS.
- 2. IN LOCATIONS WHERE M/E/P INSTALLATIONS ARE RECESSED INTO THE WALLS OR FLOOR, THE REQUIRED RATING SHALL BE CONTINUED AROUND THE INSTALLATION TO THE UNDERSIDE OF SLAB OR DECK ABOVE, AS NECESSARY, TO MAINTAIN THE RATING.
- 3. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR ANY OTHER REQUIRED DEVICES, EQUIPMENT, ACCESS DOORS, FIXTURES, ETC. NOT INDICATED IN THE CONTRACT DOCUMENTS AND WILL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY ADDITIONAL REQUIREMENTS OF SUCH ITEMS.
- 4. ALL ELECTRICAL WORK AND INSTALLATION OF RELATED EQUIPMENT SHALL BE COORDINATED PRIOR TO THE CONSTRUCTION OF PARTITIONS WHERE SUCH WORK AND/OR EQUIPMENT OCCUR. THE CONTRACTOR SHALL COORDINATE ALL OPENINGS IN THE FOUNDATION AND EXTERIOR WALLS FOR THE INSTALLATION OF CONDUIT SLEEVES AND BOXES FOR ELECTRICAL EQUIPMENT.
- 5. DEMOLITION REQUIREMENTS FOR LIGHTING, ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS SHALL BE AS INDICATED IN THE MEP DRAWINGS AND CIVIL DRAWINGS.
- 6. CLOSE ALL OPENINGS DUE TO CUTTING, REMOVAL AND NEW WORK REQUIRED BY MECHANICAL, ELECTRICAL AND PLUMBING TRADES. ALL PATCHING SHALL MATCH EXISTING FINISHES-SEE M/E/P DRAWINGS.



AUBURN CITY HALL MODIFICATIONS
CONSTRUCTION DOCUMENTS - BID SET
AUBURN CITY HALL
144 Tichenor Ave. Auburn, AL 36809
25.003.00

KEY PLAN:

ARCHITECT OF RECORD:

WILLIAMS
BLACKSTOCK
ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

7/27/2026

REVISIONS:

NO. DATE DESCRIPTION

PROJECT NUMBER:

25.003.00

DRAWING TITLE:

REFERENCES,
STANDARDS AND
SPECIFICATIONS

SHEET NUMBER:

G-001

AUTHORITIES HAVING JURISDICTION:
CITY OF AUBURN, ALABAMA

CODES ENFORCED:

2021 INTERNATIONAL BUILDING CODE
(EXCEPT SECTIONS 103, 104.10.1, 11.9, 11.6,
AND 1612; AND AMENDMENTS PER SEC. 5-43)

2021 INTERNATIONAL EXISTING BUILDING CODE
(EXCEPT 403.2)

2021 INTERNATIONAL FUEL GAS CODE

2021 INTERNATIONAL MECHANICAL CODE

2021 INTERNATIONAL PLUMBING CODE

2021 INTERNATIONAL FIRE CODE

2020 NATIONAL ELECTRIC CODE

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

BUILDING CODE DATA

EXISTING BUILDING CODE (2021 IIBC)

CHAPTER	6	CLASSIFICATION OF WORK
	IEBC 602	ALTERATION - LEVEL 1
	IEBC 602.1	SCOPE: LEVEL 1 ALTERATIONS APPLY WHERE THE WORK AREA DOES NOT EXCEED 50% OF THE BUILDING AREA.
	IEBC 602.2	APPLICATION: LEVEL 1 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7.
	IEBC 603	ALTERATION - LEVEL 2
	IEBC 603.1	SCOPE: LEVEL 2 ALTERATIONS INCLUDE THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT, AND SHALL APPLY WHERE THE WORK AREA IS EQUAL TO OR LESS THAN 50 PERCENT OF THE BUILDING AREA.
	IEBC 603.2	APPLICATION: LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7 FOR LEVEL 1 ALTERATIONS AS WELL AS CHAPTER 8 FOR LEVEL 2 ALTERATIONS.
	EXISTING GROSS BUILDING AREA:	18,435 SF TOTAL
	WORK AREA (LEVEL 2):	1,703 SF TOTAL
	PERCENTAGE OF WORK AREA:	9.2% WORK AREA (LEVEL 2 ALTERATION)
CHAPTER	7	ALTERATIONS - LEVEL 1
	IEBC 701.2	AN EXISTING BUILDING OR PORTION THEREOF SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION. EXCEPTION: WHERE THE CURRENT LEVEL OF SAFETY OR SANITATION IS PROPOSED TO BE REDUCED, THE PORTION ALTERED SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
	IEBC 702.1	ALL NEWLY INSTALLED INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE IBC.
	IEBC 702.2	NEW INTERIOR FLOOR FINISH, INCLUDING NEW CARPETING USED AS AN INTERIOR FLOOR FINISH MATERIAL, SHALL COMPLY WITH SECTION 804 OF THE IBC.
	IEBC 702.3	NEWLY INSTALLED INTERIOR TRIM MATERIALS SHALL COMPLY WITH SECTION 806 OF THE INTERNATIONAL BUILDING CODE.
	IEBC 702.7	MATERIALS AND METHODS. NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHODS REQUIREMENTS IN THE IBC, IECC, IMC, AND IPC THAT SPECIFY MATERIAL STANDARDS, DETAIL OF INSTALLATION AND CONNECTION, JOINTS, PENETRATIONS, AND CONTINUITY OF ANY ELEMENT, COMPONENT, OR SYSTEM IN THE BUILDING.
	IEBC 703.1	FIRE PROTECTION. ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.
	IEBC 704.2	ADDITION, ALTERATION OR RECONFIGURATION OF NONFIXED AND MOVABLE CASES, COUNTERS AND PARTITIONS NOT OVER 5 FEET 9 INCHES (1753 MM) IN HEIGHT SHALL MAINTAIN THE REQUIRED MEANS OF EGRESS PATH.
	IEBC 704.3	IN GROUP E OCCUPANCIES, GROUP B EDUCATIONAL OCCUPANCIES AND GROUP I-4 OCCUPANCIES, EGRESS DOORS WITH LOCKING ARRANGEMENTS DESIGNED TO KEEP INTRUDERS FROM ENTERING THE ROOM SHALL COMPLY WITH SECTION 1010.2.8 OF THE IBC.
	IEBC 708.1	ENERGY CONSERVATION. LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS DO NOT REQUIRE THE ENTIRE BUILDING TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE IECC. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE IECC AS THEY RELATE TO NEW CONSTRUCTION ONLY.
CHAPTER	8	ALTERATIONS - LEVEL 2
	IEBC 801.2	ALTERATION LEVEL 1 COMPLIANCE. IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.
	IEBC 801.3	SYSTEM INSTALLATIONS. REQUIREMENTS RELATED TO WORK AREA ARE NOT APPLICABLE WHERE THE LEVEL 2 ALTERATIONS ARE LIMITED SOLELY TO MECHANICAL SYSTEMS, ELECTRICAL SYSTEMS, FIRE PROTECTION SYSTEMS AND ABATEMENT OF HAZARDOUS MATERIALS, WINDOWS, HARDWARE, OPERATING CONTROLS, ELECTRICAL OUTLETS, AND SIGNS
	IEBC 801.4	COMPLIANCE. ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC. EXCEPTIONS: 1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT & VENTILATION REQUIREMENTS OF IBC. 2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 806. 3. THE LENGTH OF DEAD-END CORRIDORS IN NEWLY CONSTRUCTED SPACES SHALL ONLY BE REQUIRED TO COMPLY WITH THE PROVISIONS OF SECTION 804.7.
	IEBC 802.4	THE INTERIOR FINISH AND TRIM OF WALLS AND CEILINGS IN EXITS AND CORRIDORS IN ANY WORK AREA SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

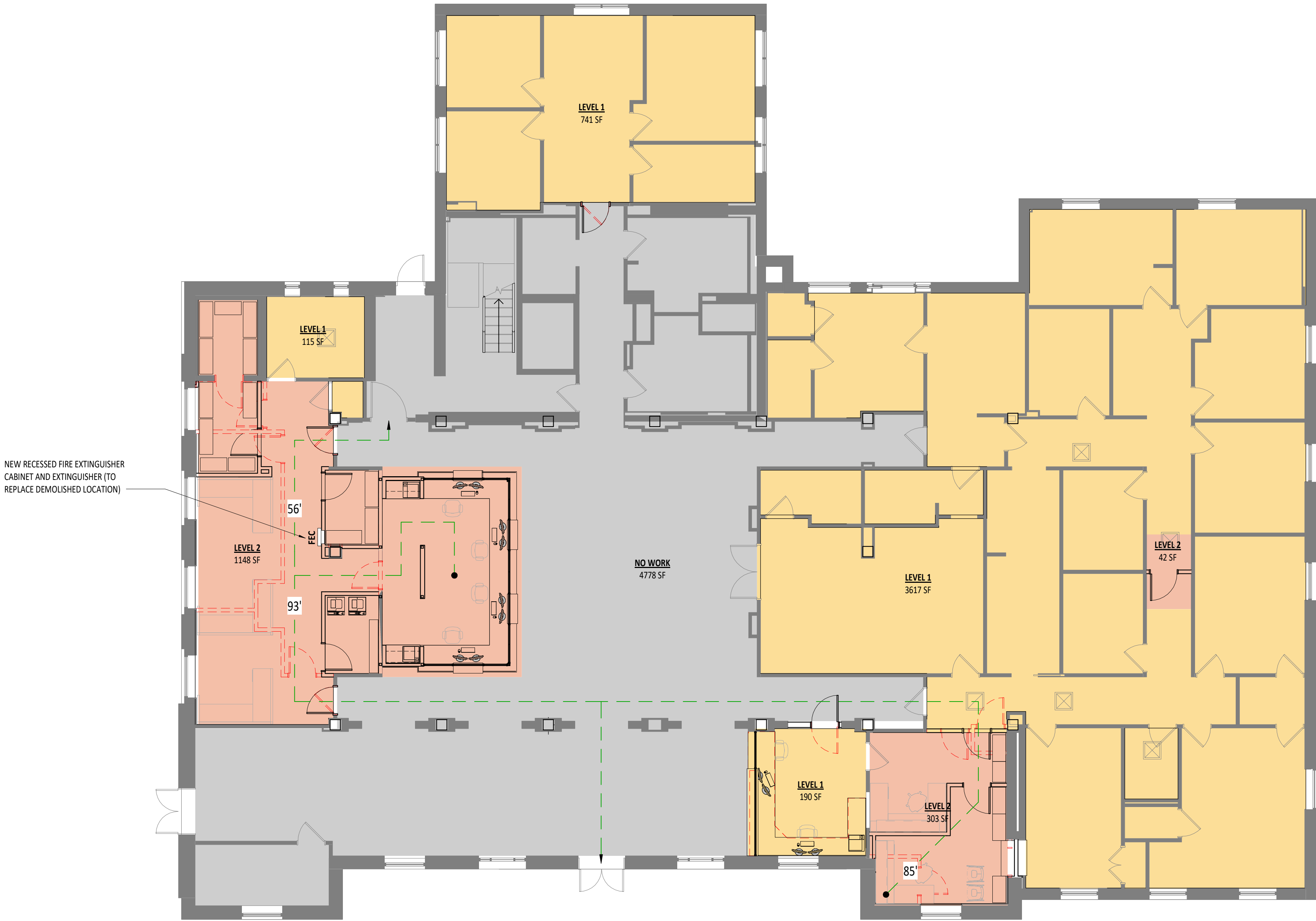
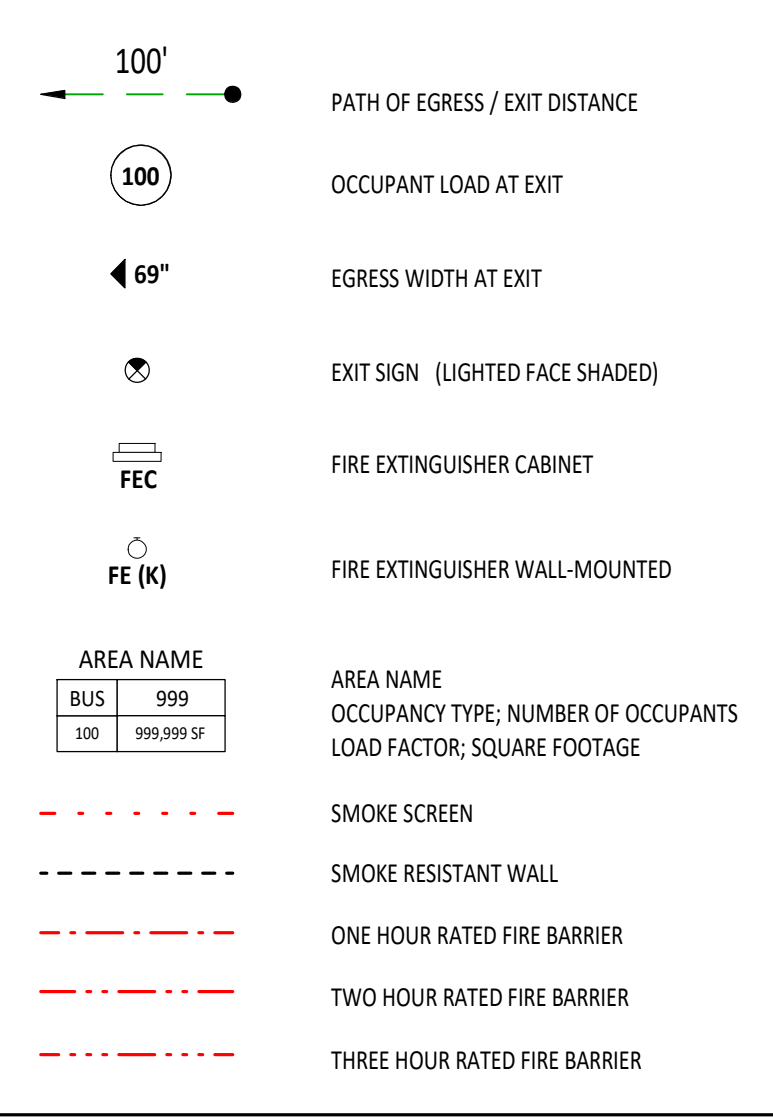
IEBC 804.5.1	WORK AREAS SHALL BE PROVIDED WITH TWO EGRESS DOORWAYS IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 804.5.1.1 AND 804.5.1.2.
IEBC 804.5.1.1	IN ANY WORK AREA, ALL ROOMS AND SPACES HAVING AN OCCUPANT LOAD GREATER THAN 50 OR IN WHICH THE TRAVEL DISTANCE TO AN EXIT EXCEEDS 75 FEET (22 860 MM) SHALL HAVE NOT FEWER THAN TWO EGRESS DOORWAYS. EXCEPTIONS: 1. STORAGE ROOMS HAVING A MAXIMUM OCCUPANT LOAD OF 10. 2. WHERE THE WORK AREA IS SERVED BY A SINGLE EXIT IN ACCORDANCE WITH SECTION 804.4.1.1.
IEBC 804.6.1	CORRIDOR DOORS IN THE WORK AREA SHALL NOT BE CONSTRUCTED OF HOLLOW CORE WOOD AND SHALL NOT CONTAIN LOUVERS.
IEBC 804.7	DEAD-END CORRIDORS IN ANY WORK AREA SHALL NOT EXCEED 35 FEET (10 670 MM) EXCEPTIONS: 1. WHERE DEAD-END CORRIDORS OF GREATER LENGTH ARE PERMITTED BY THE INTERNATIONAL BUILDING CODE.
IEBC 804.8.1	MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
IEBC 804.9.1	MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH EXIT SIGNS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
IEBC 806.1	NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING RELATING TO WORK DONE IN ANY WORK AREA SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF NFPA 70 EXCEPT AS PROVIDED FOR IN SECTION 806.4.
IEBC 806.4.4	NEWLY INSTALLED RECEPTACLE OUTLETS SHALL BE PROVIDED WITH GROUND FAULT CIRCUIT INTERRUPTION AS REQUIRED BY NFPA 70.
IEBC 807.1	RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND SPACES CONVERTED TO HABITABLE OR OCCUPIABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. EXCEPTION: EXISTING MECHANICAL VENTILATION SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 807.2.
IEBC 807.2	IN MECHANICALLY VENTILATED SPACES, EXISTING MECHANICAL VENTILATION SYSTEMS THAT ARE ALTERED, RECONFIGURED OR EXTENDED SHALL PROVIDE NOT LESS THAN 5 CUBIC FEET PER MINUTE (CFM) (0.0024 M3/S) PER PERSON OF OUTDOOR AIR AND NOT LESS THAN 15 CFM (0.0071 M3/S) OF VENTILATION AIR PER PERSON, OR NOT LESS THAN THE AMOUNT OF VENTILATION AIR DETERMINED BY THE INDOOR AIR QUALITY PROCEDURE OF ASHRAE 62.1.

BUILDING CODE (2021 IBC)

CHAPTER	3	OCCUPANCY CLASSIFICATION AND USE
	IBC 304.1	BUSINESS GROUP B (CIVIC ADMINISTRATION)
CHAPTER	5	GENERAL BUILDING HEIGHTS AND AREAS
	WORK AREA:	1,703 SF / 12 OCCUPANTS
	TABLE 504.3	ALLOWABLE HEIGHT - 55' / EXISTING HEIGHT 38'-2"
	TABLE 504.4	ALLOWABLE STORIES ABOVE GRADE PLANE - 3 / EXISTING STORIES - 3
CHAPTER	6	TYPES OF CONSTRUCTION
	TABLE 601	TYPE II-B CONSTRUCTION, NON-SPRINKLERED (EXISTING)
	PRIMARY STRUCTURAL FRAME	0 HR
	BEARING WALLS (EXTERIOR)	0 HR
	BEARING WALLS (INTERIOR)	0 HR
	NONBEARING WALLS AND PARTITIONS (EXTERIOR)	0 HR
	NONBEARING WALLS AND PARTITIONS (INTERIOR)	0 HR
	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS	0 HR
	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS	0 HR
CHAPTER	7	FIRE RESISTANCE RATED CONSTRUCTION
	IBC 708.1	THE FOLLOWING WALL ASSEMBLIES SHALL COMPLY WITH THIS SECTION: 3. CORRIDOR WALLS AS REQUIRED BY SECTION 1020.3.
	IBC 708.3	FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

CHAPTER	8	INTERIOR FINISHES
	IBC 803.13	INTERIOR FINISH REQUIREMENTS BASED ON OCCUPANCY - <u>GROUP B - NON-SPRINKLERED</u> INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS ROOMS AND ENCLOSED SPACES A A, B A, B, C
CHAPTER	9	FIRE PROTECTION SYSTEMS
	LEVEL 2 ALTERATION DOES NOT REQUIRE ADDITION OF SPRINKLER SYSTEM PER IBC 803.2.2.	
	IBC 906.1	PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN GROUP A, B, AND S OCCUPANCIES.
	IBC 906.3.1	CLASS A FIRE HAZARDS. THE MINIMUM SIZES AND DISTRIBUTION OF PORTABLE FIRE EXTINGUISHERS FOR OCCUPANCIES THAT INVOLVE PRIMARILY CLASS A FIRE HAZARDS SHALL COMPLY WITH TABLE 906.3(1).
CHAPTER	10	MEANS OF EGRESS
	NO CHANGE IN OCCUPANT LOAD.	

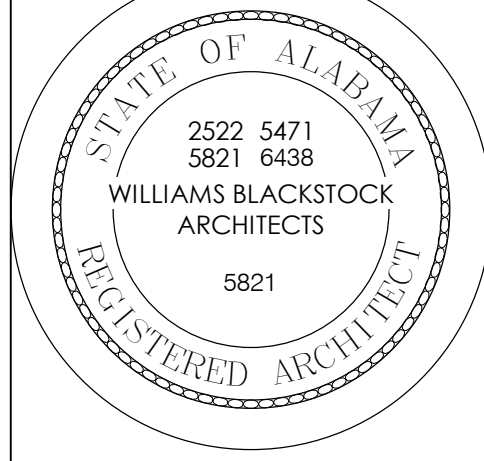
LIFE SAFETY LEGEND



2 LEVEL I - LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



LEVEL B - LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



AUBURN CITY HALL MODIFICATIONS
CONSTRUCTION DOCUMENTS - BID SET
AUBURN CITY HALL
144 Tichenor Ave. Auburn, AL 36830
25.003.00

KEY PLAN :		
ARCHITECT OF RECORD :		
WILLIAMS BLACKSTOCK ARCHITECTS		
2204 FIRST AVENUE SOUTH, SUITE 200 BIRMINGHAM, ALABAMA 35233		
ISSUE DATE :		
7/27/2026		
REVISIONS :		
NO.	DATE	DESCRIPTION
PROJECT NUMBER:		
25.003.00		
DRAWING TITLE:		
CODE SUMMARY & LIFE SAFETY PLANS		
SHEET NUMBER:		
LS100		



AUBURN CITY HALL MODIFICATIONS
CONSTRUCTION DOCUMENTS - BID SET
CITY OF AUBURN
144 TICHENOR AVE, AUBURN, AL 36830
2550-001

KEY PLAN:

ARCHITECT OF RECORD:

WILLIAMS
BLACKSTOCK
ARCHITECTS

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ISSUE DATE:

7/27/2026

REVISIONS:
NO. DATE DESCRIPTION

PROJECT NUMBER:

2550-001

DRAWING TITLE:

GENERAL NOTES

SHEET NUMBER:

G-0.1



* IF CONFLICTS EXIST BETWEEN THESE NOTES AND NOTES ON PLAN SHEETS, DEFER TO NOTES ON PLAN SHEETS.

* THESE NOTES AND SPECIFICATIONS ONLY APPLY IN THE EVENT THERE ARE NO JURISDICTIONAL SPECIFICATIONS.

* ALL WATER AND SEWER INFRASTRUCTURE SHALL MEET THE REQUIREMENTS SET FORTH IN THE CITY OF AUBURN WATER RESOURCE MANAGEMENT DESIGN AND CONSTRUCTION MANUAL.

SITE STORM UTILITY DRAINAGE PIPING

- PIPE AND FITTINGS- GENERAL
- ALL STORMWATER PIPE, INLETS, HEADWALLS, AND RELATED APPURTENANCES SHALL MEET LOCAL D.O.T. STANDARDS.
- ALL STORMWATER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURERS INSTRUCTIONS.
- PIPE AND FITTINGS
- CORRUGATED-STEEL PIPE AND FITTINGS: ASTM A 760/A 760M, TYPE I WITH FITTINGS OF SIMILAR FORM AND CONSTRUCTION AS PIPE.
- STANDARD-JOINT BANDS: CORRUGATED STEEL.
- COATING: ALUMINUM OR BITUMINOUS.
- CORRUGATED PE DRAINAGE PIPE AND FITTINGS NPS 3 TO NPS 10: 1/8" AASHTO M 252M, NPS 12 TO NPS 48: AASHTO M 294M, TYPE S, WITH SMOOTH WATERWAY FOR COUPLING JOINTS.
- SILT/TIGHT COUPLINGS: PE SLEEVE WITH ASTM D 1056, TYPE 2, CLASS A, GRADE 2 GASKET MATERIAL, THAT MATES WITH TUBE AND FITTINGS.
- PVC CORRUGATED PIPE AND FITTINGS
- CORRUGATED PVC DRAINAGE PIPE AND FITTINGS NPS 4 TO NPS 36: SMOOTH INTERIOR, ASTM F949, 40 PSI STIFFNESS WHEN TESTED IN ACCORDANCE WITH ASTM D2412, PVC COMPOUND HAVING A MINIMUM CELL CLASSIFICATION OF 12454 AS DEFINED IN ASTM D1784, FITTINGS: SMOOTH INTERIOR, ASTM F949, SECTION 5.2.2.4 OR F794, SECTION 7.2.2.4. JOINTS SHALL BE MADE WITH INTEGRALLY-FORMED BELL AND SPIGOT GASKETED CONNECTIONS. MANUFACTURER SHALL PROVIDE DOCUMENTATION SHOWING NO LEAKAGE WHEN GASKETED PIPE JOINTS ARE TESTED IN ACCORDANCE WITH ASTM D3713. ELASTOMERIC SEALS (GASKETS) SHALL MEET ASTM F447.
- CONCRETE PIPE AND FITTINGS
- REINFORCED-CONCRETE SEWER PIPE AND FITTINGS: ASTM C 76, BELL- AND-SPIGOT OR TONGUE-AND-GROOVE ENDS AND GASKETED JOINTS WITH ASTM C 443, RUBBER GASKETS OR SEALANT JOINTS WITH ASTM C 990, BITUMEN OR BUTYL-RUBBER SEALANT, CLASS III, WALL B. CAST-IRON AREA DRAINS: ASME A 112.6.3 GRAY-IRON ROUND BODY WITH ANCHOR FLANGE AND ROUND GRATE. INCLUDE BOTTOM OUTLET WITH INSIDE CALK OR SPIGOT CONNECTION, OF SIZES INDICATED.
- MANHOLES
- STANDARD PRECAST CONCRETE MANHOLES
- DESCRIPTION: ASTM C 478, PRECAST, REINFORCED CONCRETE, OF DEPTH INDICATED, WITH PROVISION FOR SEALANT JOINTS.
- DIAMETER: 48 INCHES MINIMUM UNLESS OTHERWISE INDICATED.
- BALLAST: INCREASE THICKNESS OF PRECAST CONCRETE SECTIONS OR ADD CONCRETE TO BASE SECTION, AS REQUIRED TO PREVENT FLOTATION.
- BASE SECTION: 6-INCH MINIMUM THICKNESS FOR FLOOR SLAB AND 4-INCH MINIMUM THICKNESS FOR WALLS AND BASE RISER SECTION, WITH SEPARATE BASE SLAB OR BASE SECTION WITH INTEGRAL FLOOR.
- RISER SECTIONS: 4-INCH MINIMUM THICKNESS, OF LENGTH TO PROVIDE DEPTH INDICATED.
- TOP SECTION: ECCENTRIC-CONE TYPE UNLESS CONCENTRIC-CONE OR FLAT-SLAB-TOP TYPE IS INDICATED, WITH TOP OF CONE OF SIZE THAT MATCHES GRADE RINGS.
- JOINT SEALANT: ASTM C 990, BITUMEN OR BUTYL RUBBER.
- STEPS: INDIVIDUAL FRP STEPS OR FRP LADDER, WIDE ENOUGH TO ALLOW WORKER TO PLACE BOTH FEET ON ONE STEP AND DESIGNED TO PREVENT LATERAL SLIPPAGE OFF STEP. CAST OR ANCHOR STEPS INTO SIDEWALLS AT 12" TO 16-INCH INTERVALS. OMIT STEPS IF TOTAL DEPTH FROM FLOOR OF MANHOLE TO FINISHED GRADE IS LESS THAN 48 INCHES.
- MANHOLE FRAMES AND COVERS
- DESCRIPTION: FERROUS, 24-INCH ID BY 7" TO 9-INCH RISER WITH 4-INCH MINIMUM WIDTH FLANGE AND 26-INCH DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING AND DIAMETER MATCHING MANHOLE FRAME AND COVER, AND WITH HEIGHT AS REQUIRED TO ADJUST MANHOLE FRAME AND COVER TO INDICATED ELEVATION AND SLOPE.
- MATERIAL: ASTM A 536, GRADE 60-40-18 DUCTILE IRON UNLESS OTHERWISE INDICATED.
- INLET & JUNCTION BOXES
- DESCRIPTION: FERROUS, 24-INCH ID BY 7" TO 9-INCH RISER WITH 4-INCH MINIMUM WIDTH FLANGE AND 26-INCH DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORKING EQUIVALENT TO "SANITARY SEWER."
- MATERIAL: ASTM A 536, GRADE 60-40-18 DUCTILE IRON UNLESS OTHERWISE INDICATED.
- IDENTIFICATION
- OPERATION: CONVEYING WAREHOUSING TAPES DIRECTLY OVER PIPING AND AT OUTSIDE EDGES OF UNDERGROUND MANHOLES.
- USE WARNING TAPE OR DETECTABLE WARNING TAPE OVER FERROUS PIPING.
- USE DETECTABLE WARNING TAPE OVER NONFERROUS PIPING AND OVER EDGES OF UNDERGROUND MANHOLES.
- FIELD QUALITY CONTROL
- INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. INSPECT AFTER APPROXIMATELY 24 HOURS OF BACKFILL IS IN PLACE, AND AGAIN AT COMPLETION OF PROJECT.
- DEFECTS REQUIRING CORRECTION INCLUDE THE FOLLOWING:
 - ALIGNMENT: LESS THAN FULL DIAMETER OF INSIDE OF PIPE IS VISIBLE BETWEEN STRUCTURES.
 - DEFLECTION: FLEXIBLE PIPING WITH DEFLECTION THAT PREVENTS PASSAGE OF BALL OR CYLINDER CANNOT BE USED. DEFLECTION SHALL NOT EXCEED 2% OF PIPE DIAMETER.
 - DAMAGE: CRUSHED, BROKEN, CRACKED, OR OTHERWISE DAMAGED PIPING.
 - INFILTRATION: WATER LEAKAGE INTO PIPING.
 - EXFILTRATION: WATER LEAKAGE FROM OR AROUND PIPING.
- REINSPECT AND REPEAT PROCEDURE UNTIL RESULTS ARE SATISFACTORY.
- TEST NEW PIPING SYSTEMS, AND PARTS OF EXISTING SYSTEMS THAT HAVE BEEN ALTERED, EXTENDED, OR REPAIRED, FOR LEAKS AND DEFECTS.
 - DO NOT ENCLOSE COVER, OR PUT INTO SERVICE BEFORE INSPECTION AND APPROVAL.
 - TEST COMPLETED PIPING SYSTEMS ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- SCHEDULE TESTS AND INSPECTIONS BY AUTHORITIES HAVING JURISDICTION WITH AT LEAST 24 HOURS ADVANCE NOTICE.
- SUBMIT A SEPARATE REPORT FOR EACH TEST TO THE ENGINEER FOR APPROVAL.
- AIR TESTS: TEST SANITARY SEWERAGE ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE INDICATED.
 - TEST PLASTIC GRAVITY SEWER PIPING ACCORDING TO ASTM F 1417.
 - MANHOLES: PERFORM HYDRAULIC TEST ACCORDING TO ASTM C 969.
- LEAKS AND LOSS IN TEST PRESSURE CONSTITUTE DEFECTS THAT MUST BE REPAIRED.
- REPLACE LEAKING PIPING USING NEW MATERIALS, AND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

SITE SANITARY SEWERS

- PROJECT CONDITIONS
- INTERRUPTION OF EXISTING SANITARY SEWERAGE SERVICE: COORDINATE AS REQUIRED WITH THE LOCAL SANITARY SEWER AUTHORITY BEFORE STARTING CONSTRUCTION.
- UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE BEGINNING SANITARY SEWER INSTALLATION OPERATIONS. FIELD VERIFY ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS BY POT-HOING THE LINES. SURVEY EXISTING UTILITIES AND PROVIDE HORIZONTAL AND VERTICAL LOCATION INFORMATION TO THE ENGINEER TO DETERMINE IF ANY UTILITIES WILL CONFLICT WITH THE PROPOSED DESIGN.
- DUCTILE-IRON, GRAVITY SEWER PIPE AND FITTINGS
- PIPE: ASTM A 746, FOR PUSH-ON JOINTS.
- COMPACT FITTINGS: AWWA C153, DUCTILE IRON, FOR PUSH-ON JOINTS.
- GASKETS: AWWA C111, RUBBER.
- PVC PIPE AND FITTINGS
- PVC GRAVITY SEWER PIPE: ASTM F 691, 11 WALL THICKNESS, PVC GRAVITY SEWER PIPE WITH BELL-AND-SPIGOT ENDS AND WITH INTEGRAL ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS.
- CAST-IRON CLEANOUTS
- DESCRIPTION: ASME A112.36.2M, ROUND, GRAY-IRON HOUSING WITH CLAMPING DEVICE AND ROUND, SECURED, SCORATED, GRAY-IRON COVER. INCLUDE GRAY-IRON FERRULE WITH INSIDE CALK OR SPIGOT CONNECTION AND COUNTERSINK, TAPERED-THREAD, BRASS CLOSURE PLUG.
- TOP-LOADING CLASSIFICATION: TRAFFIC RATED, HEAVY DUTY, IN ALL PAVED AREAS AND AREAS SUBJECT TO VEHICULAR TRAFFIC.
- SEWER PIPE FITTING AND RISER TO CLEANOUT: ASTM A 74, SERVICE CLASS, CAST-IRON SOIL PIPE AND FITTINGS.
- PVC CLEANOUTS: PVC BODY WITH PVC THREADED PLUG. INCLUDE PVC SEWER PIPE FITTING AND RISER TO CLEANOUT OF SAME MATERIAL AS SEWER PIPING. USE IN LIGHT DUTY APPLICATIONS WHERE THERE IS PEDESTRIAN TRAFFIC ONLY OR IN LANDSCAPED AREAS.
- MANHOLES
- STANDARD PRECAST CONCRETE MANHOLES
- DESCRIPTION: ASTM C 478, PRECAST, REINFORCED CONCRETE, OF DEPTH INDICATED, WITH PROVISION FOR SEALANT JOINTS.
- DIAMETER: 48 INCHES MINIMUM UNLESS OTHERWISE INDICATED.
- BALLAST: INCREASE THICKNESS OF PRECAST CONCRETE SECTIONS OR ADD CONCRETE TO BASE SECTION, AS REQUIRED TO PREVENT FLOTATION.
- BASE SECTION: 6-INCH MINIMUM THICKNESS FOR FLOOR SLAB AND 4-INCH MINIMUM THICKNESS FOR WALLS AND BASE RISER SECTION, WITH SEPARATE BASE SLAB OR BASE SECTION WITH INTEGRAL FLOOR.
- RISER SECTIONS: 4-INCH MINIMUM THICKNESS, OF LENGTH TO PROVIDE DEPTH INDICATED.
- TOP SECTION: ECCENTRIC-CONE TYPE UNLESS CONCENTRIC-CONE OR FLAT-SLAB-TOP TYPE IS INDICATED, WITH TOP OF CONE OF SIZE THAT MATCHES GRADE RINGS.
- JOINT SEALANT: ASTM C 990, BITUMEN OR BUTYL RUBBER.
- RESILIENT PIPE CONNECTIONS: ASTM C 923, CAST OR FITTED INTO MANHOLE WALLS, FOR EACH PIPE CONNECTION.
- STEPS: INDIVIDUAL FRP STEPS OR FRP LADDER, WIDE ENOUGH TO ALLOW WORKER TO PLACE BOTH FEET ON ONE STEP AND DESIGNED TO PREVENT LATERAL SLIPPAGE OFF STEP. CAST OR ANCHOR STEPS INTO SIDEWALLS AT 12" TO 16-INCH INTERVALS. OMIT STEPS IF TOTAL DEPTH FROM FLOOR OF MANHOLE TO FINISHED GRADE IS LESS THAN 48 INCHES.
- ADJUSTING RINGS: INTERLOCKING HOE RINGS, WITH LEVEL OR SLOPED ENDS IN THICKNESS AND DIAMETER MATCHING MANHOLE FRAME AND COVER, AND WITH HEIGHT AS REQUIRED TO ADJUST MANHOLE FRAME AND COVER TO INDICATED ELEVATION AND SLOPE.
- GRADE RINGS: REINFORCED-CONCRETE RINGS, 6- TO 9-INCH TOP THICKNESS, WITH DIAMETER MATCHING MANHOLE FRAME AND COVER, AND WITH HEIGHT AS REQUIRED TO ADJUST MANHOLE FRAME AND COVER TO INDICATED ELEVATION AND SLOPE.
- MANHOLE FRAMES AND COVERS
- DESCRIPTION: FERROUS, 24-INCH ID BY 7" TO 9-INCH RISER, WITH 4-INCH MINIMUM WIDTH FLANGE AND 26-INCH DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORKING EQUIVALENT TO "SANITARY SEWER."
- MATERIAL: ASTM A 536, GRADE 60-40-18 DUCTILE IRON UNLESS OTHERWISE INDICATED.
- IDENTIFICATION
- OPERATION: CONVEYING WAREHOUSING TAPES DIRECTLY OVER PIPING AND AT OUTSIDE EDGES OF UNDERGROUND MANHOLES.
- USE WARNING TAPE OR DETECTABLE WARNING TAPE OVER FERROUS PIPING.
- USE DETECTABLE WARNING TAPE OVER NONFERROUS PIPING AND OVER EDGES OF UNDERGROUND MANHOLES.
- FIELD QUALITY CONTROL
- INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. INSPECT AFTER APPROXIMATELY 24 HOURS OF BACKFILL IS IN PLACE, AND AGAIN AT COMPLETION OF PROJECT.
- DEFECTS REQUIRING CORRECTION INCLUDE THE FOLLOWING:
 - ALIGNMENT: LESS THAN FULL DIAMETER OF INSIDE OF PIPE IS VISIBLE BETWEEN STRUCTURES.
 - DEFLECTION: FLEXIBLE PIPING WITH DEFLECTION THAT PREVENTS PASSAGE OF BALL OR CYLINDER CANNOT BE USED. DEFLECTION SHALL NOT EXCEED 2% OF PIPE DIAMETER.
 - DAMAGE: CRUSHED, BROKEN, CRACKED, OR OTHERWISE DAMAGED PIPING.
 - INFILTRATION: WATER LEAKAGE INTO PIPING.
 - EXFILTRATION: WATER LEAKAGE FROM OR AROUND PIPING.
- REINSPECT AND REPEAT PROCEDURE UNTIL RESULTS ARE SATISFACTORY.
- TEST NEW PIPING SYSTEMS, AND PARTS OF EXISTING SYSTEMS THAT HAVE BEEN ALTERED, EXTENDED, OR REPAIRED, FOR LEAKS AND DEFECTS.
 - DO NOT ENCLOSE COVER, OR PUT INTO SERVICE BEFORE INSPECTION AND APPROVAL.
 - TEST COMPLETED PIPING SYSTEMS ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- SCHEDULE TESTS AND INSPECTIONS BY AUTHORITIES HAVING JURISDICTION WITH AT LEAST 24 HOURS ADVANCE NOTICE.
- SUBMIT A SEPARATE REPORT FOR EACH TEST TO THE ENGINEER FOR APPROVAL.
- AIR TESTS: TEST SANITARY SEWERAGE ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE INDICATED.
 - TEST PLASTIC GRAVITY SEWER PIPING ACCORDING TO ASTM F 1417.
 - MANHOLES: PERFORM HYDRAULIC TEST ACCORDING TO ASTM C 969.
- LEAKS AND LOSS IN TEST PRESSURE CONSTITUTE DEFECTS THAT MUST BE REPAIRED.
- REPLACE LEAKING PIPING USING NEW MATERIALS, AND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

SITE WATER DISTRIBUTION

- GENERAL
- REGULATORY REQUIREMENTS
- COMPLY WITH REQUIREMENTS OF UTILITY COMPANY SUPPLYING WATER. INCLUDE TAPPING OF WATER MAINS AND BACKFLOW PREVENTION.
- COMPLY WITH STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR POTABLE WATER-SERVICE PIPING, INCLUDING MATERIALS, INSTALLATION, TESTING, AND DISINFECTION.
- PIPING MATERIALS SHALL BEAR LABEL, STAMP, OR OTHER MARKINGS OF SPECIFIED TESTING AGENCY.
- INTERRUPTION OF EXISTING WATER DISTRIBUTION SERVICE: NOTIFY OWNER AT LEAST 2 DAYS PRIOR TO INTERRUPTION OF EXISTING WATER SERVICES.
- COORDINATE WITH UTILITY COMPANY FOR REQUIRED INSPECTIONS AND FOR CONNECTION OF WATER MAIN AND SERVICES BEFORE STARTING CONSTRUCTION.
- COPPER TUBE AND FITTINGS
- SOFT COPPER TUBE: ASTM B 88, TYPE K, WATER TUBE, ANNEALED TEMPER.
- COPPER, PRESSURE-SEAL FITTINGS
- NPS 2 TO 12: NPS 1, BRONZE FITTING WITH STAINLESS-STEEL GRIP RING AND EPDM O-RING SEAL IN EACH END.
- NPS 2 AND SMALLER: WROUGHT-COPPER FITTING WITH EPDM O-RING SEAL IN EACH END.
- BRONZE FLANGES: ASME B16.24, CLASS 150, WITH SOLDER-JOINT END. FURNISH CLASS 300 FLANGES IF REQUIRED TO MATCH PIPING.
- COPPER UNIONS: MSS SP-123, CAST-COPPER-ALLOY, HEXAGONAL STOCK BODY WITH BALL-AND-SOCKET, METAL-TO-METAL SEATING SURFACES, AND SOLDER-JOINT OR THREADED ENDS.
- DUCTILE-IRON PIPE AND FITTINGS
- MECHANICAL-JOINT, DUCTILE-IRON PIPE: AWWA C151, WITH MECHANICAL-JOINT BELL AND PLAIN SPIGOT END UNLESS GROOVE OR FLANGED ENDS ARE INDICATED.
- MECHANICAL-JOINT, DUCTILE-IRON FITTINGS: AWWA C110, DUCTILE-OR GRAY-IRON STANDARD PATTERN OR AWWA C153, DUCTILE-IRON COMPACT PATTERN.
- GLANDS, GASKETS, AND BOLTS: AWWA C111, DUCTILE-OR GRAY-IRON GLANDS, RUBBER GASKETS, AND STEEL BOLTS.
- PUSH-ON-JOINT, DUCTILE-IRON PIPE: AWWA C151, WITH PUSH-ON-JOINT BELL AND PLAIN SPIGOT END UNLESS GROOVE OR FLANGED ENDS ARE INDICATED.
- FLANGES: ASME B16.1, CLASS 150, CAST IRON.
- PVC PIPE AND FITTINGS
- SCHEDULE 40 PIPE
- PVC, AWWA PIPE: AWWA C900, CLASS 200, WITH BELL END WITH GASKET, AND WITH SPIGOT END.
- MECHANICAL-JOINT, DUCTILE-IRON FITTINGS: AWWA C110, DUCTILE-OR GRAY-IRON STANDARD PATTERN OR AWWA C153, DUCTILE-IRON COMPACT PATTERN.
- GATE VALVES
- MECHANICAL-JOINT, GATE VALVES: NONRISING-STEM, RESILIENT-SEATED GATE VALVES. GRAY-OR DUCTILE-IRON BODY AND BONNET, WITH BRONZE OR GRAY-OR DUCTILE-IRON GATE, RESILIENT SEATS, BRONZE STEM, AND STEM NUT.
- STANDARD: AWWA C550.
- MINIMUM PRESSURE RATING: 250 PSIG.
- END CONNECTIONS: MECHANICAL JOINT.
- INTERIOR COATING: COMPLYING WITH AWWA C550.
- VALVE ACCESSORIES AND SPECIALTIES
- TAPPING-SLEEVE ASSEMBLIES: SLEEVE AND VALVE COMPATIBLE WITH DRILLING MACHINE.
- STANDARD: MSS SP-60.
- DUCTILE-IRON PIPE OR DUCTILE-IRON OR STAINLESS-STEEL, TWO-PIECE BOLTED SLEEVE WITH FLANGED OUTLET FOR NEW BRANCH CONNECTION. INCLUDE SLEEVE MATCHING SIZE AND TYPE OF PIPE MATERIAL BEING TAPPED AND WITH RECESSED FLANGE FOR BRANCH VALVE.
- VALVE: AWWA, CAST-IRON, NONRISING-STEM, RESILIENT-SEATED GATE VALVE WITH ONE RAISED FACE FLANGE MATING TAPPING-SLEEVE FLANGE.
- VALVE BOXES: COMPLY WITH AWWA M44 FOR CAST-IRON VALVE BOXES. INCLUDE TOP SECTION, ADJUSTABLE EXTENSION OF LENGTH REQUIRED FOR DEPTH OF HOLE OF VALVE, PLUG WITH LETTERING, AND BOTTOM SECTION FOR BASE THAT FITS OVER VALVE AND WITH A BARREL APPROXIMATELY 5 INCHES IN DIAMETER.
- BACKFLOW PREVENTERS
- DOUBLE-CHECK, DETENTION ASSEMBLY BACKFLOW PREVENTERS.
 - STANDARDS: ASSE 1048 AND ULLISTED OR FMG APPROVED.
 - PRESSURE LOSS: 5 PSIG MAXIMUM, THROUGH MIDDLE 1/3 OF FLOW RANGE.
 - BODY: CAST IRON WITH INTERIOR LINING COMPLYING WITH AWWA C550 OR THAT IS FDA APPROVED.
 - END CONNECTIONS: FLANGED.
 - CONFIGURATION: DESIGNED FOR HORIZONTAL, STRAIGHT THROUGH FLOW.
- WATER METER BOXES
- DESCRIPTION: CAST-IRON BODY AND COVER FOR DISC-TYPE WATER METER, WITH LETTERING "WATER METER" IN COVER AND WITH SLOTTED, OPEN-TOOTH BASE SECTION OF LENGTH TO FIT OVER SERVICE PIPING.
- CONCRETE VAULTS
- DESCRIPTION: PRECAST, REINFORCED-CONCRETE VAULT, DESIGNED FOR A-16 LOAD DESIGNATION ACCORDING TO ASTM C 897 AND MADE ACCORDING TO ASTM C 898.
- LADDER: ASTM A 36/A 36M, STEEL, OR POLYETHYLENE-ENCASED STEEL STEPS.
- MANHOLE: ASTM A 48/A 48M CLASS NO. 36A MINIMUM TENSILE STRENGTH, GRAY-IRON TRAFFIC FRAME AND COVER.
 - DIMENSION: 24-INCH MINIMUM DIAMETER, UNLESS OTHERWISE INDICATED.
- DRAIN: ASME A112.6.3, CAST-IRON FLOOR DRAIN WITH OUTLET OF SIZE INDICATED. INCLUDE BODY ANCHOR FLANGE, LIGHT-DUTY CAST-IRON GRATE, BOTTOM OUTLET, AND INTEGRAL OR FIELD-INSTALLED BRONZE BALL OR CLAPPER-TYPE BACKWATER VALVE.
- FIRE HYDRANTS
- DRY-BARREL, FIRE HYDRANTS: FREESTANDING, WITH ONE NPS 4-1/2 AND TWO NPS 2-1/2 OUTLETS, 5-1/4-INCH MAIN VALVE DRAIN VALVE, AND NPS 8 MECHANICAL-JOINT INLET. INCLUDE INTERIOR COATING ACCORDING TO AWWA C550. HYDRANT SHALL HAVE CAST-IRON BODY, COMPRESSION-TYPE VALVE OPENING AGAINST PRESSURE AND CLOSING WITH PRESSURE.
- STANDARD: AWWA C522.
- PRESSURE RATING: 250 PSIG.
- FIRE DEPARTMENT CONNECTIONS
- FIRE DEPARTMENT CONNECTIONS: FREESTANDING, WITH CAST-BRONZE BODY, THREAD INLETS ACCORDING TO NFPA 1863 AND MATCHING LOCAL FIRE DEPARTMENT HOSE THREADS, AND THREADED BOTTOM OUTLET. INCLUDE LOGGED CAPS, GASKETS, AND CHAINS. LOGGED SWIVEL CONNECTION AND DROP CLAPPER FOR EACH HOSE-CONNECTION INLET, 18-INCH, HIGH BRASS SLEEVE AND ROUND ESCUTCHEON PLATE.
- VALVE APPLICATIONS
- DRAWINGS INDICATE VALVE TYPES TO BE USED, WHERE SPECIFIC VALVE TYPES ARE NOT INDICATED, THE FOLLOWING REQUIREMENTS APPLY:
 - UNDERGROUND VALVES, NPS 3 AND LARGER: AWWA, CAST-IRON, NONRISING-STEM, RESILIENT-SEATED GATE VALVES WITH VALVE BOX.
 - USE THE FOLLOWING FOR VALVES IN VAULTS AND ABOVEGROUND:
 - GATE VALVES, NPS 2 AND SMALLER: BRONZE, NONRISING STEM.
 - GATE VALVES, NPS 3 AND LARGER: AWWA, CAST IRON, CS&Y RISING STEM, RESILIENT SEATED.
 - CHECK VALVES: AWWA C550, SWING TYPE.
- FIELD QUALITY CONTROL
- PIPING TESTS: CONDUCT PIPING TESTS BEFORE JOINTS ARE COVERED AND AFTER CONCRETE THRUST BLOCKS HAVE HARDENED SUFFICIENTLY. FILL PIPELINE 24 HOURS BEFORE TESTING AND APPLY TEST PRESSURE TO STABILIZE SYSTEM. USE ONLY POTABLE WATER.
- HYDROSTATIC TESTS: TEST AT NOT LESS THAN ONE-AND-ONE-HALF TIMES WORKING PRESSURE FOR TWO HOURS. INCREASE PRESSURE IN 50-PSIG INCREMENTS AND INSPECT EACH JOINT BETWEEN INCREMENTS. HOLD AT TEST PRESSURE FOR 1 HOUR, DECREASE TO 10 PSIG, SLOWLY INCREASE AGAIN TO TEST PRESSURE AND HOLD FOR 1 MORE HOUR. MAXIMUM ALLOWABLE LEAKAGE IS 2 QUARTS PER HOUR PER 100 JOINTS. REMAKE LEAKING JOINTS WITH NEW MATERIALS AND REPEAT TEST UNTIL LEAKAGE IS WITHIN ALLOWED LIMITS.
- DISINFECTION: CLEAN AND DISINFECT POTABLE WATER MAINS AS DIRECTED BY THE LOCAL AUTHORITY, OR, IF METHOD IS NOT PRESCRIBED BY THE LOCAL AUTHORITY, USE PROCEDURE DESCRIBED IN AWWA C851.
- PREPARE REPORTS OF TESTING ACTIVITIES AND SUBMIT TO THE ENGINEER FOR APPROVAL.
- IDENTIFICATION
- INSTALL CONTINUOUS UNDERGROUND DETECTABLE WARNING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND WATER-DISTRIBUTION PIPING. LOCATE BELOW FINISHED GRADE, DIRECTLY OVER PIPING.

SITE CLEARING

- GENERAL
- PROJECT CONDITIONS
- TRAFFIC: MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
- ENVIRONMENTAL & GEOTECHNICAL: REVIEW ALL PROJECT ENVIRONMENTAL AND GEOTECHNICAL REPORTS AND BECOME FAMILIAR WITH ALL ISSUES BEFORE SITE CLEARING.
- UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.
- DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL AND PLANT-PROTECTION MEASURES ARE IN PLACE.
- TEMPORARY EROSION AND SEDIMENTATION CONTROL
- PROVIDE TEMPORARY EROSION- AND SEDIMENTATION-CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS, ACCORDING TO EROSION- AND SEDIMENTATION-CONTROL DRAWINGS AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- VERIFY THAT FLOWS OF WATER REDIRECTED FROM CONSTRUCTION AREAS OR GENERATED BY CONSTRUCTION ACTIVITY DO NOT ENTER OR CROSS PROTECTION ZONES.
- INSPECT, MAINTAIN, AND REPAIR EROSION- AND SEDIMENTATION-CONTROL MEASURES DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- REMOVE EROSION AND SEDIMENTATION CONTROLS WHEN SITE IS STABILIZED AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.
- TREE AND PLANT PROTECTION
- REPAIR OR REPLACE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR BE RELOCATED THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ENGINEER.
- EXISTING UTILITIES
- LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP UTILITIES INDICATED TO BE REMOVED OR ABANDONED IN PLACE, ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
- COMPLY WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL BUILDING AND UTILITY INSTALLATION CODES. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS UNLESS DEPARTMENT OF TRANSPORTATION STANDARDS OR LOCAL MUNICIPAL STANDARDS ARE MORE STRINGENT.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- COMPLY WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL BUILDING AND UTILITY INSTALLATION CODES. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS UNLESS DEPARTMENT OF TRANSPORTATION STANDARDS OR LOCAL MUNICIPAL STANDARDS ARE MORE STRINGENT.
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- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- COMPLY WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL BUILDING AND UTILITY INSTALLATION CODES. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS UNLESS DEPARTMENT OF TRANSPORTATION STANDARDS OR LOCAL MUNICIPAL STANDARDS ARE MORE STRINGENT.
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- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- COMPLY WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL BUILDING AND UTILITY INSTALLATION CODES. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS UNLESS DEPARTMENT OF TRANSPORTATION STANDARDS OR LOCAL MUNICIPAL STANDARDS ARE MORE STRINGENT.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- COMPLY WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL BUILDING AND UTILITY INSTALLATION CODES. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS UNLESS DEPARTMENT OF TRANSPORTATION STANDARDS OR LOCAL MUNICIPAL STANDARDS ARE MORE STRINGENT.
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- COMPLY WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL BUILDING AND UTILITY INSTALLATION CODES. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS UNLESS DEPARTMENT OF TRANSPORTATION STANDARDS OR LOCAL MUNICIPAL STANDARDS ARE MORE STRINGENT.
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PARTIAL TOPOGRAPHIC SURVEY OF
CITY OF AUBURN ANNEX

SECTION 30 T 19 N Rg 26 E
AUBURN LEE COUNTY ALABAMA
SCALE : 1" = 20' JUNE 13, 2018
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346

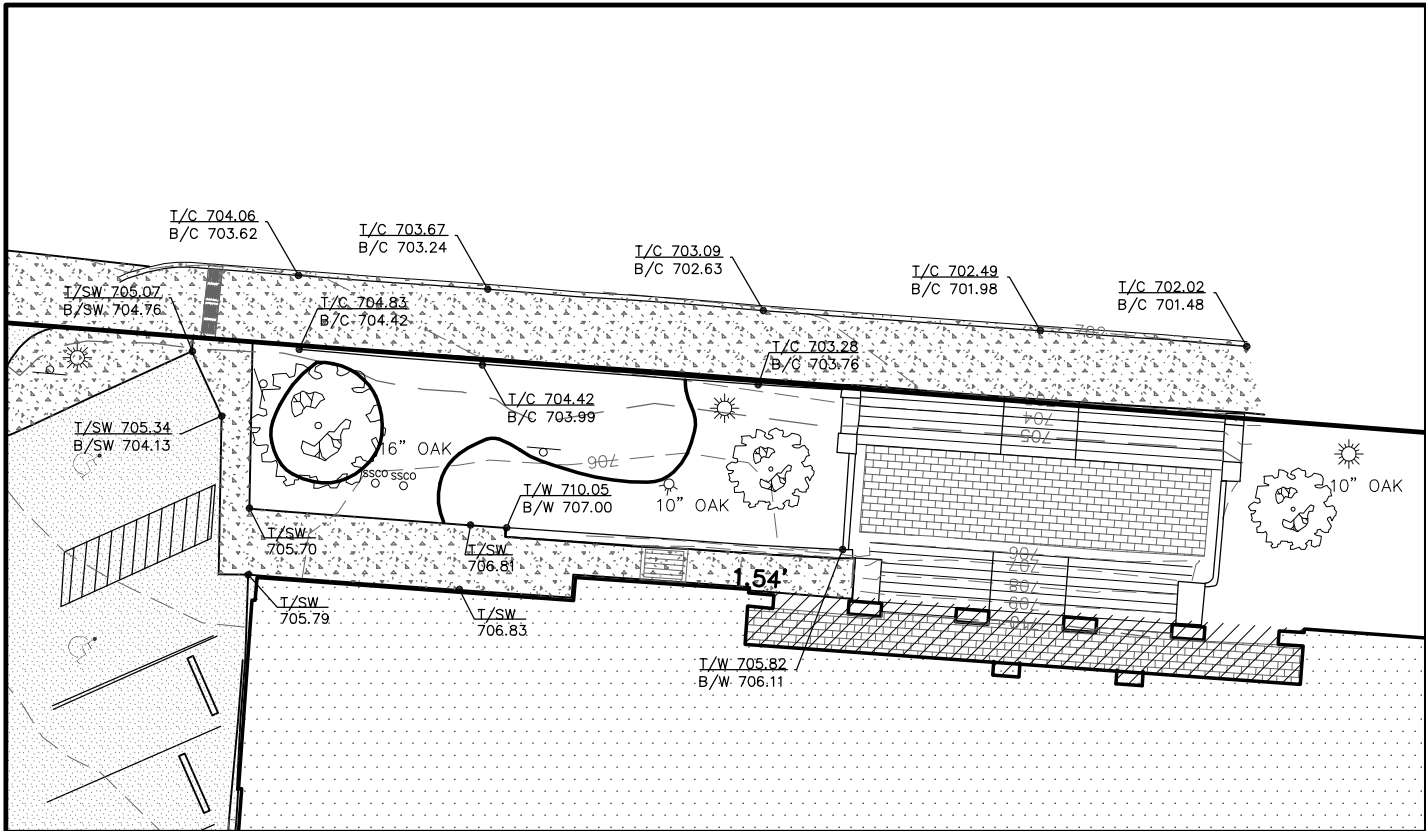
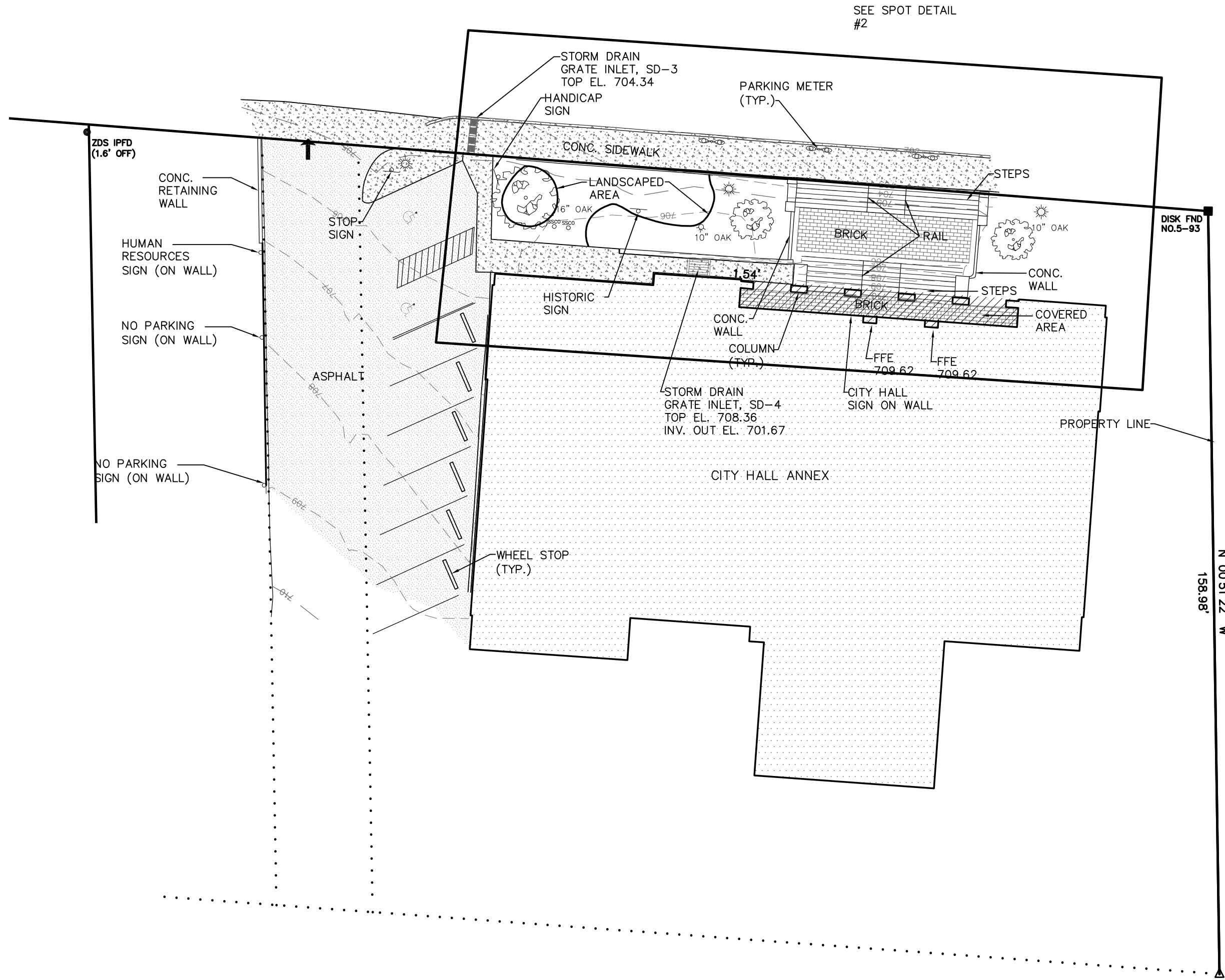
STATE OF ALABAMA
LEE COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT ALL PARTS OF THIS SURVEY HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS FOR THE PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

Arthur R. Nettles
ARTHUR R. NETTLES, AL. P.L.S. NO. 23346
NOT A CERTIFIED SURVEY UNLESS SIGNED
AND STAMPED WITH MY SEAL

NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
- BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORRS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM; VERTICAL DATUM IS NAVD 88.
- NORTH IS BASED ON GRID NORTH.
- FIELDWORK COMPLETED JUNE 11, 2018. OFFICEWORK COMPLETED JUNE 13, 2018.



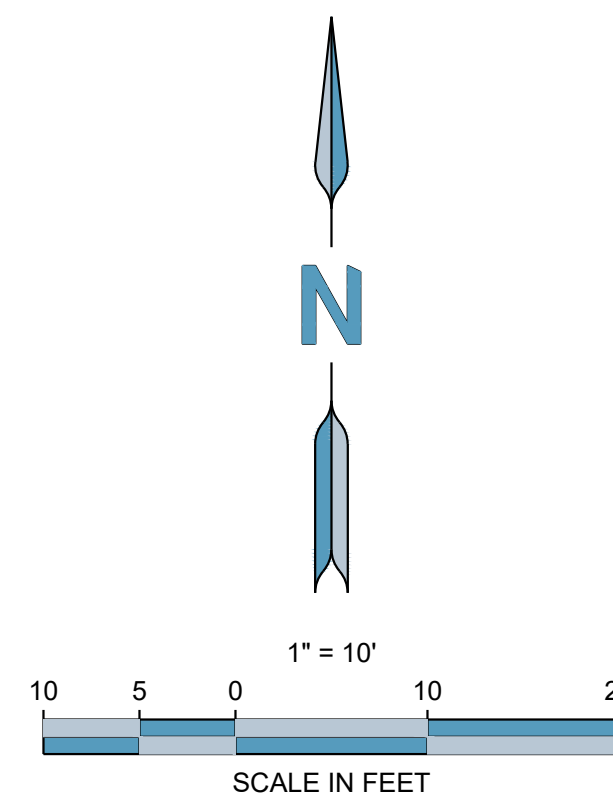
SPOT DETAIL #2
SCALE: 1"= 20'



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.			
CREW CHIEF	ARN	DRAWN	BAB
DATE	06/13/18	JOB NO.	B120818.04



PARTIAL TOPOGRAPHIC SURVEY OF
CITY OF AUBURN ANNEX
SEC. 30 T 19 N Rg 26 E
AUBURN LEE COUNTY ALABAMA
SCALE : 1"=20' JUNE 13, 2018
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922



GENERAL NOTES:

1. ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR.

DEMOLITION NOTES:

1. ALL NEW WORK SHOWN IN THESE SHEETS SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL BUILDING AND UTILITY INSTALLATION CODES.

2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH ALABAMA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROADS AND STRUCTURES EXCEPT IN CASES WHERE, WITHIN THE CITY OR JURISDICTION, THE CITY STANDARD SPECIFICATIONS ARE MORE STRINGENT.

3. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND TO NOTIFY THE OWNER IN CASE OF DISCREPANCIES BETWEEN THE AVAILABLE RECORDS AND THE ACTUAL FIELD CONDITIONS.

4. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF AND LIAISON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATION AND RELOCATION OF AND TIE-IN TO PUBLIC UTILITIES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT STRUCTURES OR PROPERTY, OR ANY EXISTING STRUCTURES WITHIN LIMITS OF CONSTRUCTION THAT ARE DESIGNATED ON THE PLANS TO REMAIN AND SHALL REPAIR OR REPLACE SUCH DAMAGED PROPERTY TO THE PROPERTY OWNER'S SATISFACTION AT NO COST TO THE OWNER.

6. THE CONTRACTOR SHALL NOT DEViate FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER.

7. THE CONTRACTOR SHALL SEQUENCE THE WORK AND PROVIDE TEMPORARY MEASURES AS NECESSARY TO MAINTAIN ACCESS TO THE SITE THROUGH ALL ENTRANCES AT ALL TIMES DURING CONSTRUCTION. TEMPORARY PROVISIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: BARRICADES, FLASHING LIGHTS, FLAGMAN, TEMPORARY PAVEMENT, AND DIRECTIONAL SIGNAGE AS NECESSARY TO ACCOMPLISH THE WORK.

8. COORDINATE WITH THE CITY OF ALABAMA AS REQUIRED DURING ALL DEMOLITION AND NEW CONSTRUCTION ACTIVITIES.

9. ALL ITEMS DESIGNATED FOR REMOVAL SHALL BE LEGALLY DISPOSED OF, OFF SITE.

10. DEMOLISH PORTION OF EXISTING CONCRETE AS NECESSARY FOR NEW WORK. DEMOLISH TO NEAREST JOINT, JOINT.



AUBURN CITY HALL MODIFICATIONS
CONSTRUCTION DOCUMENTS - BID SET

CITY OF AUBURN
144 TICHENOR AVE, AUBURN, AL 36830
2550.001

KEY PLAN

ARCHITECT OF RECORD

WILLIAMS
BLACKSTOCK
ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

07-27-2026

REVISIONS :		
NO.	DATE	DESCRIPTION

PROJECT NUMBER:

2550-001

DRAWING TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-0



- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE LAYOUT OF THE PROPOSED DRIVEWAYS ARE SHOWN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADIi ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
- 4) CONTRACTOR SHALL CONFIRM ALL EXISTING SLOPES FOR ACCESSIBLE ROUTES AS WELL AS THE ACCESSIBLE PARKING STALLS AND ACCESSIBLE ASILES WITH A SLOPE METER TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED
- 5) CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILT SPOT ELEVATIONS ALONG THE CROSS-SECTION ROUTES SHOWN ON THIS PLAN EVERY 10' IN ORDER TO CONFIRM MAXIMUM (1.5%) CROSS-SLOPE AND MAXIMUM (1.5%) SLOPES ARE NOT EXCEEDED IN ANY DIRECTION. THE CONTRACTOR SHALL CONFIRM ALL CORNERS AND MIDPOINTS OF ACCESSIBLE PARKING STALLS AND ACCESSIBLE ASILES TO CONFIRM MAXIMUM (1.5%) SLOPES ARE NOT EXCEEDED IN ALL DIRECTIONS. THIS INFORMATION SHALL BE SUBMITTED TO THE MINIMUM OF 5' WHEELBASE SPACING UNIFORMLY.
- 6) AT ADJONING MATERIAL THERE IS BE A SMOOTH AND LEVEL TRANSITION OF NO MORE THAN 1/4" VERTICAL CHANGE.

CITY OF AUBURN
144 TICHENOR AVE, AUBURN, AL 36830
2550.001

C-1

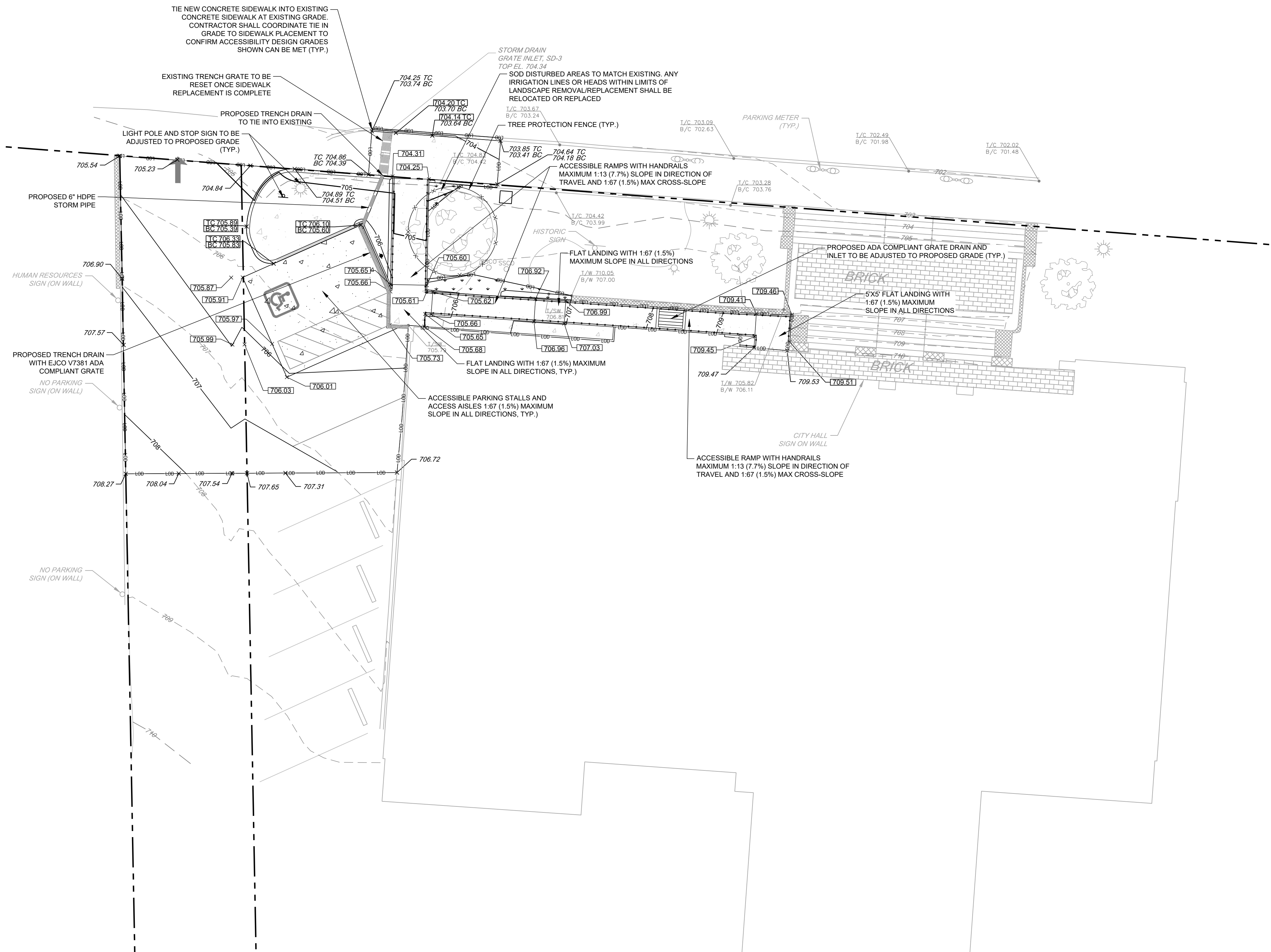
GENERAL NOTES:

- 1) ALL SPOT ELEVATIONS SHOWN ARE AT THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 2) PROPOSED SIDEWALKS ALONG ADA ROUTE SHALL BE BUILT WITH A 1.5% MAXIMUM CROSS-SLOPE AWAY FROM THE BUILDING.
- 3) LANDSCAPING INCLUDING TREES, SHRUBS, MULCH, AND SOD SHALL BE REPLACED TO ACCOMMODATE NEW SIDEWALK CONNECTION.
- 4) IRRIGATION LINES AND HEADS SHALL BE LOCATED PRIOR TO GRADING. IRRIGATION LINES AND HEADS SHALL BE REPLACED OR RELOCATED WHEN NECESSARY DUE TO GRADING FOR NEW SIDEWALK OR NEW LANDSCAPE PLACEMENT.
- 5) CONTRACTOR TO CHECK SPOT GRADES AT AREAS OF NEW AND ADJACENT EXISTING PAVING PRIOR TO BEGINNING CONSTRUCTION TO VERIFY THAT COMPLIANCE WITH SLOPE LIMITS CAN BE MET.
- 6) ALL CURBED LANDSCAPE ISLANDS SHALL BE FILLED TO TOP OF CURB WITH TOPSOIL AND SODDED.

LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
	TREE PROTECTION FENCE

10 5 0 10 20
1" = 10'
SCALE IN FEET



AUBURN CITY HALL MODIFICATIONS
CONSTRUCTION DOCUMENTS - BID SET
CITY OF AUBURN
144 TICHENOR AVE, AUBURN, AL 36830
2550-001

KEY PLAN:

ARCHITECT OF RECORD:

WILLIAMS
BLACKSTOCK
ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

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REVISIONS:

NO.	DATE	DESCRIPTION
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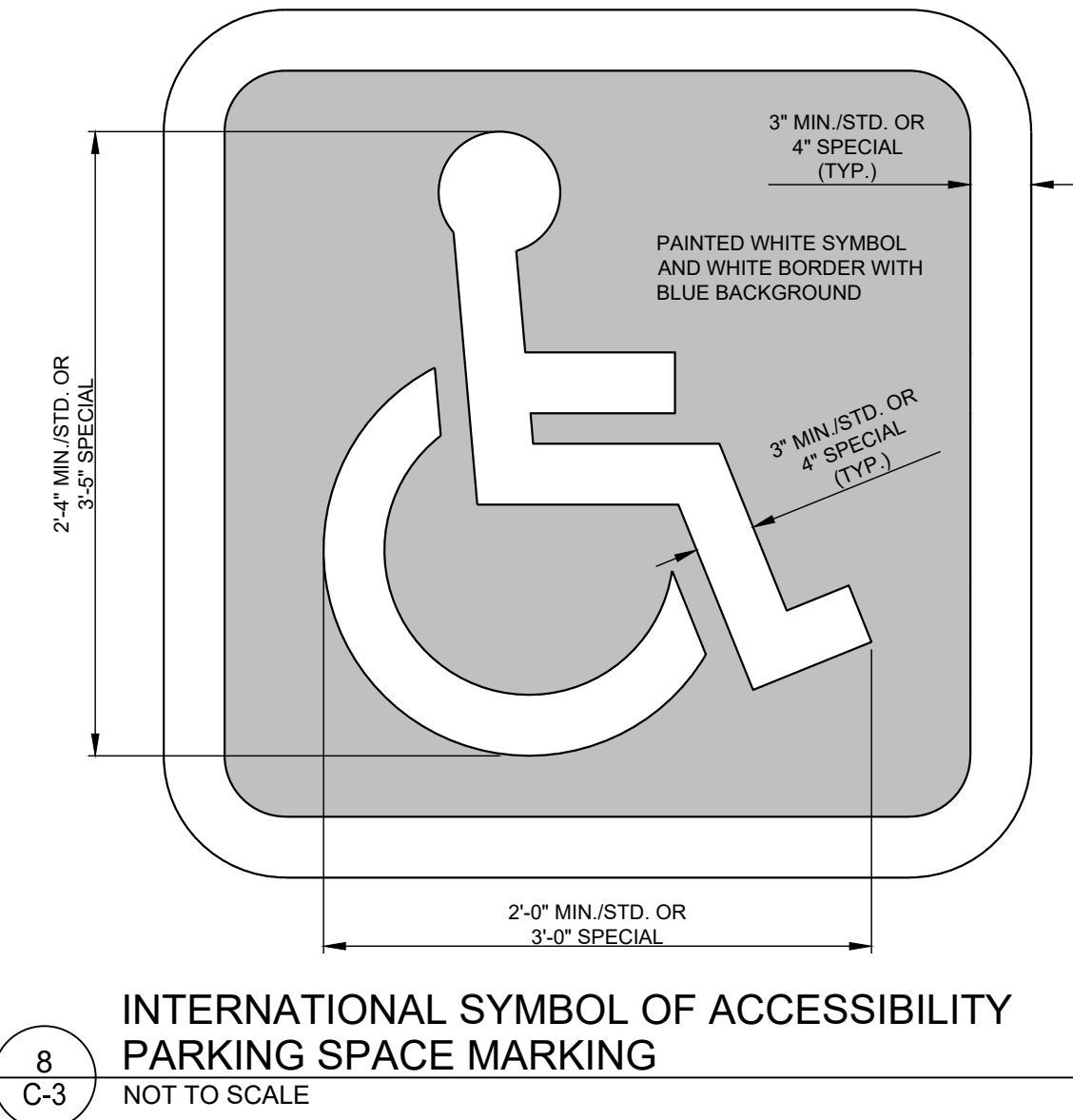
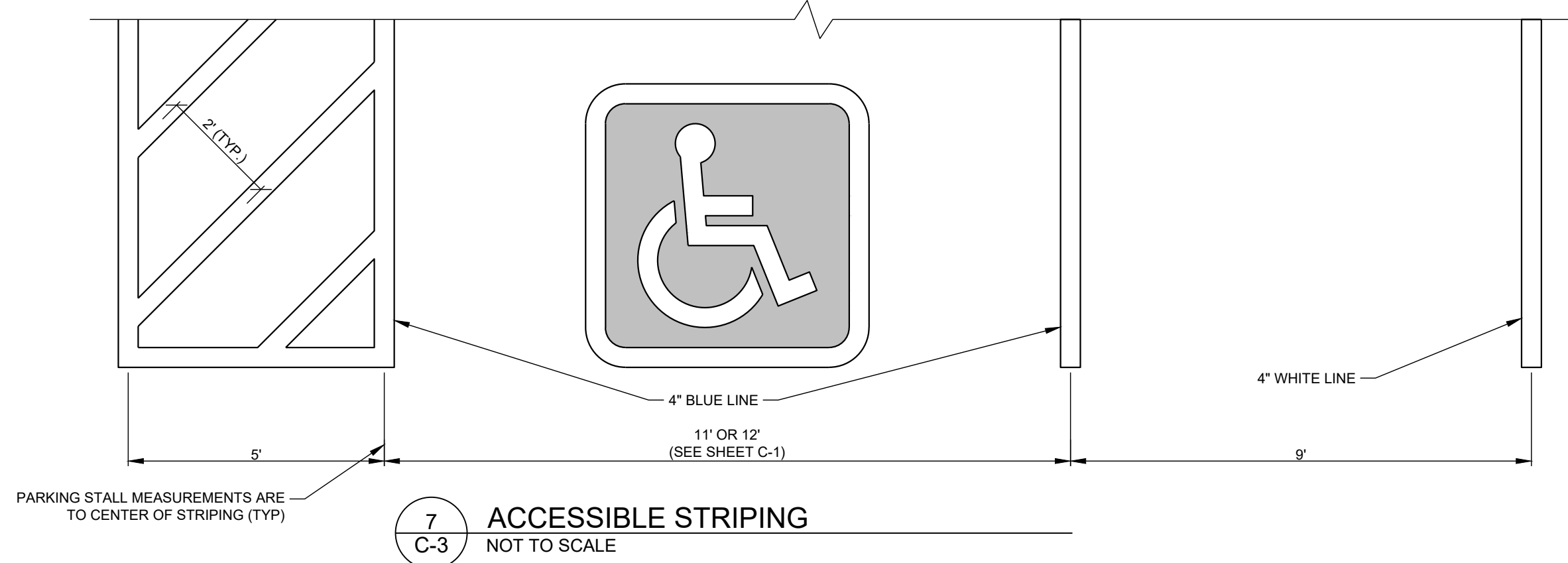
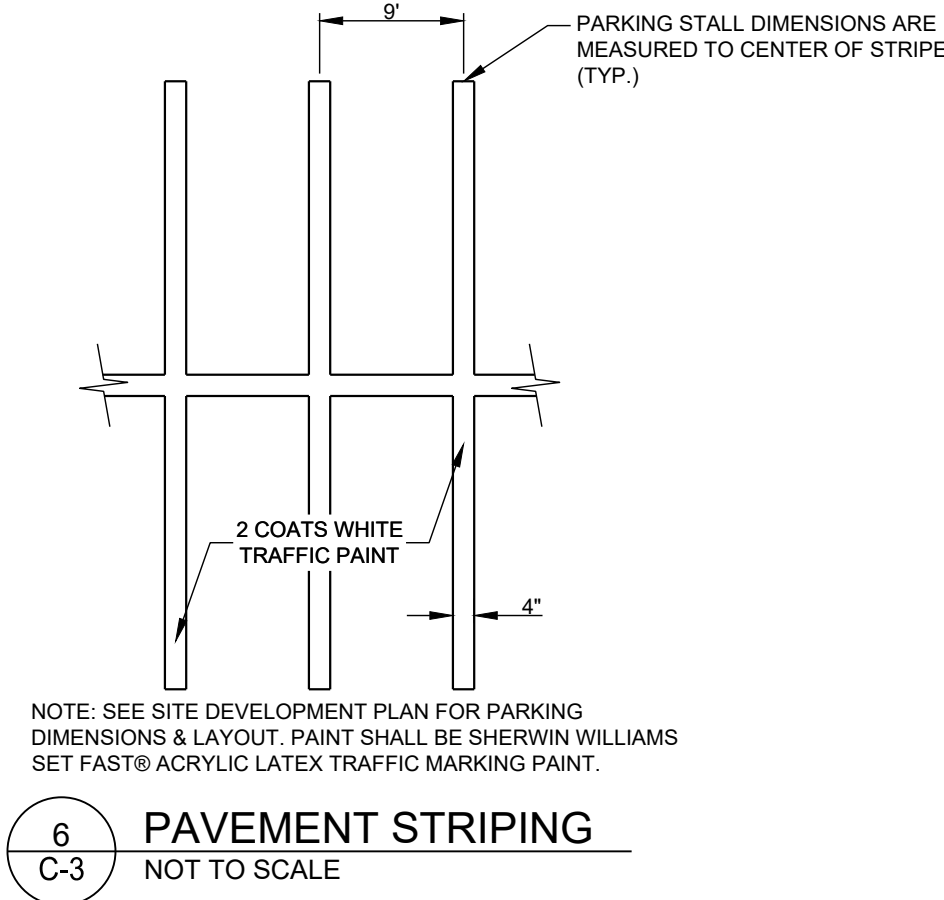
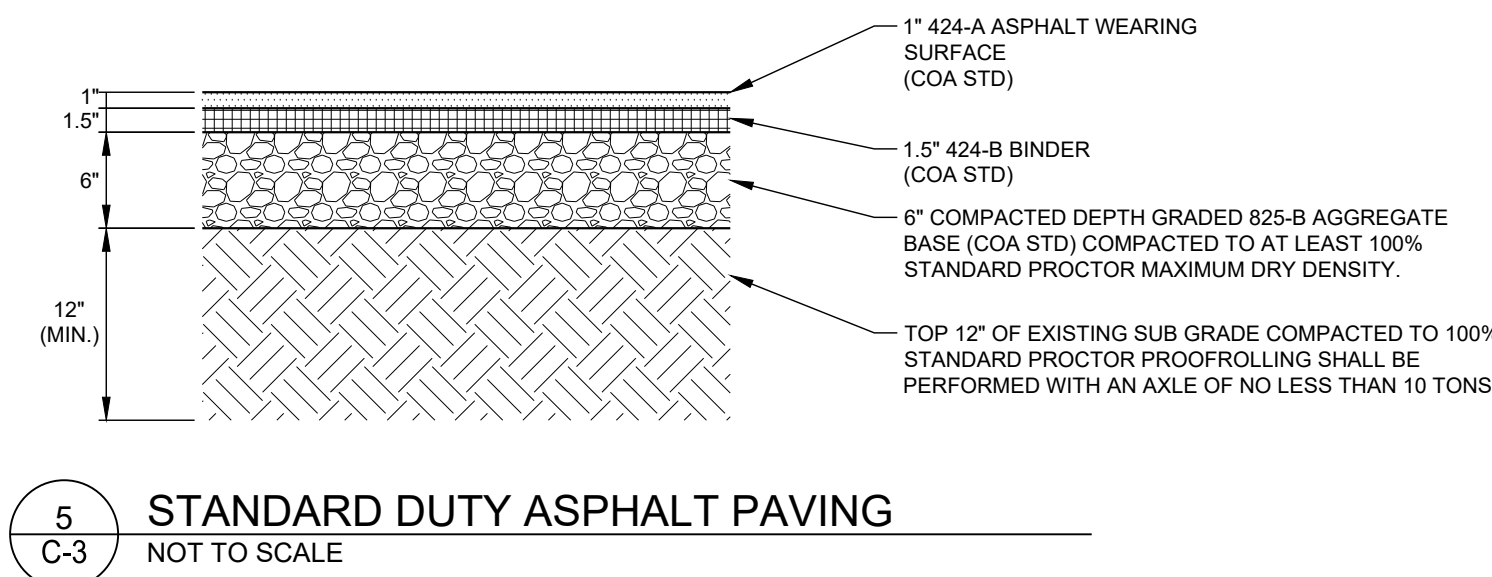
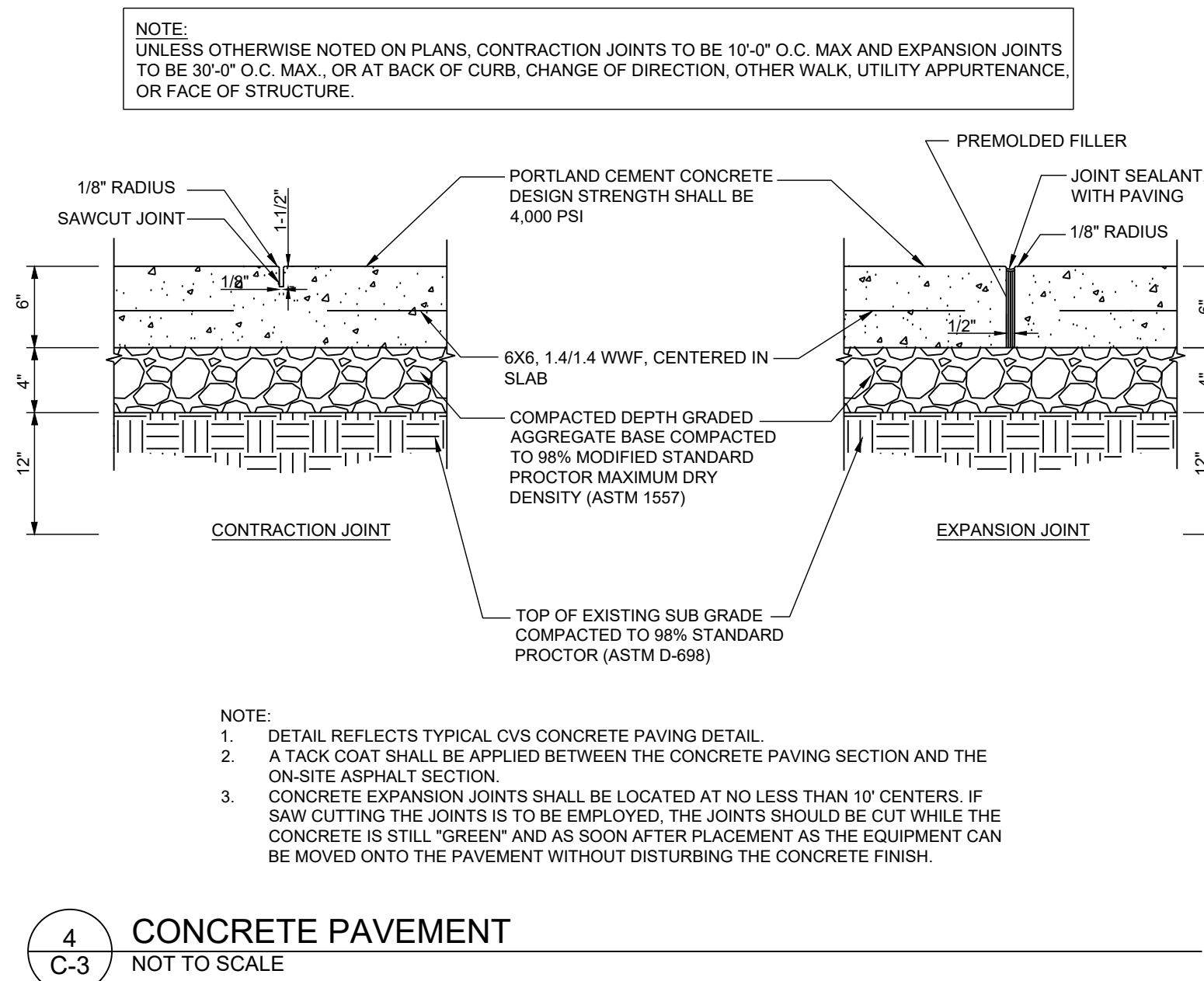
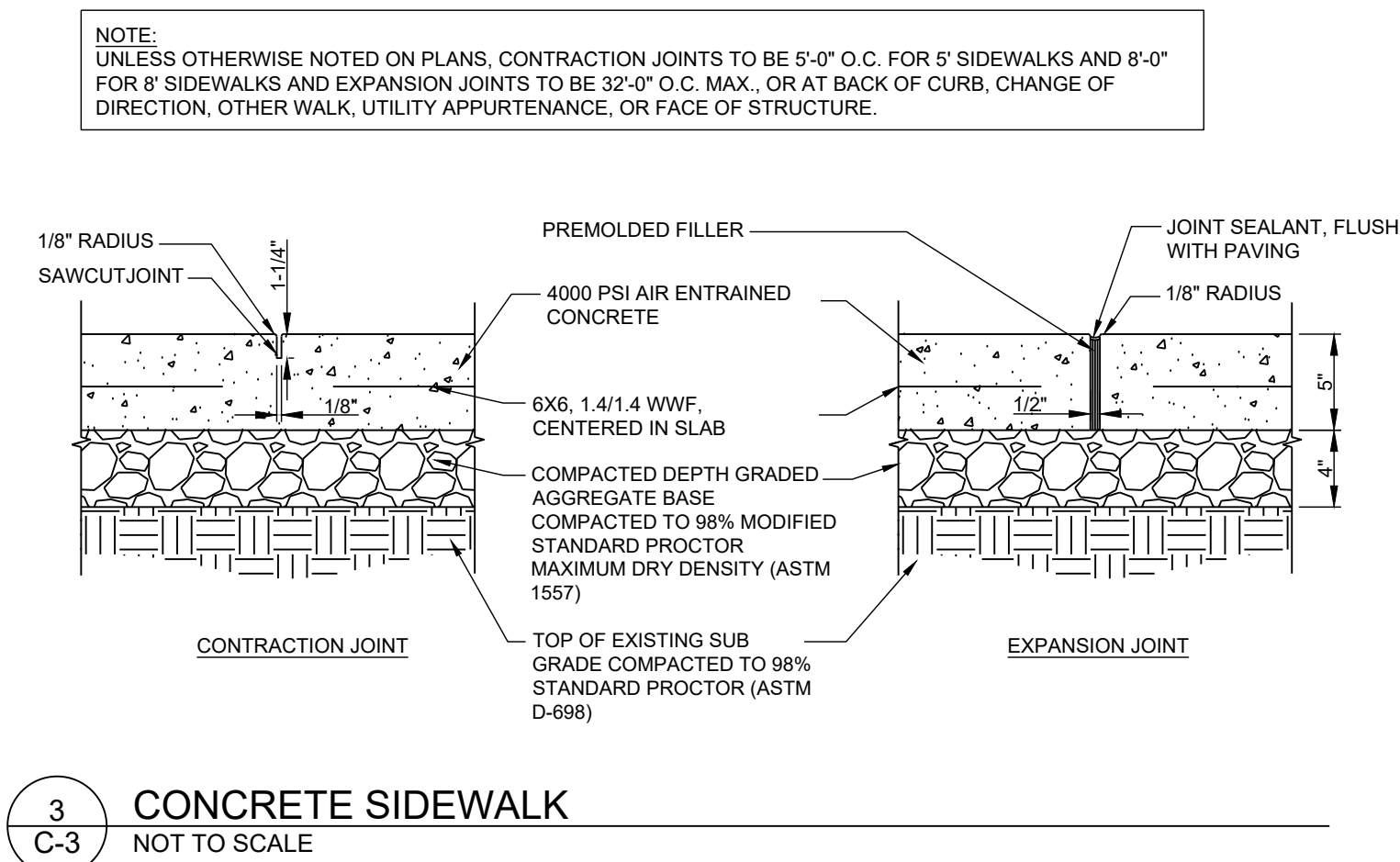
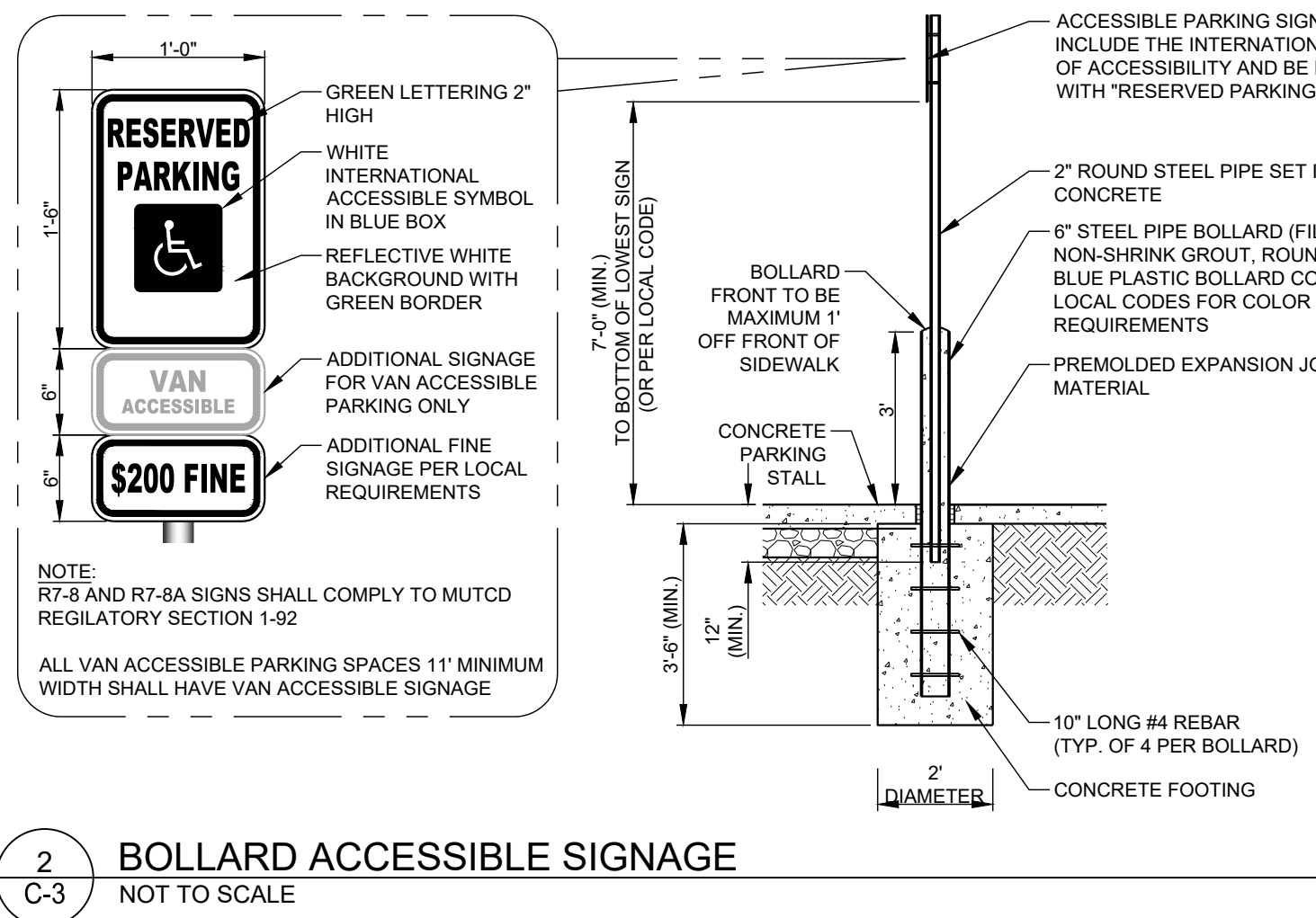
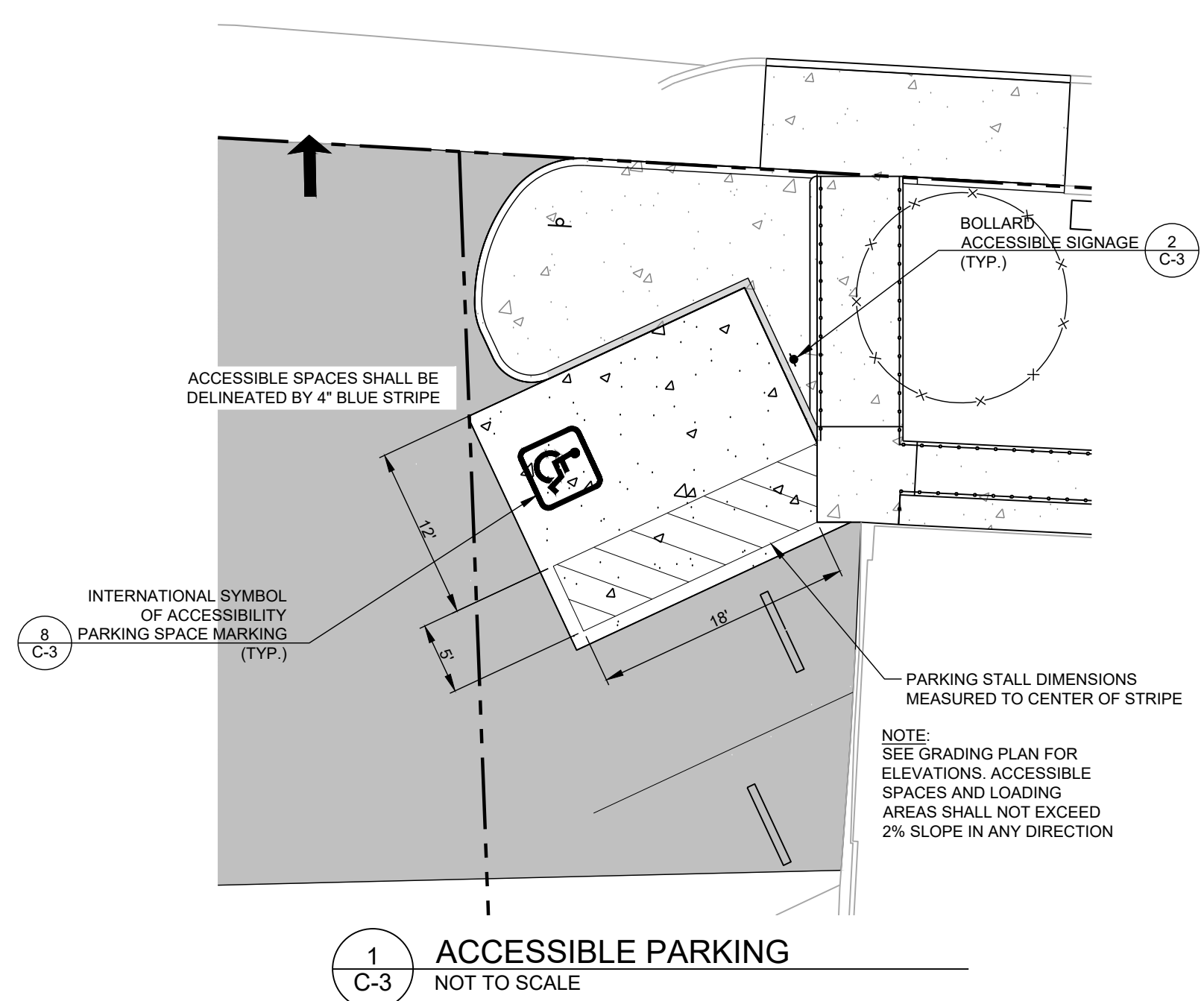
2550-001

DRAWING TITLE:

GRADING &
DRAINAGE PLAN

SHEET NUMBER:

C-2



AUBURN CITY HALL MODIFICATIONS
CONSTRUCTION DOCUMENTS - BID SET
CITY OF AUBURN
144 TICHENOR AVE. AUBURN, AL 36830
2550-001

KEY PLAN:

ARCHITECT OF RECORD:
WILLIAMS
BLACKSTOCK
ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:
07-27-2026

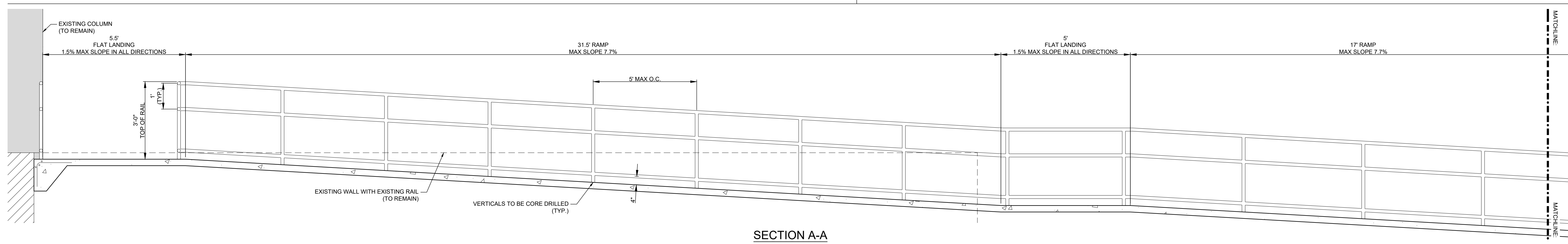
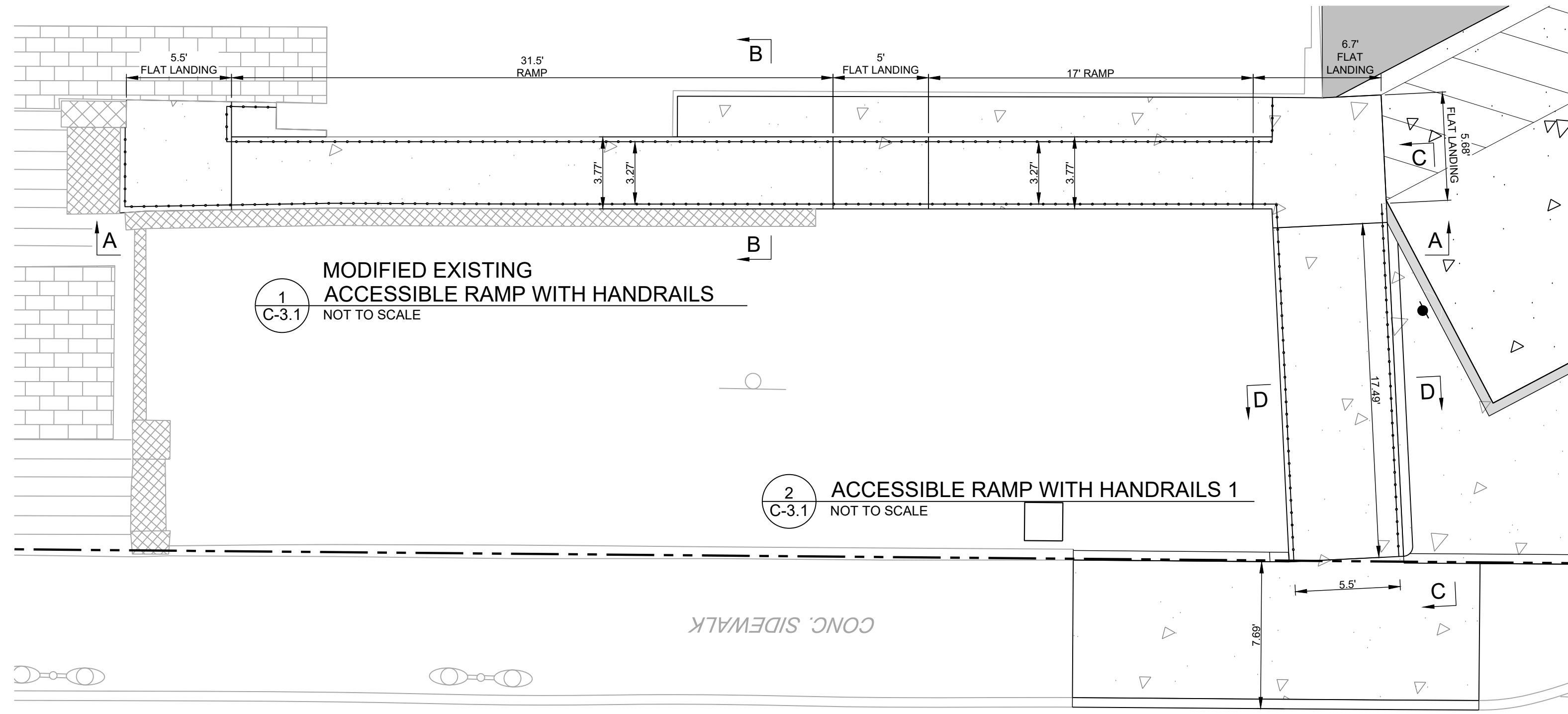
REVISIONS:

NO. DATE DESCRIPTION

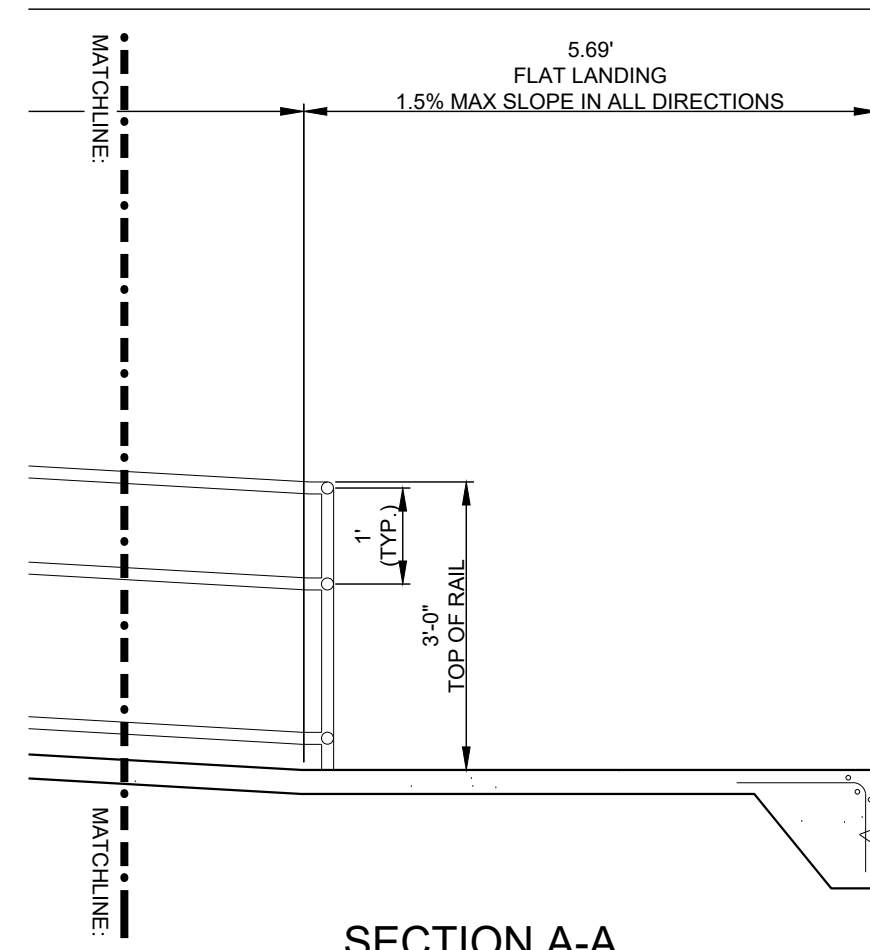
PROJECT NUMBER:
2550-001

DRAWING TITLE:
PAVING &
CONSTRUCTION

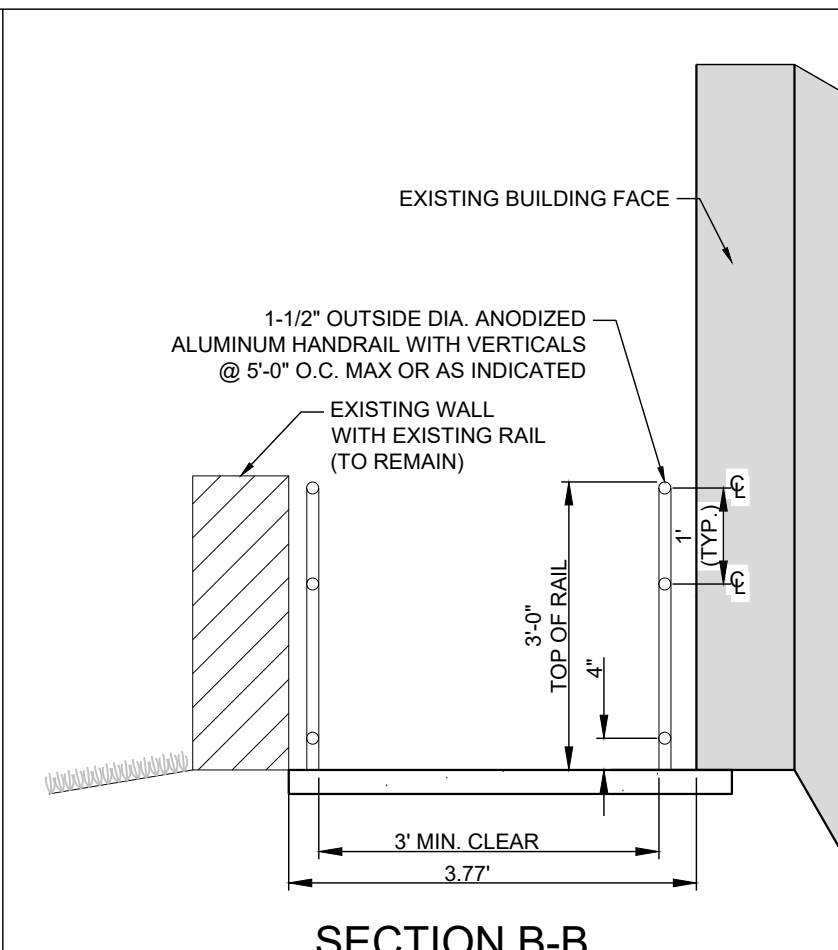
SHEET NUMBER:
C-3



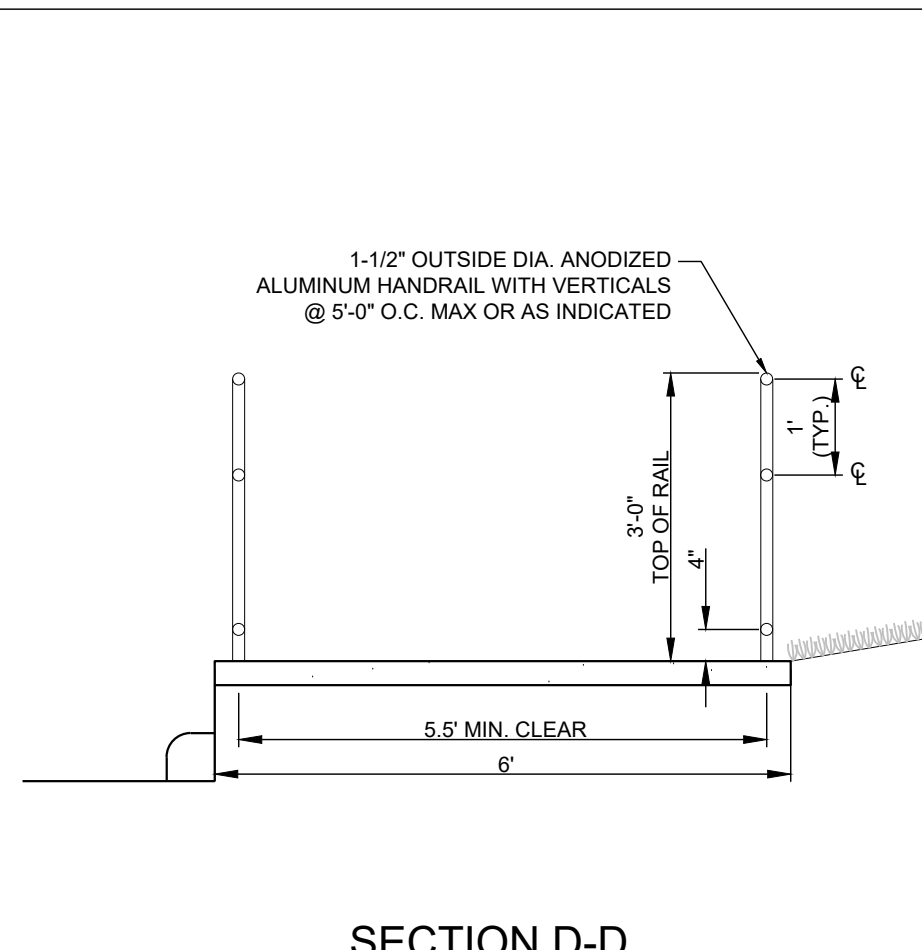
SECTION A-A



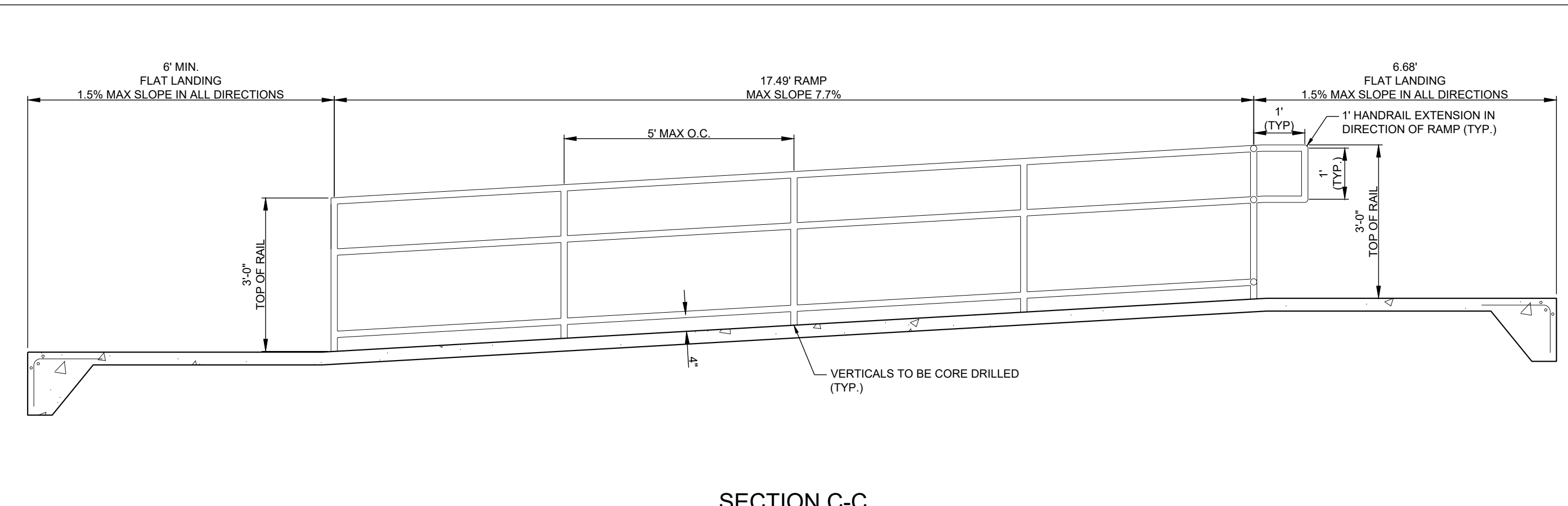
SECTION A-A



SECTION B-B



SECTION D-D



SECTION C-C



AUBURN CITY HALL MODIFICATIONS
CONSTRUCTION DOCUMENTS - BID SET
 CITY OF AUBURN
 144 TICHENOR AVE, AUBURN, AL 36830
 2550-001

KEY PLAN:

ARCHITECT OF RECORD:
**WILLIAMS
 BLACKSTOCK
 ARCHITECTS**

2204 FIRST AVENUE SOUTH, SUITE 200
 BIRMINGHAM, ALABAMA 35233

ISSUE DATE:
07-27-2026

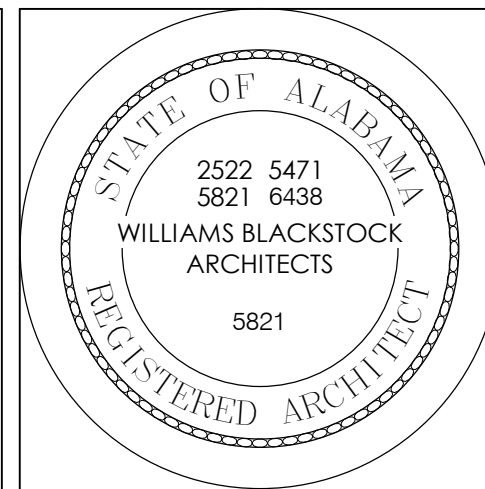
REVISIONS:

NO. DATE DESCRIPTION

PROJECT NUMBER:
2550-001

DRAWING TITLE:
**PAVING &
 CONSTRUCTION**

SHEET NUMBER:
C-3.1



KEY PLAN:		
ARCHITECT OF RECORD:		
WILLIAMS BLACKSTOCK ARCHITECTS		
2204 FIRST AVENUE SOUTH, SUITE 200 BIRMINGHAM, ALABAMA 35233		
ISSUE DATE:		
7/27/2026		
REVISIONS:		
NO.	DATE	DESCRIPTION
PROJECT NUMBER:		
25.003.00		
DRAWING TITLE:		
DEMOLITION FLOOR PLANS		
SHEET NUMBER:		
ADI01		

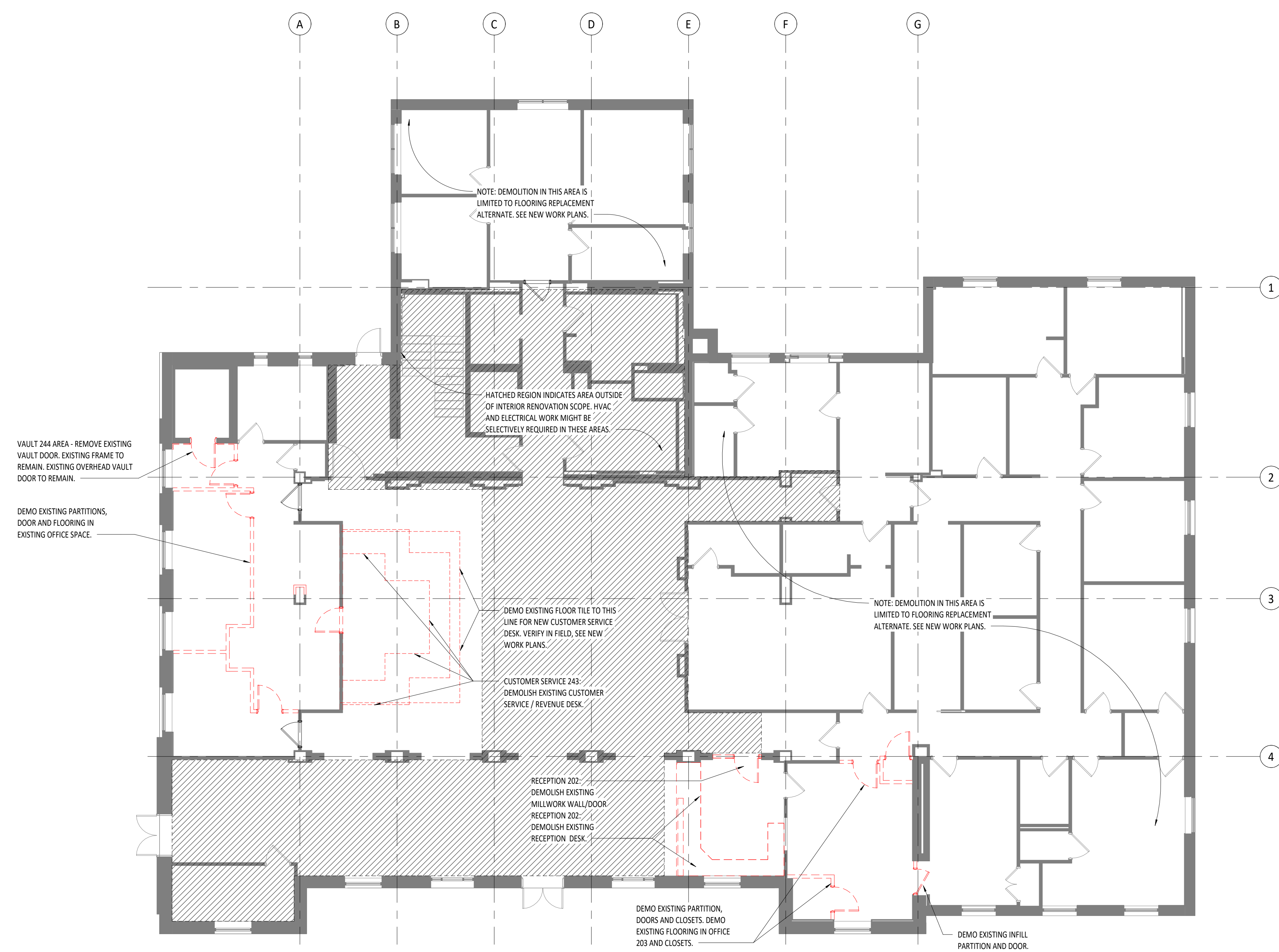
DEMOLITION GENERAL NOTES

1. DEMOLITION COORDINATION WITH NEW WORK: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CAREFULLY REVIEWING THE NEW WORK REQUIRED OF ALL TRADES (M/E/P/FP, CIVIL, STRUCTURAL, LANDSCAPE, ARCH, AND THIRD PARTY VENDORS) IN TANDUM WITH THE SITE CONDITIONS. THE ARCHITECTURAL DEMOLITION PLANS ARE DIAGRAMMATIC AND DO NOT SHOW EVERY NUANCED LOCATION REQUIRED FOR TRENCHING, BORING, AND SELECTIVE DEMOLITION REQUIRED TO CONSTRUCT THE NEW SCOPE. THE GENERAL CONTRACTOR SHALL REVIEW AND COORDINATE THE NEW SCOPE SHOWN BY ALL TRADES AND PROPERLY EXECUTE THE SELECTIVE DEMOLITION REQUIRED TO CONSTRUCT THE NEW SCOPE PER THE CONTRACT DOCUMENTS. THE MEANS AND METHODS, SEQUENCE, AND SCHEDULING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

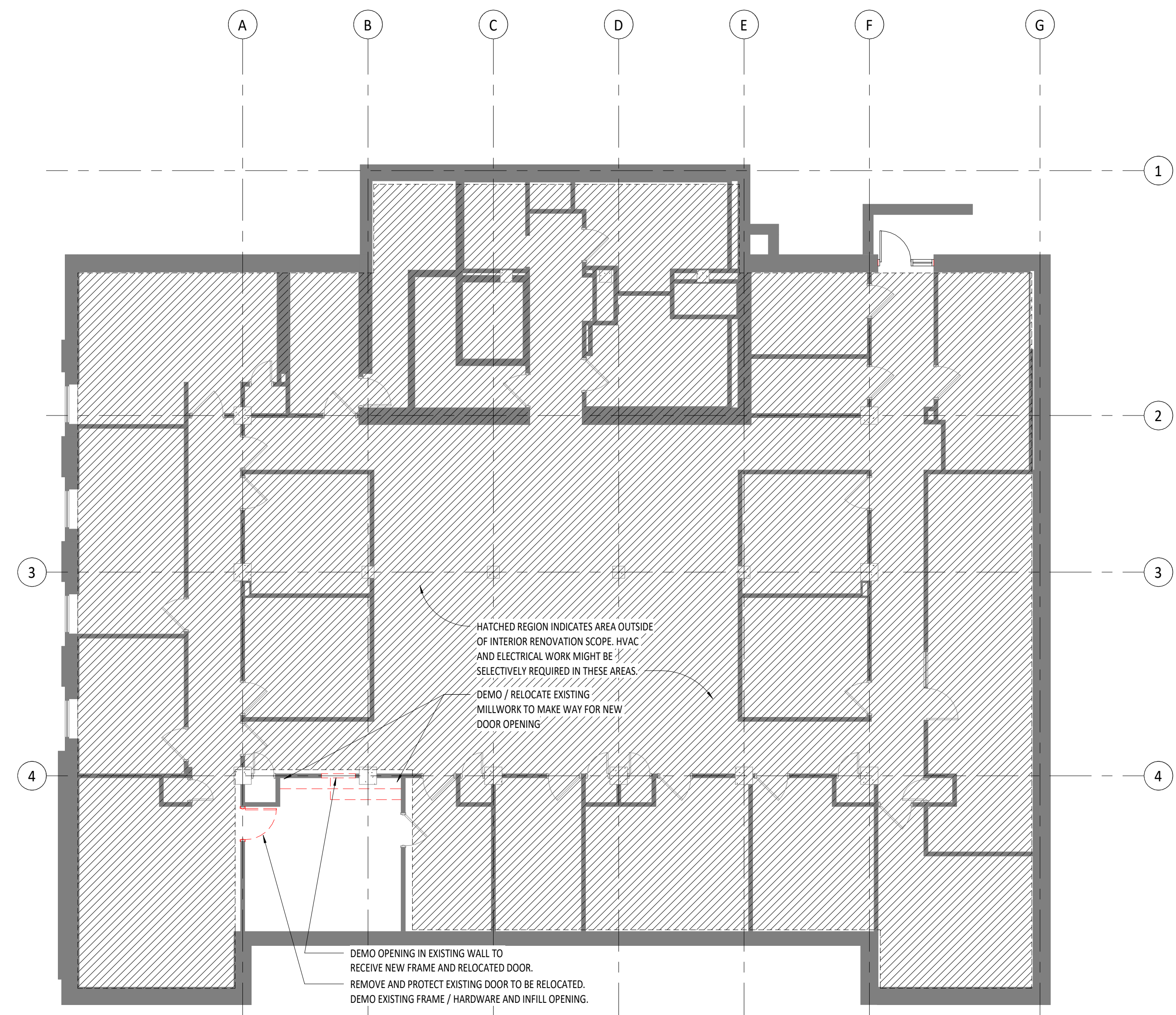
THE GENERAL CONTRACTOR SHALL ATTEND A DEMOLITION PRE-CONSTRUCTION SITE WALK WITH THE MAJOR SUB-CONTRACTORS, OWNER, AND ARCHITECT, TO REVIEW THE EXISTING CONDITIONS AS COMPARED TO THE NEW WORK. ALL AREAS SHALL BE SURVEYED BY CONTRACTOR, ARCHITECT AND OWNER PRIOR TO DEMOLITION. EXISTING CONSTRUCTION REMAINING AFTER DEMOLITION THAT INTERFERES WITH NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS WITH DEMOLITION DOCUMENTS AND COORDINATE WITH ARCHITECT ON ANY DISCREPANCIES PRIOR TO DEMOLITION.
2. ALL DEMOLITION AND REMOVALS SHALL BE IN STRICT ACCORDANCE WITH LOCAL AUTHORITIES HAVING JURISDICTION. IF THE DEMOLITION PROCESS RESULTS IN AN UNSAFE WORKING ENVIRONMENT, STOP WORK IMMEDIATELY AND NOTIFY APPROPRIATE AUTHORITIES, OWNER AND THE ARCHITECT PRIOR TO PROCEEDING. IF ANY UNKNOWN SUBSTANCES OR HAZARDOUS MATERIALS ARE ENCOUNTERED, NOTIFY ARCHITECT IMMEDIATELY.
3. PROVIDE ALL LIFE SAFETY SYSTEMS INCLUDING, BUT NOT LIMITED TO TEMPORARY LIGHTING, BARRICADES, GUARD RAILS AND VENTILATION SYSTEMS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS (OSHA).
4. THE CONTRACTOR SHALL NOT IN ANY WAY DAMAGE THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING. IF ANY QUESTION ARISES ABOUT THE STRUCTURAL SIGNIFICANCE OF ANY ITEM SHOWN TO BE REMOVED, CONTACT THE ARCHITECT BEFORE PROCEEDING.
5. ANY SYSTEMS THAT ARE REMOVED THAT WERE CONNECTED TO A UTILITY SHALL BE REMOVED BY A TRADE FAMILIAR WITH THAT UTILITY. CAP ALL REMAINING UTILITIES AND MARK THEIR LOCATION AT THE SITE AND ON THE AS BUILT RECORD SET DOCUMENTS. NOTIFY THE UTILITY COMPANY, THE ARCHITECT AND THE OWNER OF INTENTIONS PRIOR TO PROCEEDING WITH THE REMOVAL PROCESS.
6. AS WASTE MATERIALS ARE GENERATED, IMMEDIATELY REMOVE AND LEGALLY DISPOSE OF THE DEBRIS AWAY FROM THE PREMISES SO AS TO ASSURE A CLEAR WORKING ENVIRONMENT. COORDINATE WITH THE ARCHITECT AND THE OWNER FOR AN ACCEPTABLE REMOVAL PROCESS.
7. PROTECT ALL EXISTING ON-SITE AND OFF-SITE CONSTRUCTION THAT IS TO REMAIN. ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN AS A PART OF THE COMPLETED WORK AND CAUSED BY THE DEMOLITION PROCESS WILL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST.
8. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SELECTIVE DEMOLITION REQUIREMENTS FOR LIGHTING FIXTURES, ELECTRICAL WIRING, MECHANICAL DUCTWORK, MECHANICAL EQUIPMENT AND CONTROLS.
9. WHERE REMOVAL OF EXISTING FLOOR FINISHES IS NOTED, REMOVE THE FINISH, SUBSTRATE, ADHESIVES, PEDESTALS, FIXTURE BASES, AND CURBS TO STRUCTURAL SLAB UNLESS OTHERWISE NOTED.

DEMOLITION LEGEND

- EXISTING STRUCTURE TO REMAIN
- NO DEMOLITION IN EXISTING AREA
- EXISTING STRUCTURE TO BE DEMOLISHED
- EXISTING EQUIPMENT AND MILLWORK TO BE DEMOLISHED
- EXISTING DOOR, DOOR FRAME AND DOOR HARDWARE TO BE DEMOLISHED

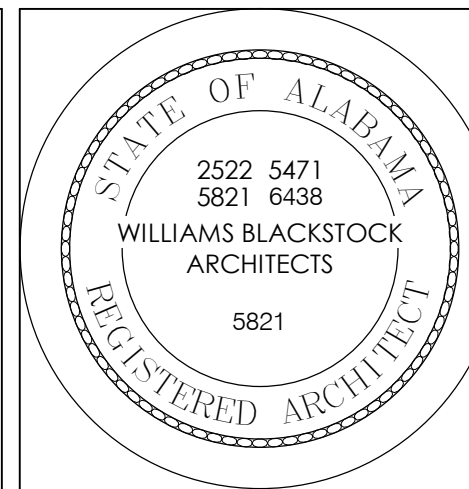


2 LEVEL I - DEMOLITION FLOOR PLAN
SCALE: 1/8" = 1'-0" REF: 1/11 X 17 P



LEVEL B - DEMOLITION FLOOR PLAN
SCALE: 1/8" = 1'-0"





KEY PLAN:		
ARCHITECT OF RECORD:		
WILLIAMS BLACKSTOCK ARCHITECTS		
2204 FIRST AVENUE SOUTH, SUITE 200 BIRMINGHAM, ALABAMA 35233		
ISSUE DATE:		
7/27/2026		
REVISIONS:		
NO.	DATE	DESCRIPTION
PROJECT NUMBER:		
25.003.00		
DRAWING TITLE:		
DEMOLITION - REFLECTED CEILING PLANS		
SHEET NUMBER:		
ADIII		

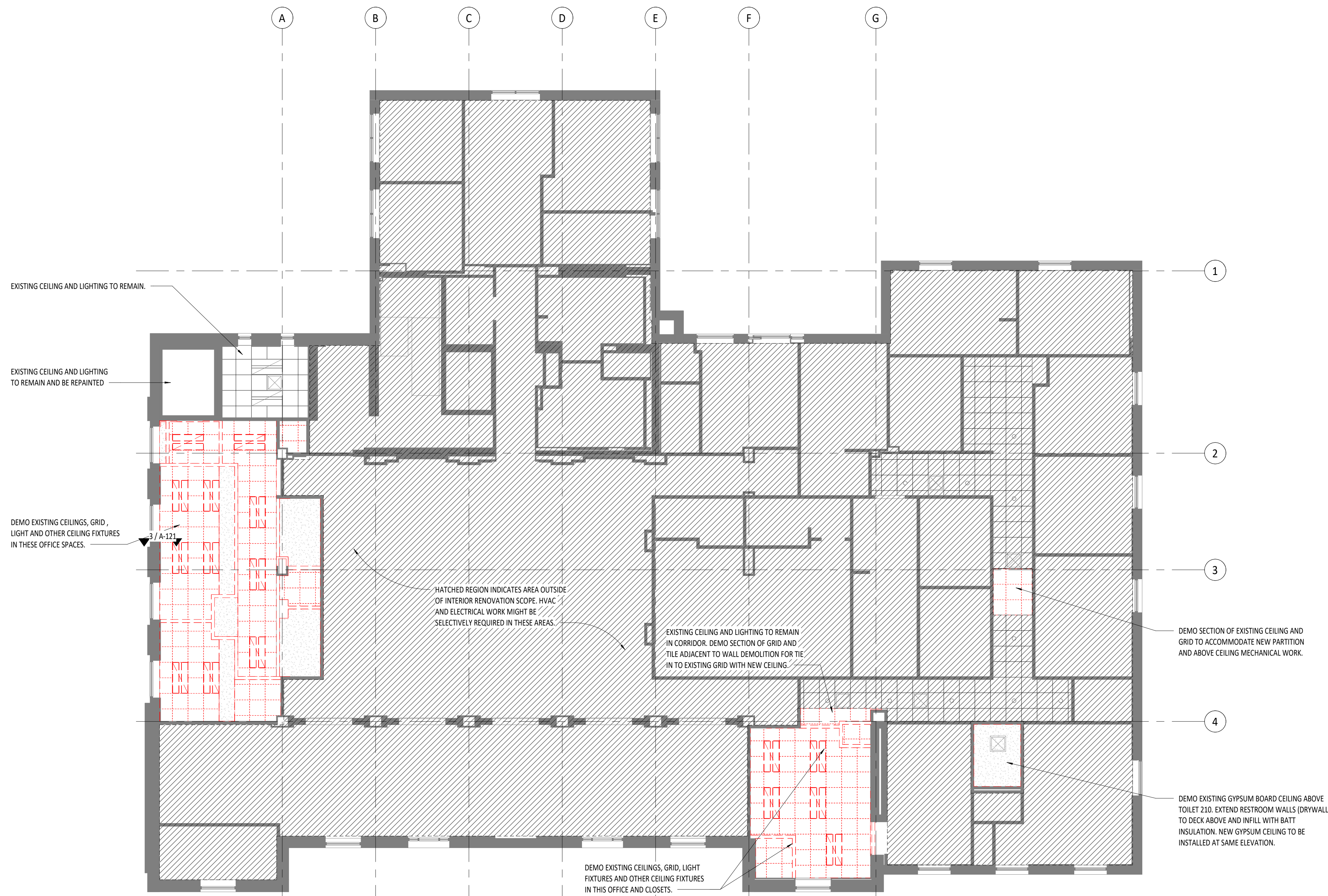
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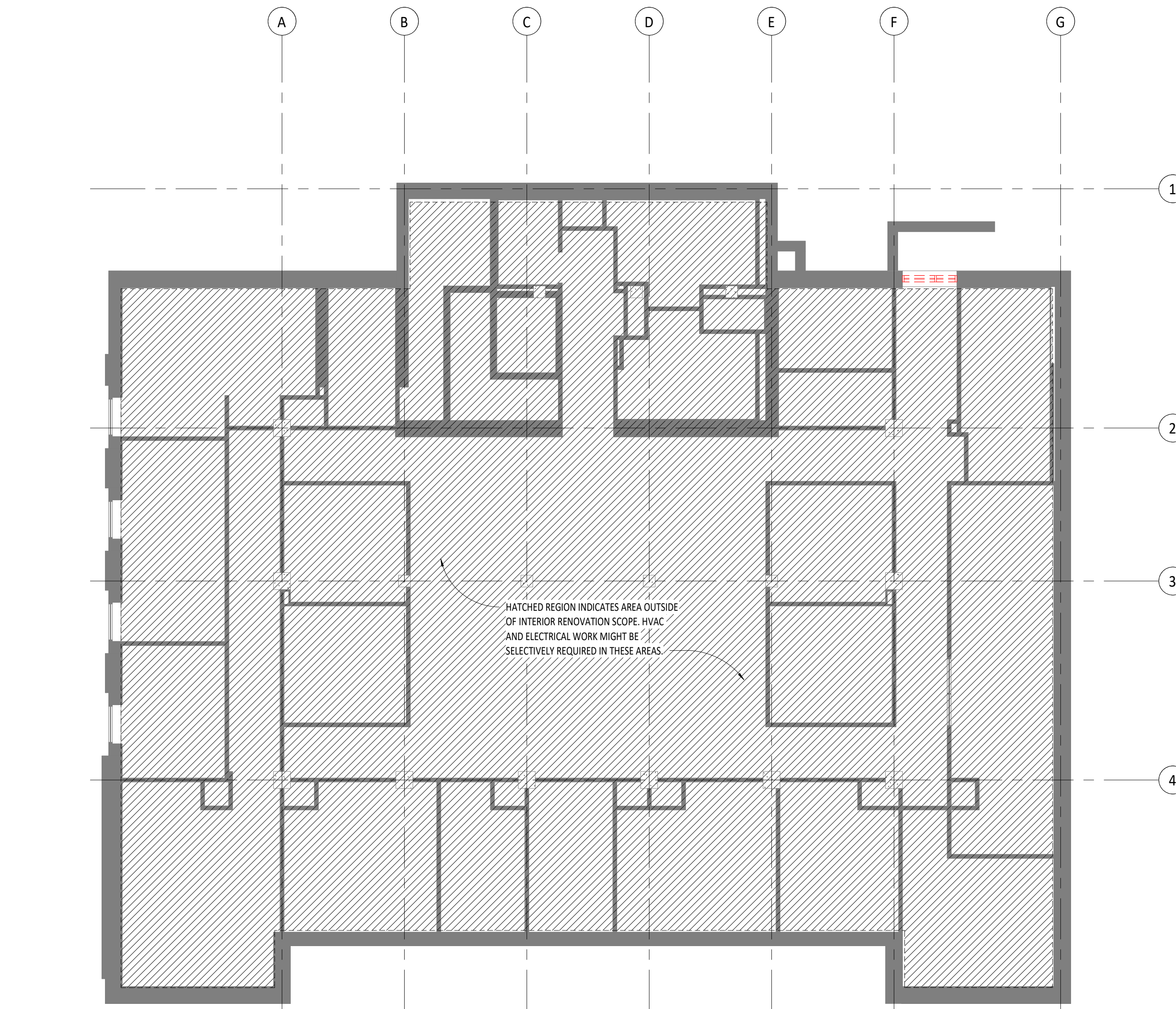
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	EXISTING STRUCTURE TO BE DEMOLISHED
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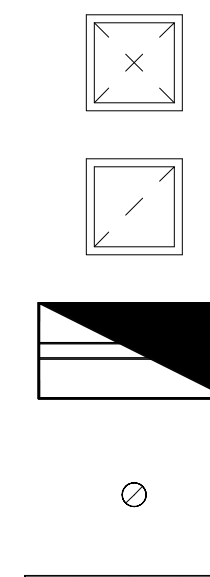


2 LEVEL I - DEMOLITION REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0" REF: 1/11 X 17 P



LEVEL B - DEMOLITION REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"





2X2 SUPPLY AIR DIFFUSER (EXISTING SHOWN FOR
REFERENCE, SEE MECHANICAL PLANS FOR NEW WORK)

2X2 RETURN AIR GRILLE (EXISTING SHOWN FOR REFERENCE,
SEE MECHANICAL PLANS FOR NEW WORK)

2X4 RECESSED LED FIXTURE - REFER TO ELECTRICAL PLANS
FOR LIGHT FIXTURE SCHEDULE

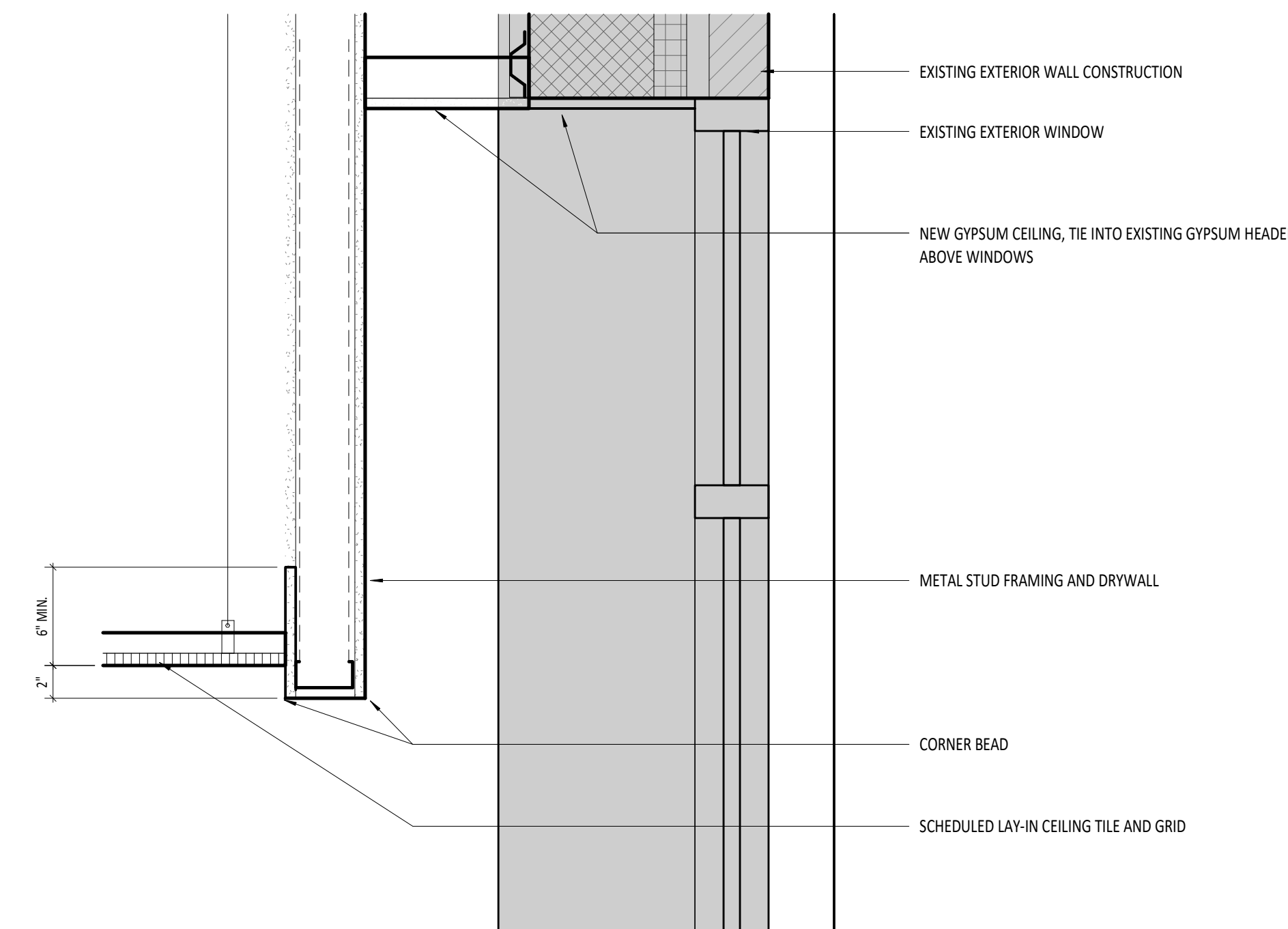
RECESSED DOWNLIGHT FIXTURE (EXISTING SHOW FOR
REFERENCE, SEE ELECTRICAL PLANS FOR NEW WORK)

L-1-R - RECESSED LINEAR FIXTURE EQUAL TO : 3G-1RMZSL-
D750-H90-30K-3SD-UNV-DALI-BT-BK-BLV-EMC-5 - (X)

- CEILING NOTES**
1. REFER TO SYMBOL LEGEND ON G-000.
 2. REFLECTED CEILING PLANS ARE INTENDED TO SHOW FIXTURE LOCATIONS /
TYPES, CEILING TYPE AND CEILING CONDITION ONLY. REFER TO ELECTRICAL
DRAWINGS FOR ELECTRICAL DESIGN INFORMATION.
 3. ALL LIGHT FIXTURES SHALL BE LOCATED CENTERED IN CEILING TILES.
 4. PLASTIC LABELS / PROTECTIVE FILMS SHALL BE REMOVED FROM ALL
FIXTURES AT PROJECT COMPLETION.
 5. REFER TO ELECTRICAL LIGHTING PLANS FOR FIXTURE SPECIFICATIONS,
SWITCHING AND OCCUPANCY SENSORS.
 6. REFER TO ELECTRICAL LIGHTING PLANS FOR EXIT SIGN LOCATIONS.

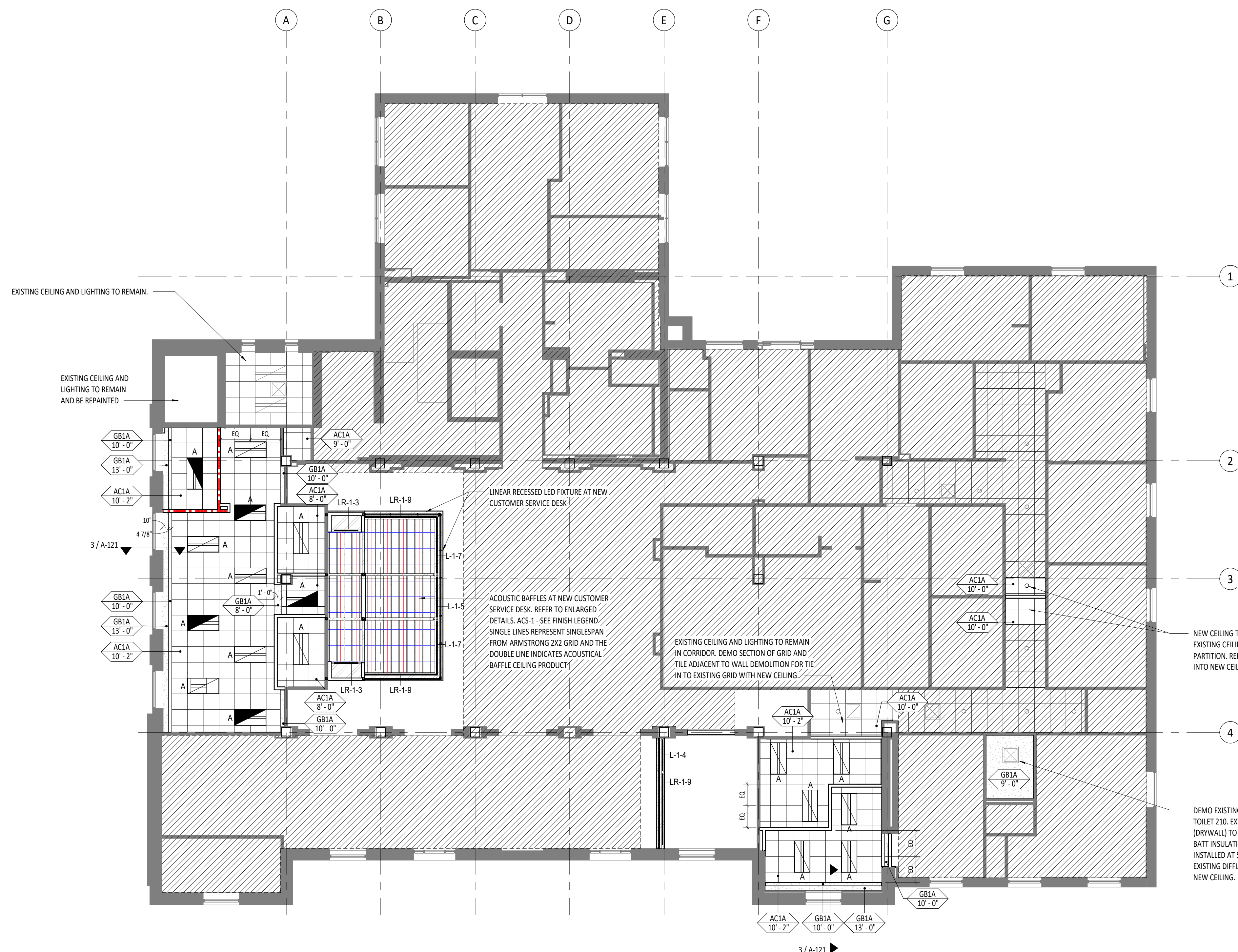
CEILING SYMBOL LEGEND & CEILING NOTES

SCALE: 1/4" = 1'-0"



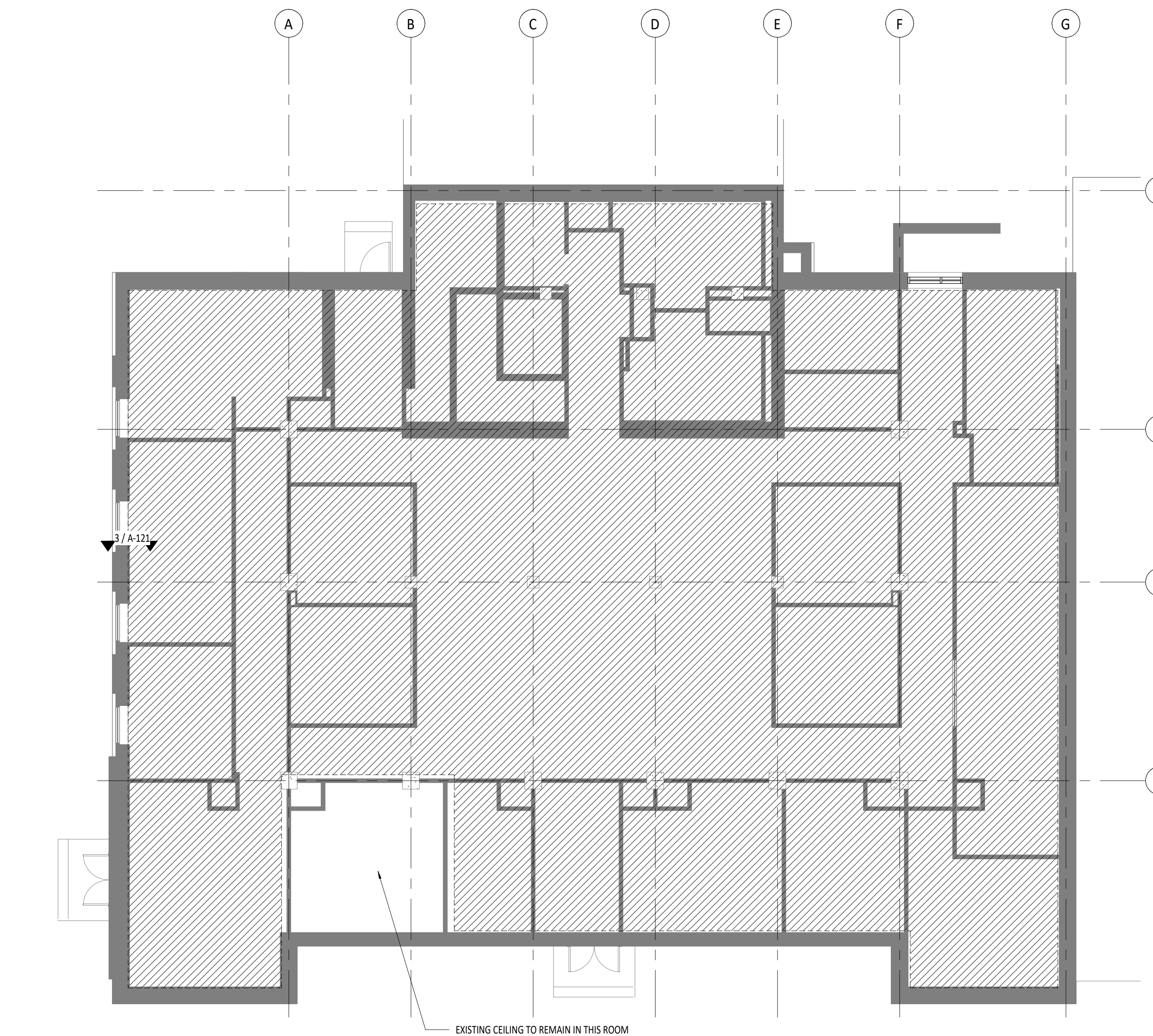
3 CEILING TRANSITION AT HIGH WINDOWS

SCALE: 1 1/2" = 1'-0" REF: 1 /A-121



2 LEVEL I - REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0" REF: 1 /I1 X 17 P



LEVEL B - REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"



F

G

1

2

3

4

ALTERNATE #1 - OCM WING FLOOR FINISH REPLACEMENT
PRICE FLOORING REPLACEMENT IN THE HIGHLIGHTED REGION AS BID ALTERNATE #1 (APPROXIMATE AREA IS 4350 SF. GC TO VERIFY.)

OFFICE [227]

CORR [209E]

RECEPTION [226]

COFFEE [202]

WORK [216]

OFFICE [228]

OFFICE [228B]

OFFICE [218]

OFFICE [217]

OFFICE [283]

CORR [206]

OFFICE [284]

CORR [207A]

CORR [207B]

OPEN OFF [208A]

OFFICE [X4]

TOILET [210]

STOR [211]

STOR [209]

OFFICE [221]

OFFICE [220]

TOILET [215]

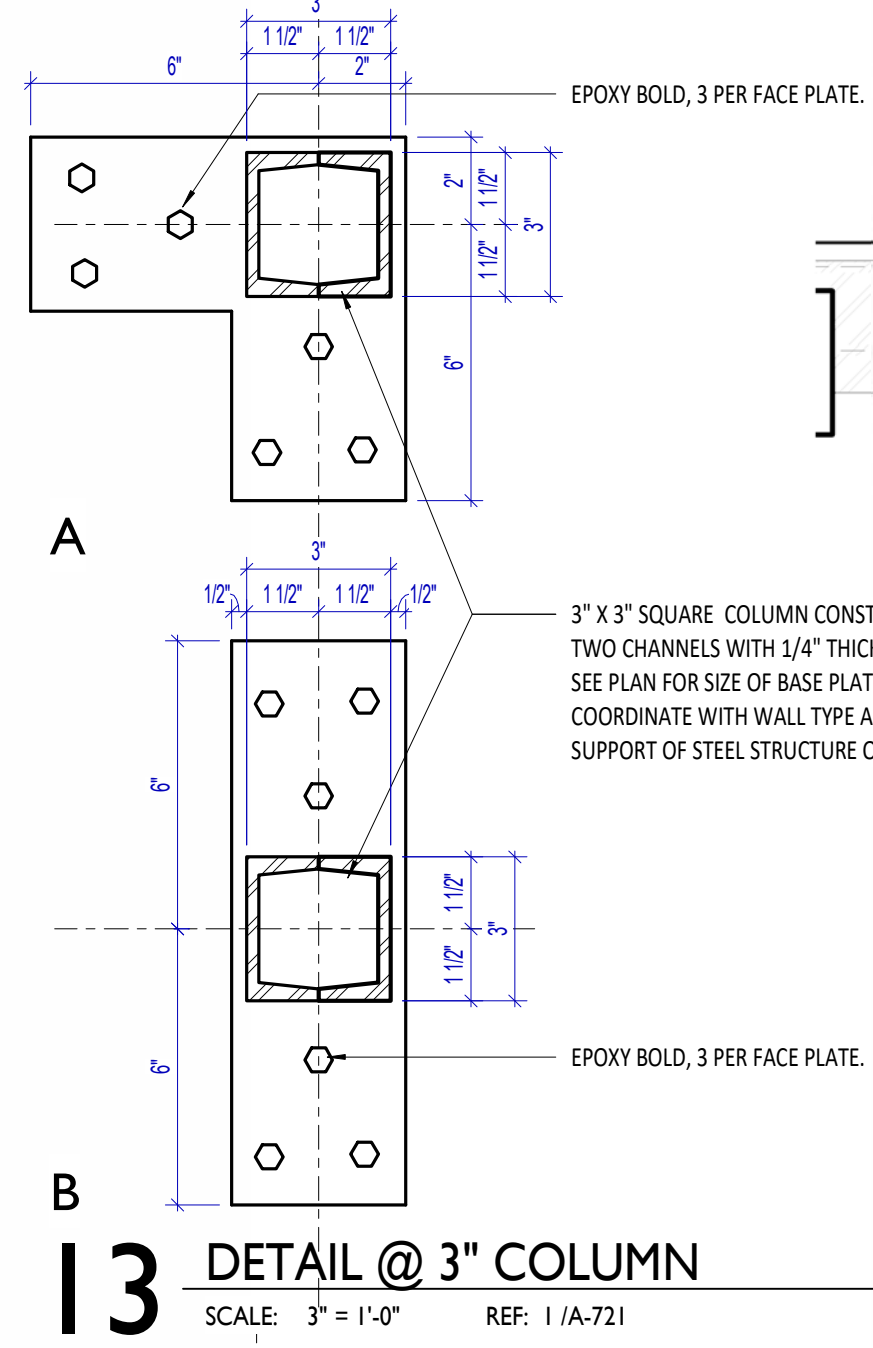
OFFICE [214]

TOILET [212]

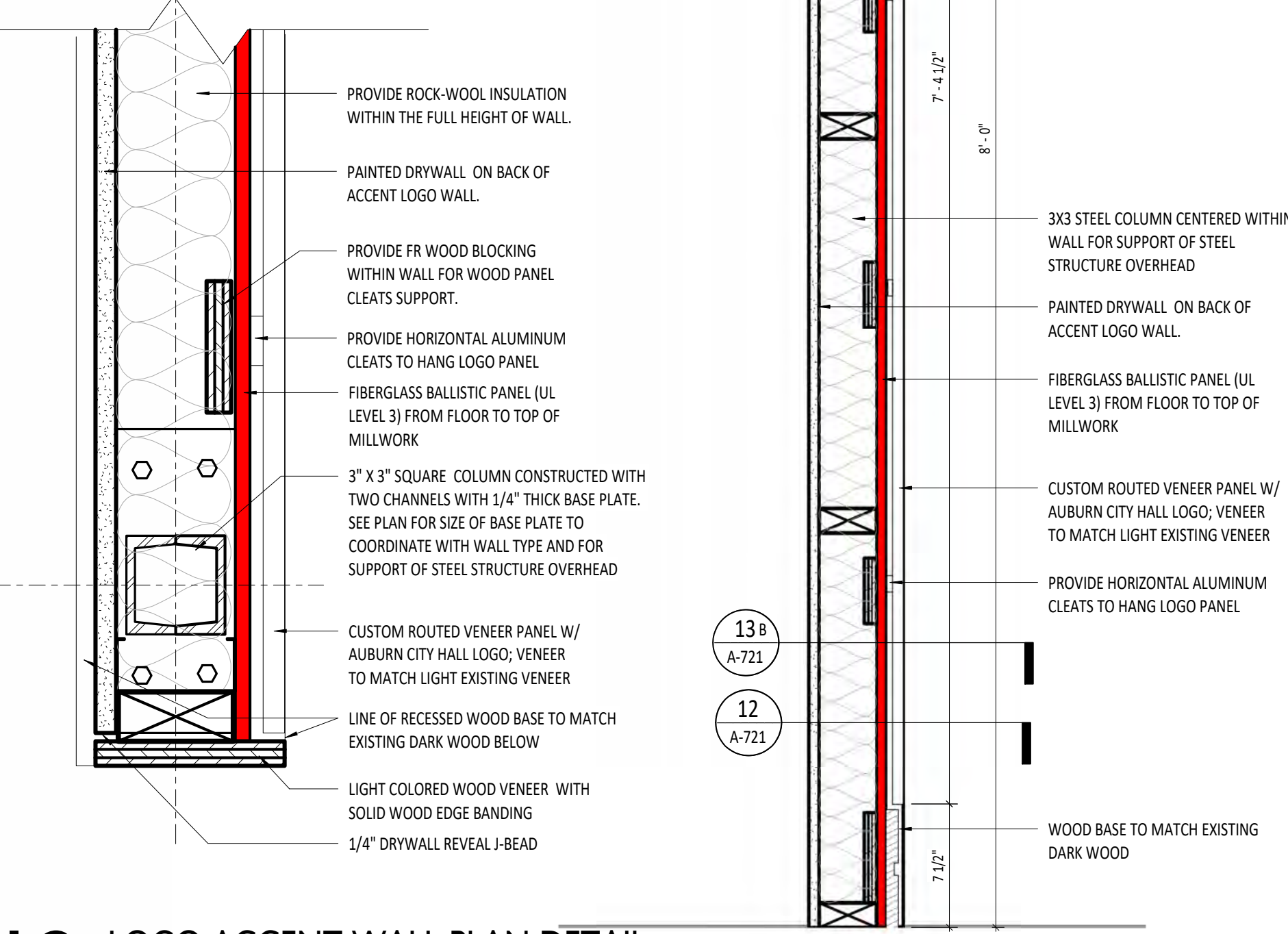
PROVIDE NEW PNT-1 AND RB1 FOR
NEW WALL, BOTH SIDES IN BASE BID.

BASE BID - CARPET REPLACEMENT:
(APPROXIMATE AREA IS 500 SF. GC TO VERIFY.)

Architectural floor plan of the 126th floor. The plan is overlaid with a grid system. Vertical grid lines are labeled A through G at the top. Horizontal grid lines are labeled 1 through 4 on the right side. The plan shows various rooms, including a large central area, several smaller rooms, and a corridor. A specific area is highlighted with a red outline and labeled 'IT OFFICE 126'. Another area is labeled 'RECP 126'. A note at the bottom left states: 'PROVIDE NEW PNT-1 & B-1 FOR NEW WALL, BOTH SIDES IN BASE BID'. The plan also includes a legend at the top with the following items: RECP, RB1, EXISTING TO REMAIN, PNT1, and EXISTING TO REMAIN.

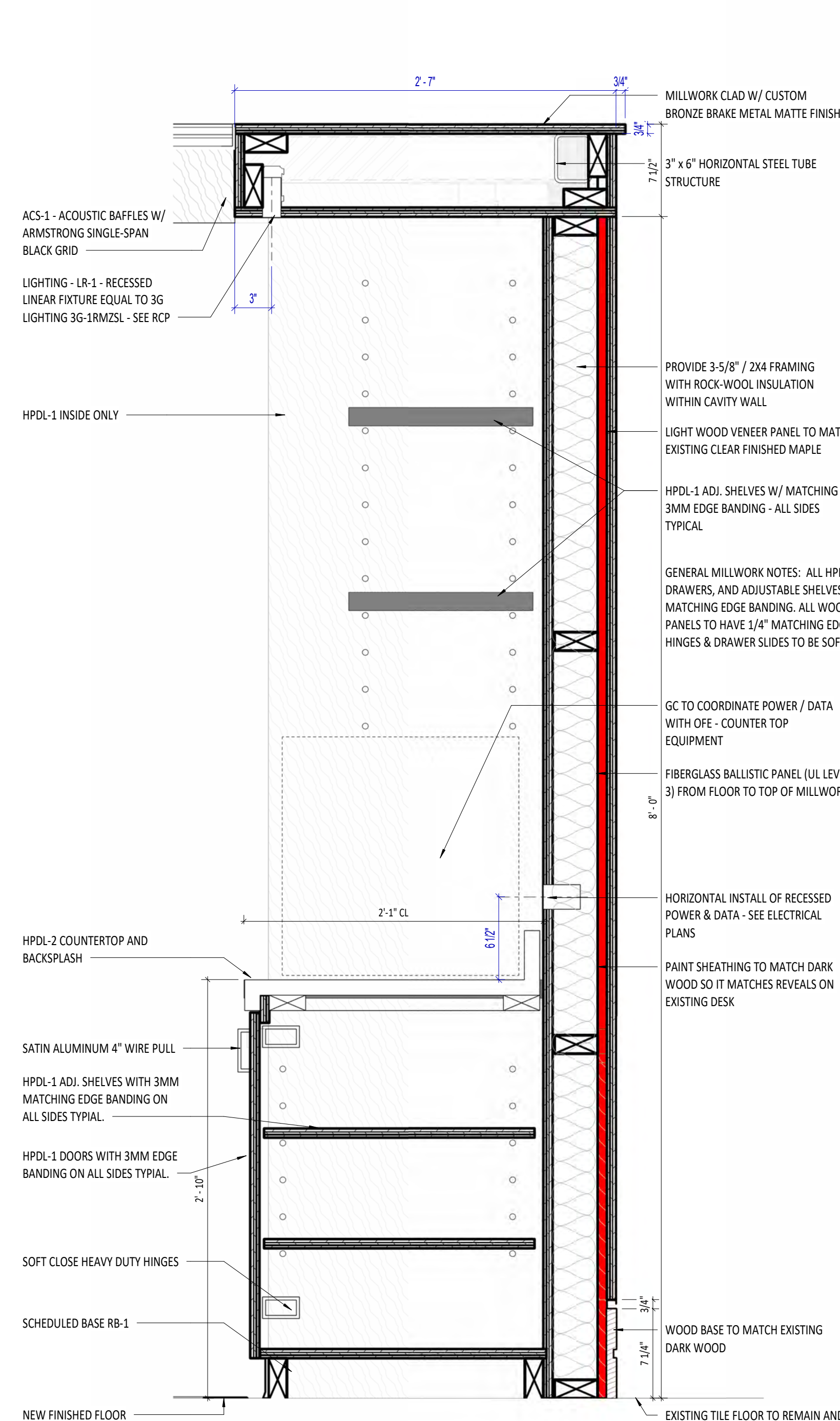


13 DETAIL @ 3" COLUMN
SCALE: 3" = 1'-0" REF: 1/A-721

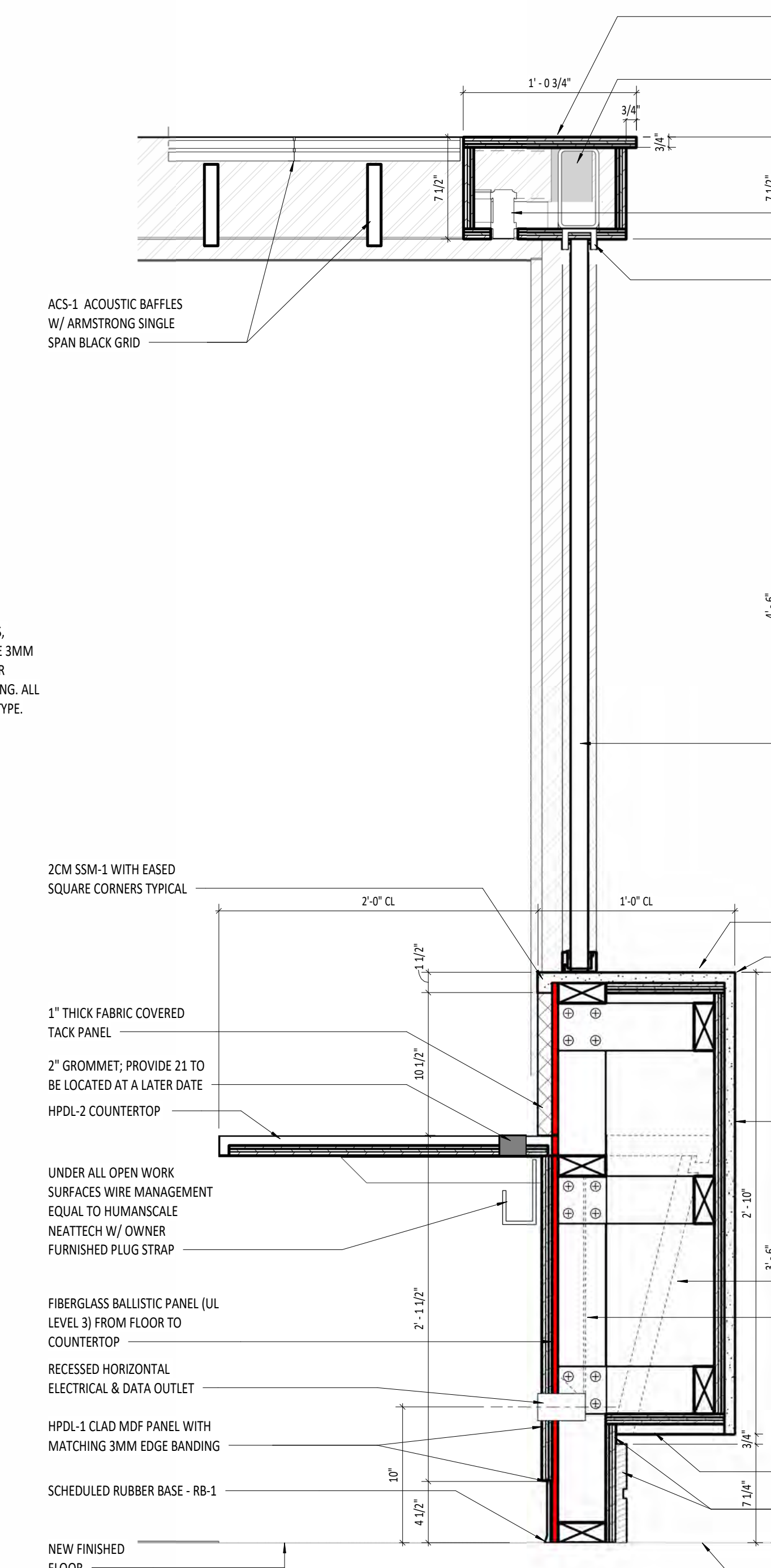


12 LOGO ACCENT WALL PLAN DETAIL
SCALE: 3" = 1'-0" REF: 1/A-721

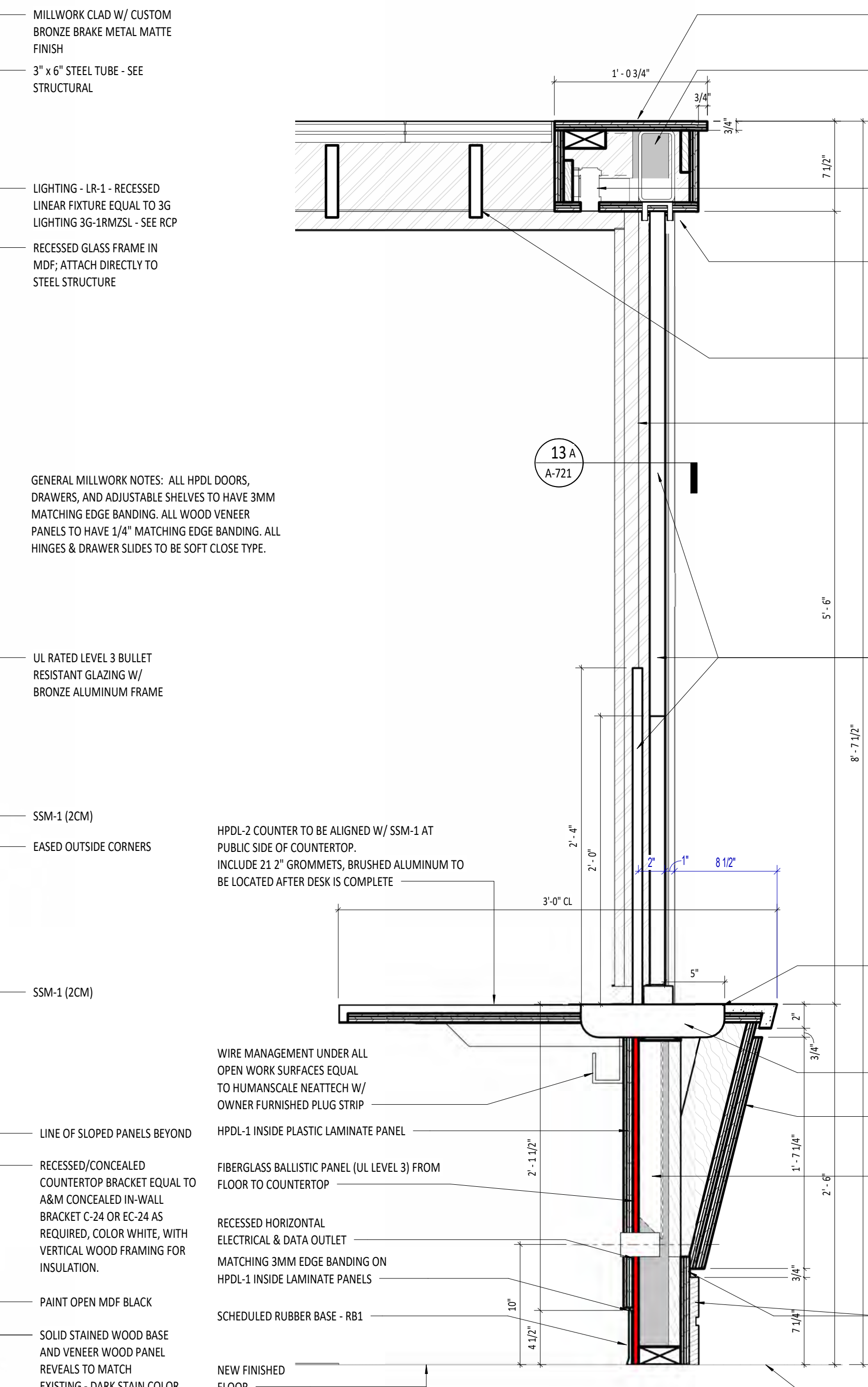
11 MILLWORK DTL - LOGO PANEL
SCALE: 1 1/2" = 1'-0" REF: 1/A-721



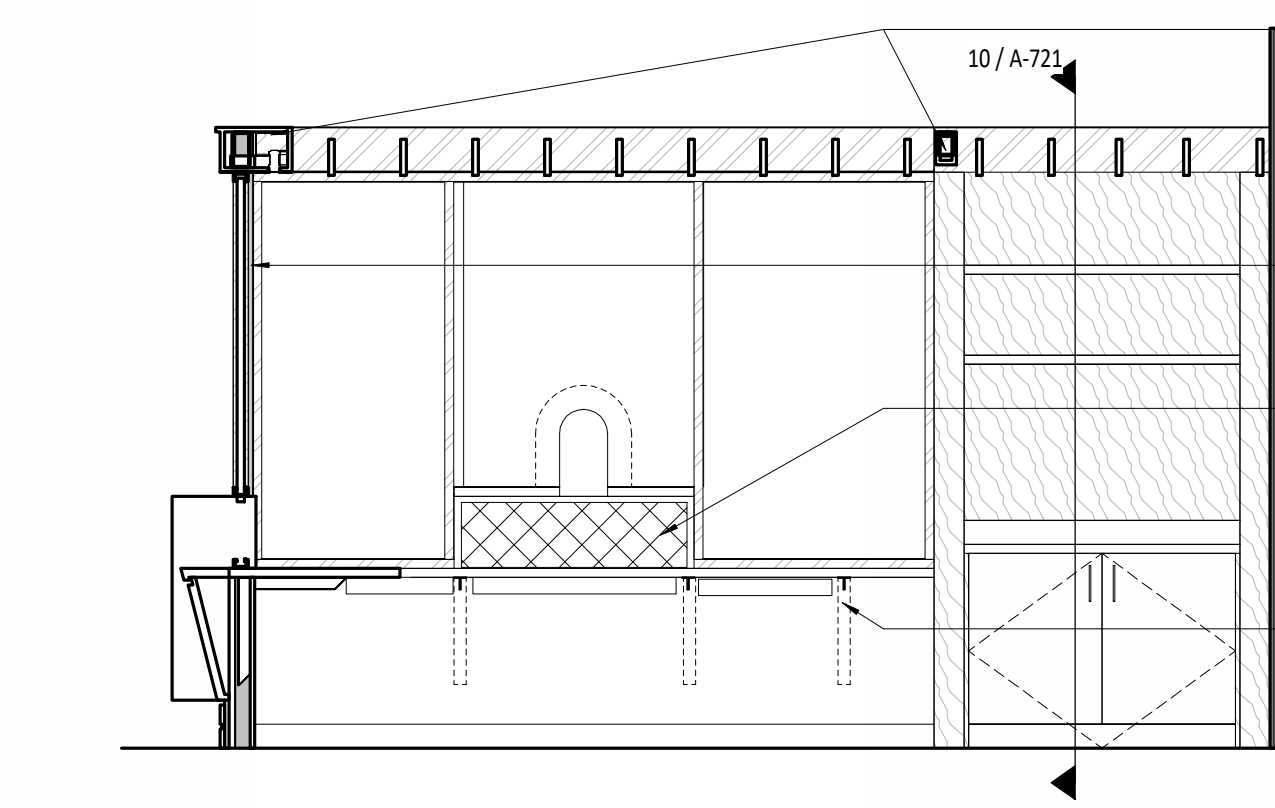
10 MILLWORK DTL - STORAGE SHELVING
SCALE: 1 1/2" = 1'-0" REF: 1/A-721



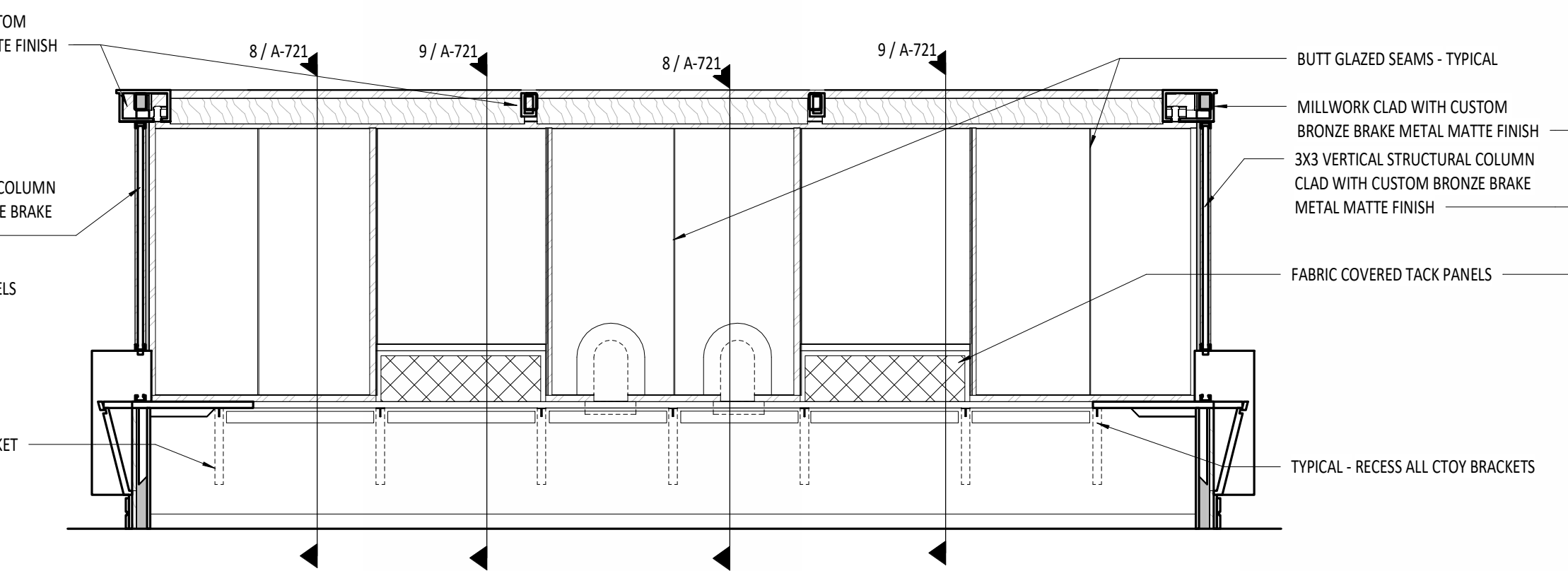
9 MILLWORK DTL - TRANSACTION COUNTER
SCALE: 1 1/2" = 1'-0" REF: 1/A-721



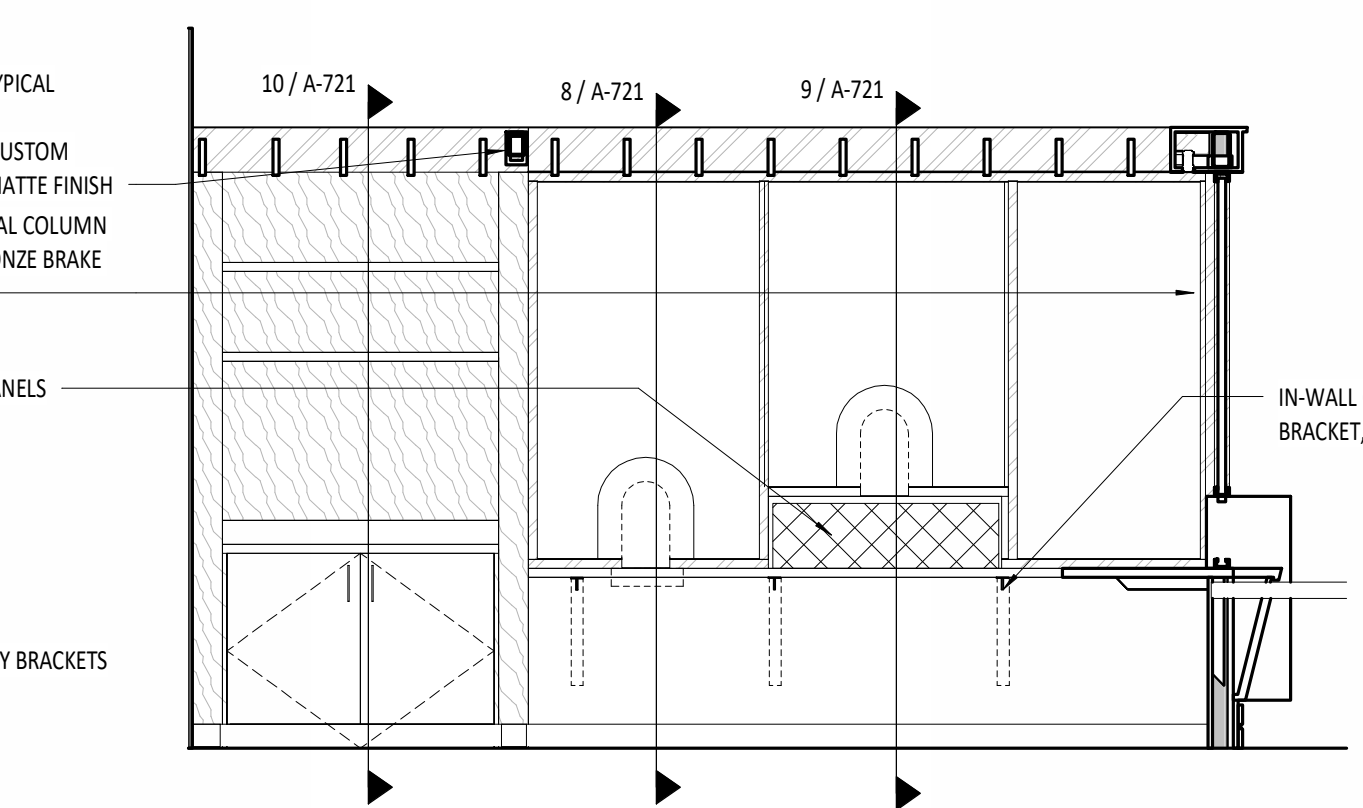
8 MILLWORK DTL - CUSTOMER SERVICE TYP.
SCALE: 1 1/2" = 1'-0" REF: 1/A-721



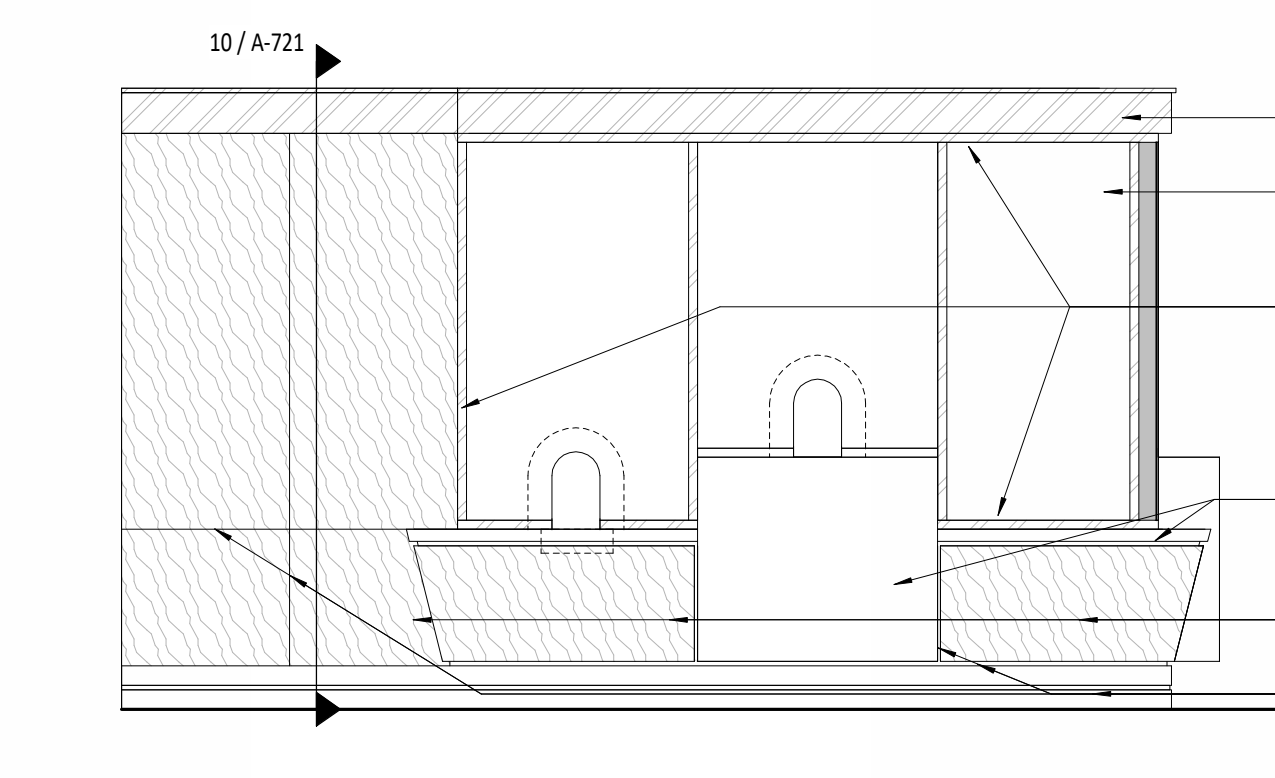
7 SOUTH ELEVATION - DESK
SCALE: 3/8" = 1'-0" REF: 1/A-721



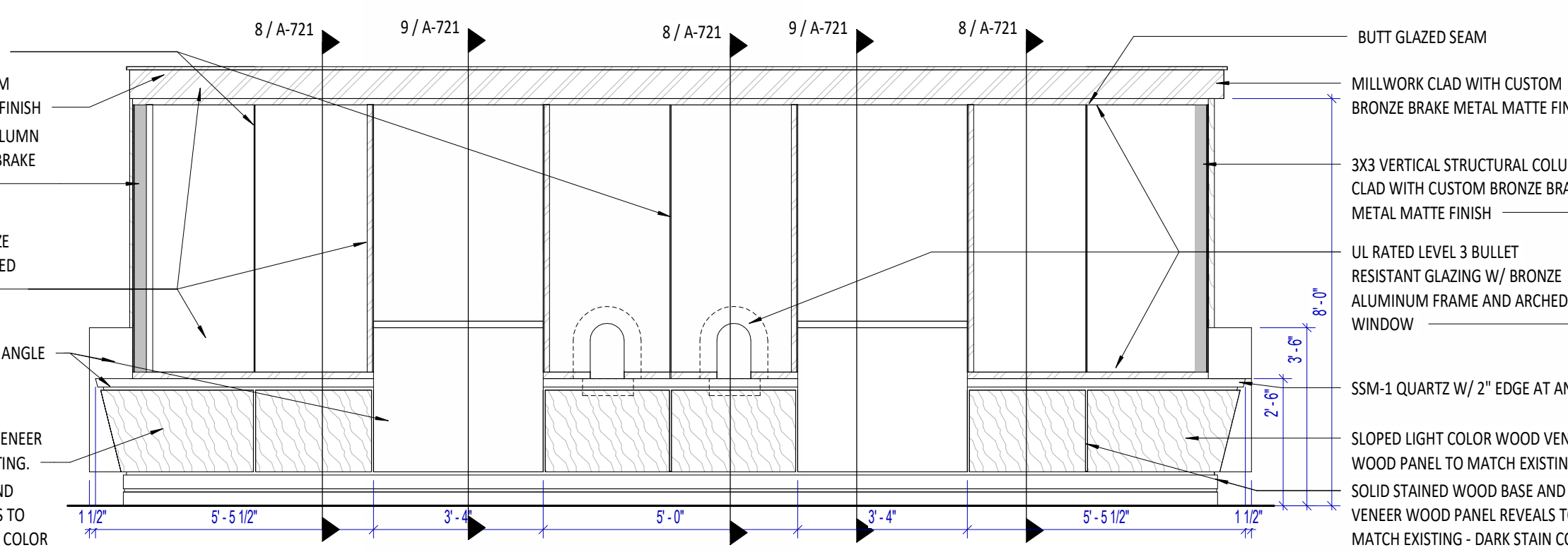
6 EAST ELEVATION - CUSTOMER SERVICE DESK
SCALE: 3/8" = 1'-0" REF: 1/A-721



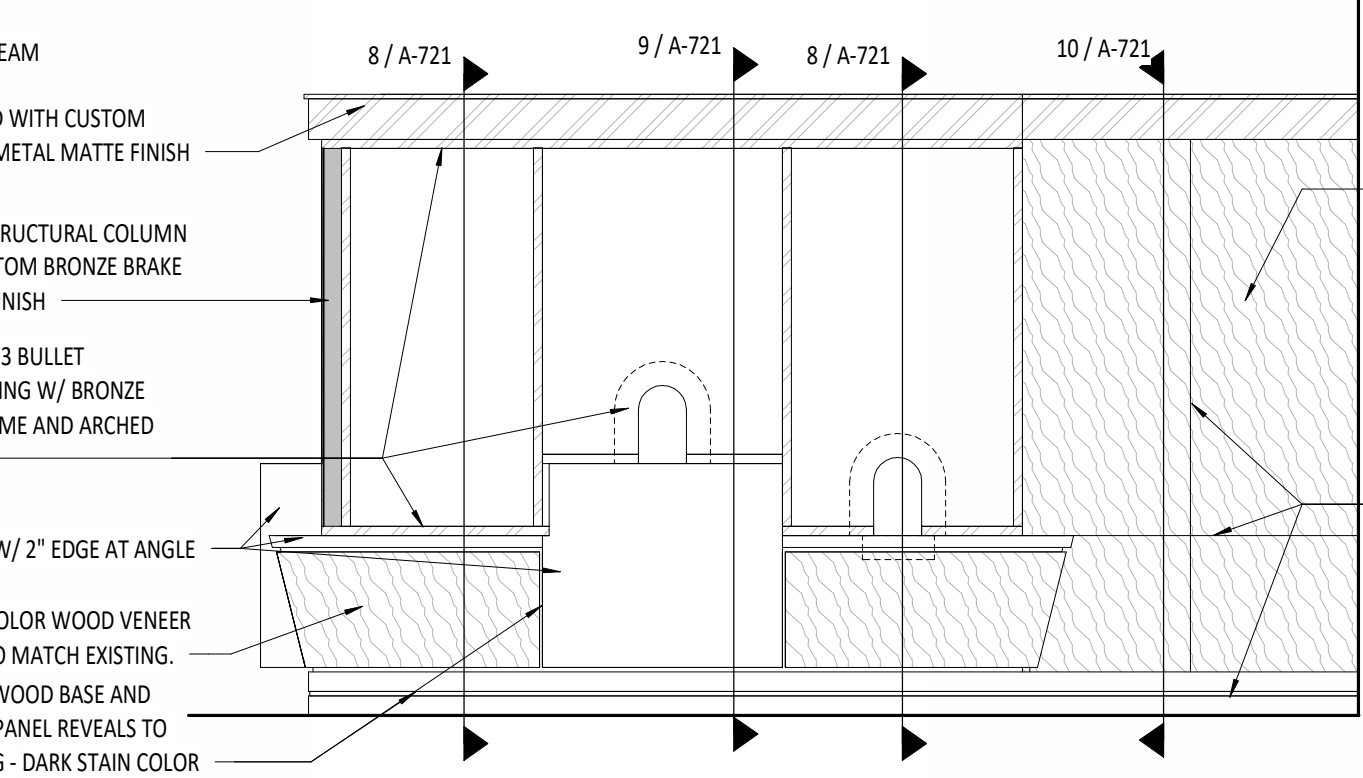
5 NORTH ELEVATION - DESK
SCALE: 3/8" = 1'-0" REF: 1/A-721



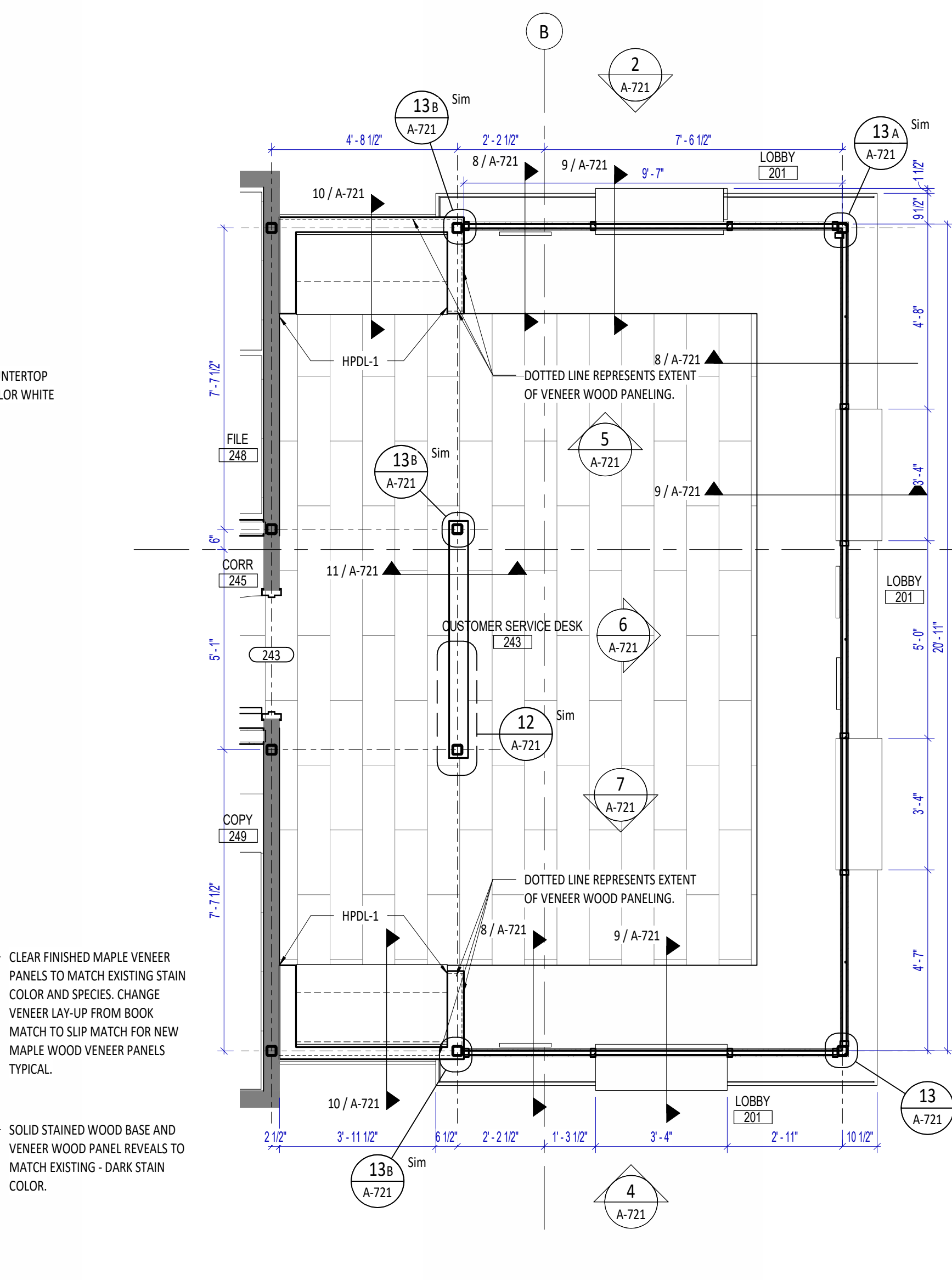
4 NORTH ELEVATION - CUSTOMER SERVICE DESK
SCALE: 3/8" = 1'-0" REF: 1/A-721



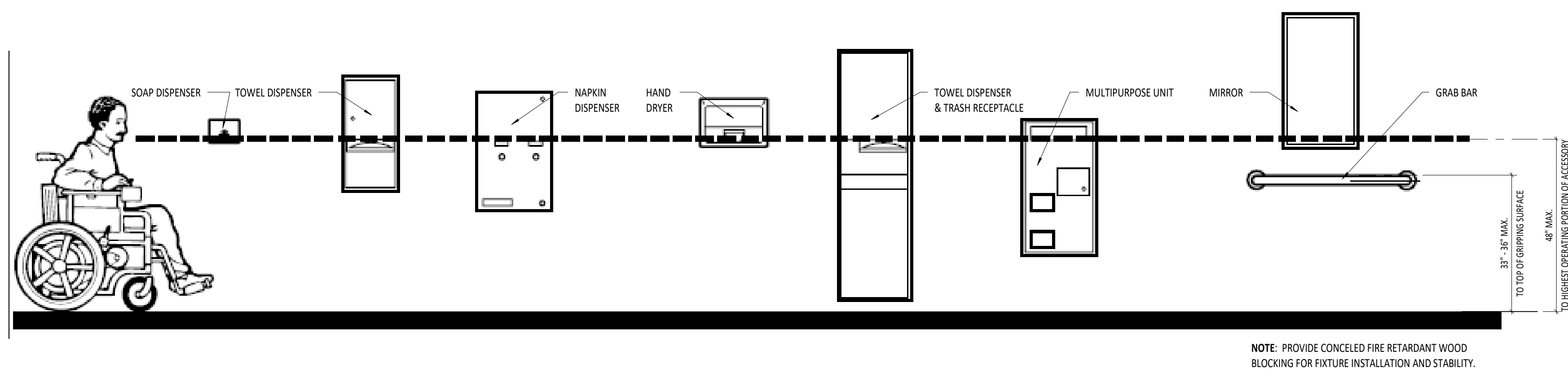
3 WEST ELEVATION - CUSTOMER SERVICE DESK
SCALE: 3/8" = 1'-0" REF: 1/A-721



2 SOUTH ELEVATION - CUSTOMER SERVICE DESK
SCALE: 3/8" = 1'-0" REF: 1/A-721

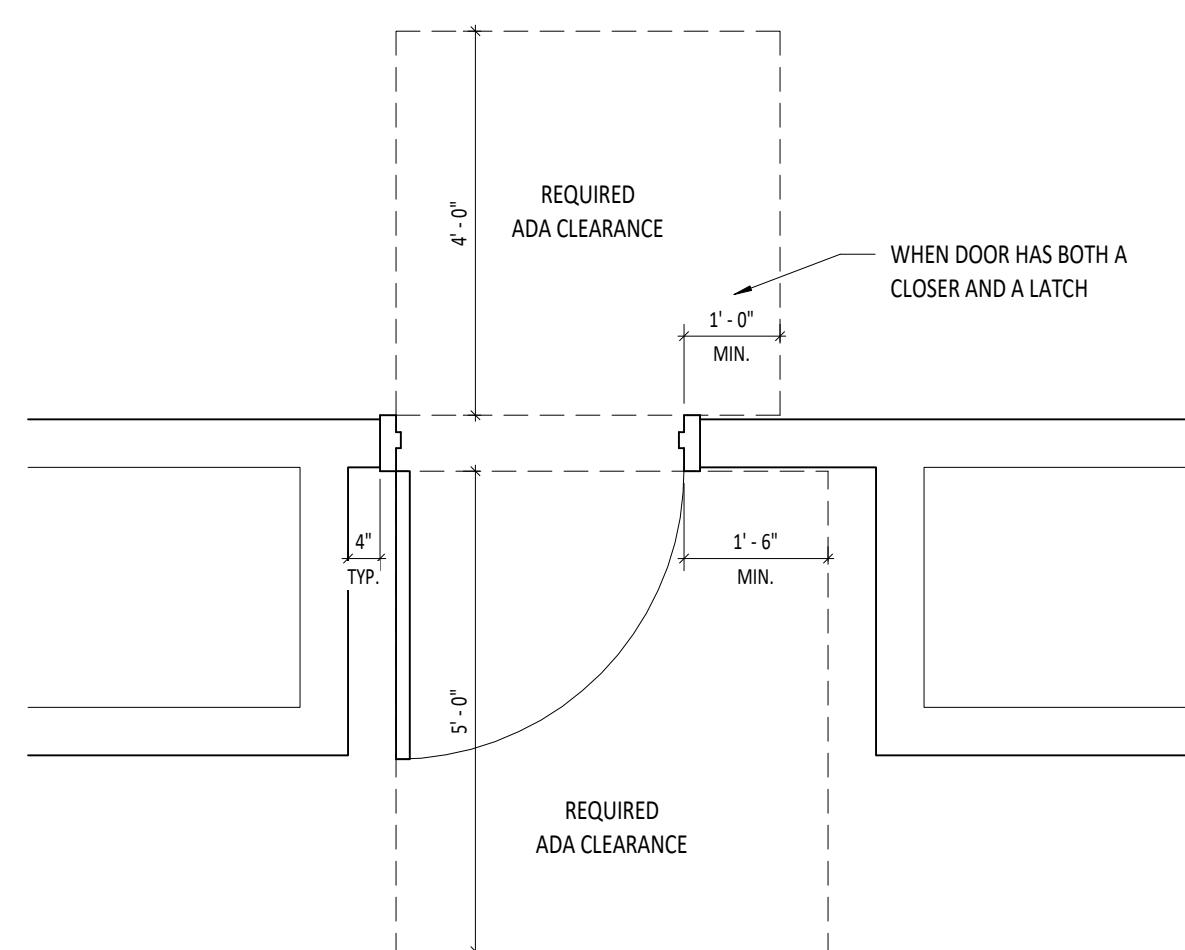


1 ENLARGED PLAN - CUSTOMER SERVICE DESK
SCALE: 3/8" = 1'-0" REF: 2/A-101

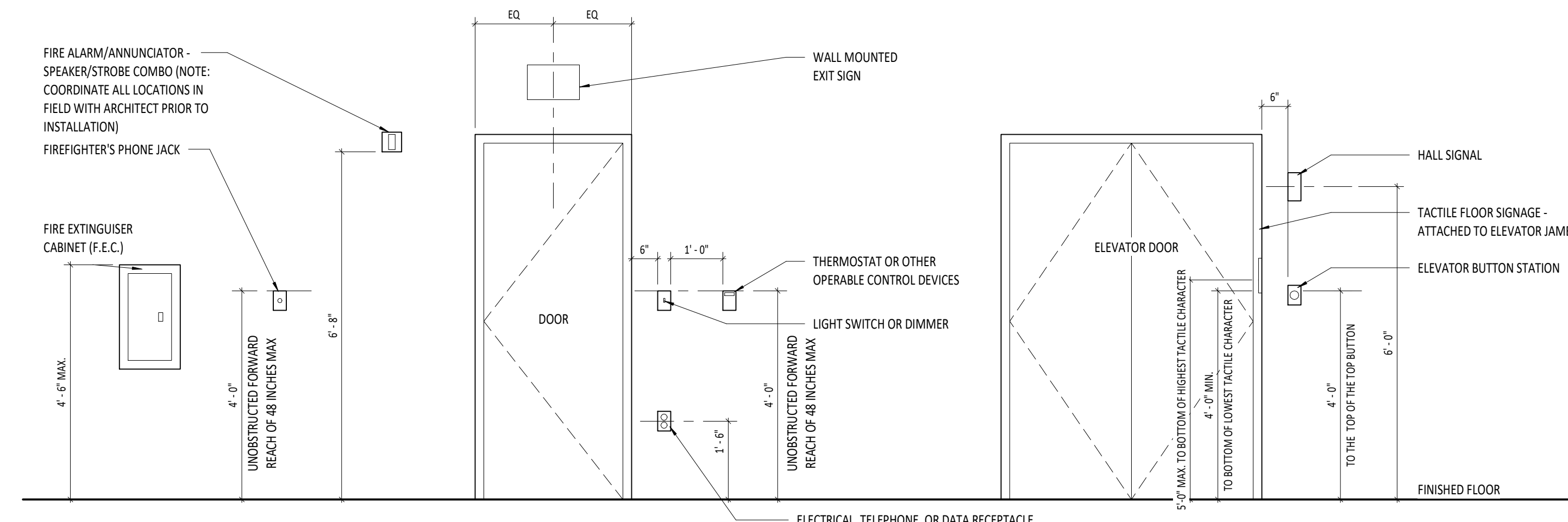


TYP. MOUNTING HEIGHTS - ACCESSORIES

NOTE: PROVIDE CONCEALED FIRE RETARDANT WOOD BLOCKING FOR FIXTURE INSTALLATION AND STABILITY.

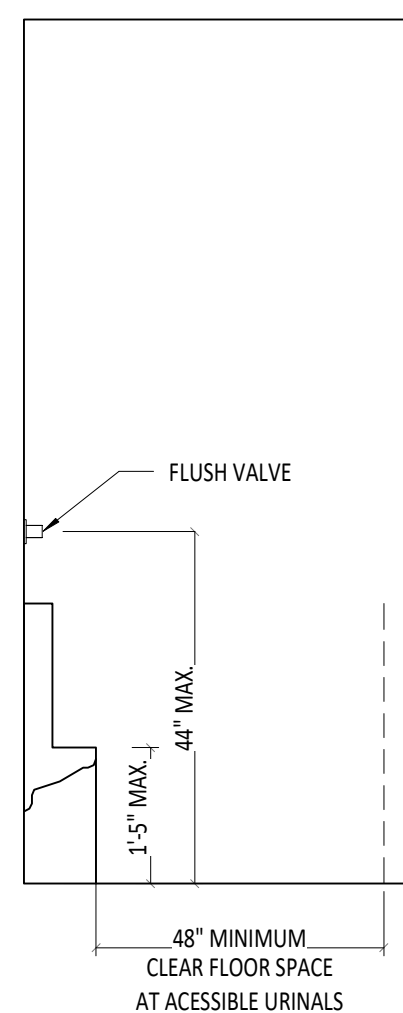


7 ENLARGED PLAN - DOOR SWING CLEARANCE
SCALE: 1/2" = 1'-0"

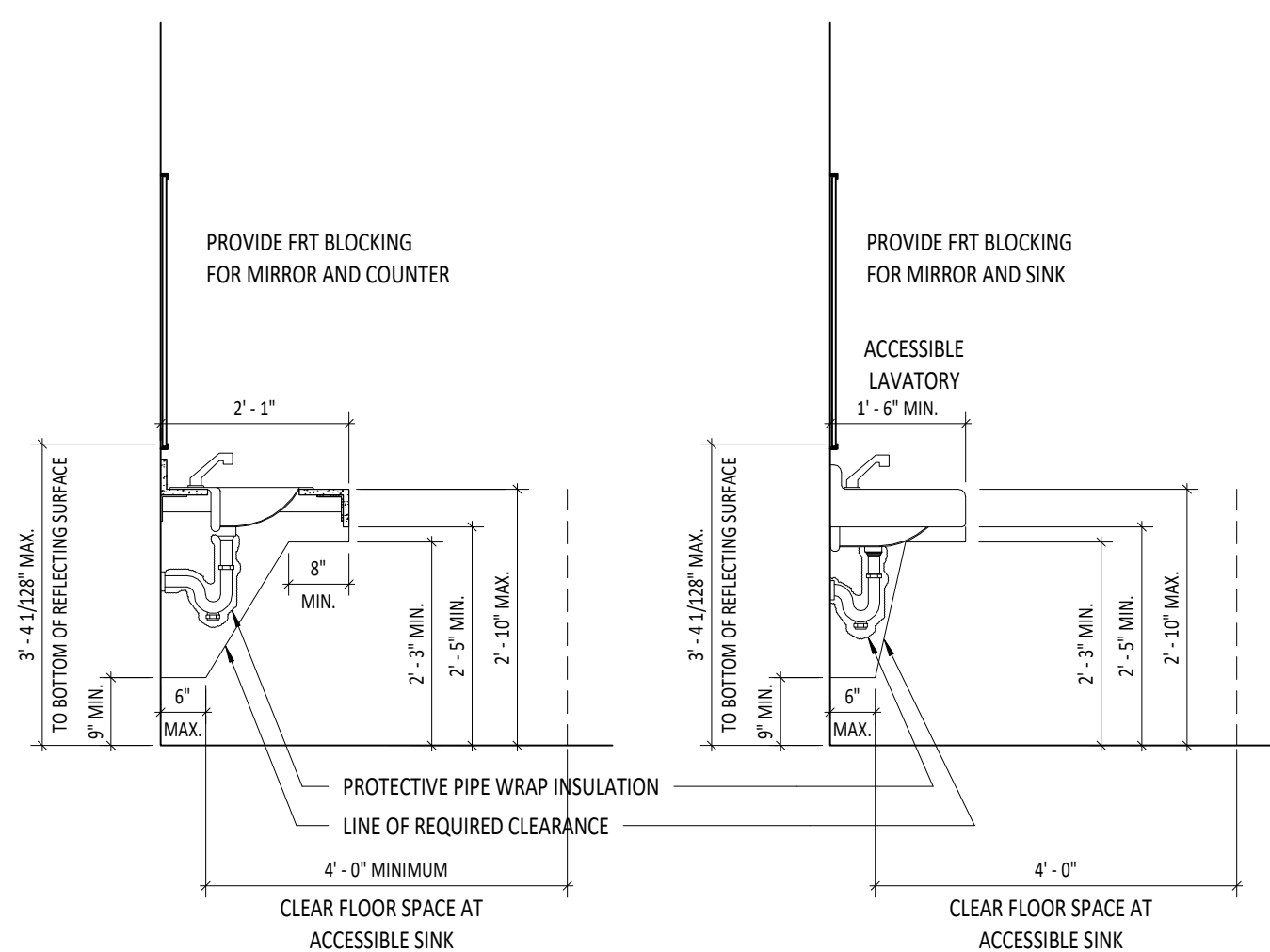


ALL OPERABLE DEVICES AND CONTROLS MUST BE MOUNTED WITHIN 48" OF THE FINISH FLOOR.

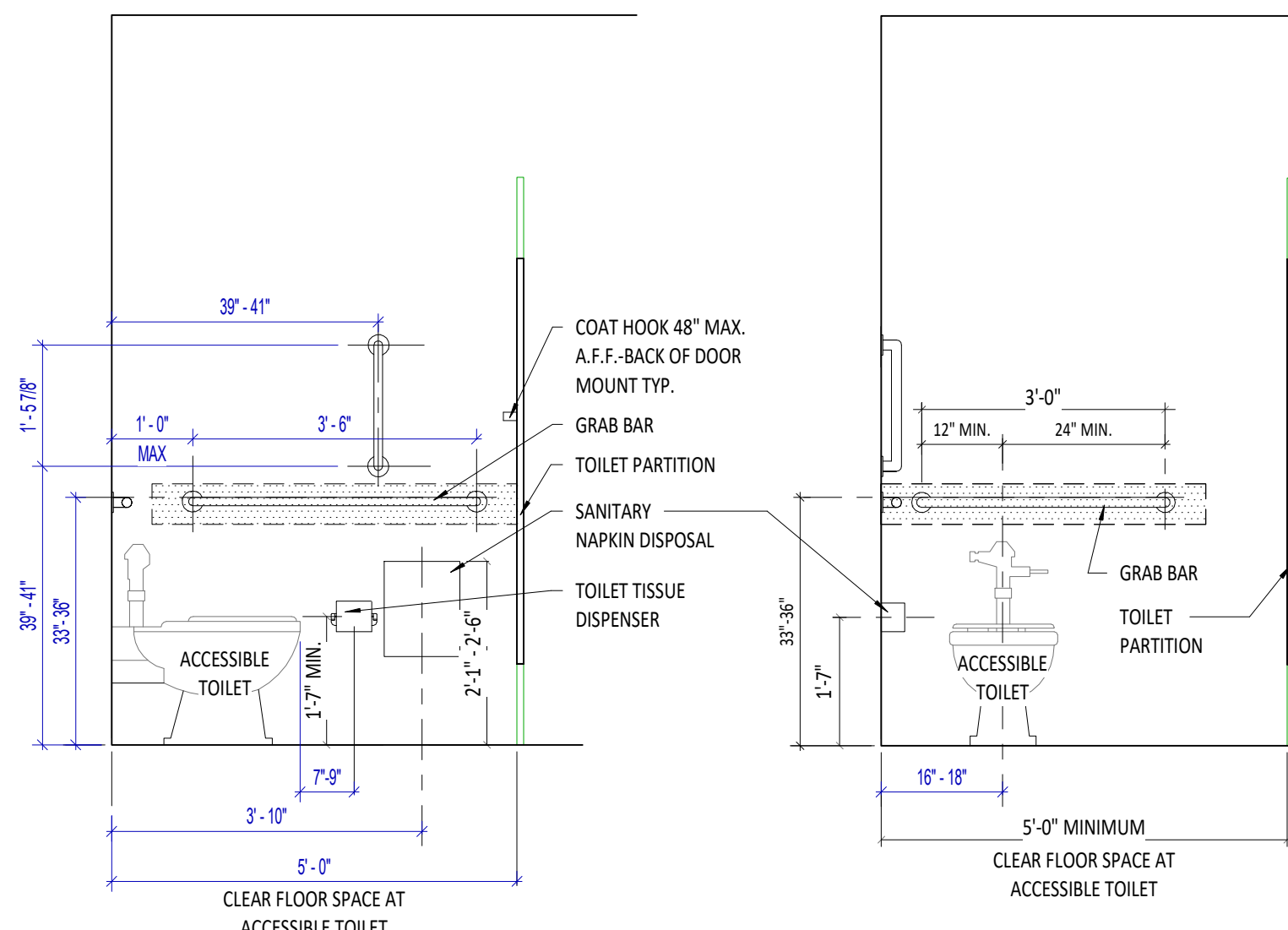
6 TYPICAL MOUNTING HEIGHTS
SCALE: 1/2" = 1'-0"



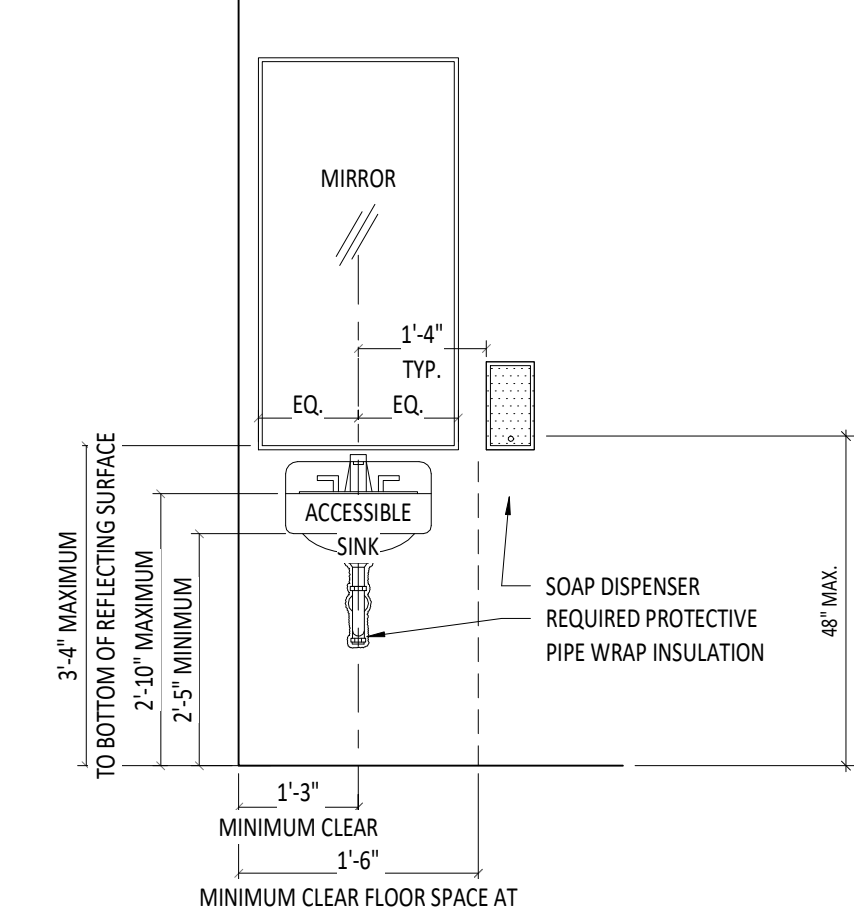
5 TYP. URINAL MOUNTING
SCALE: 1/2" = 1'-0"



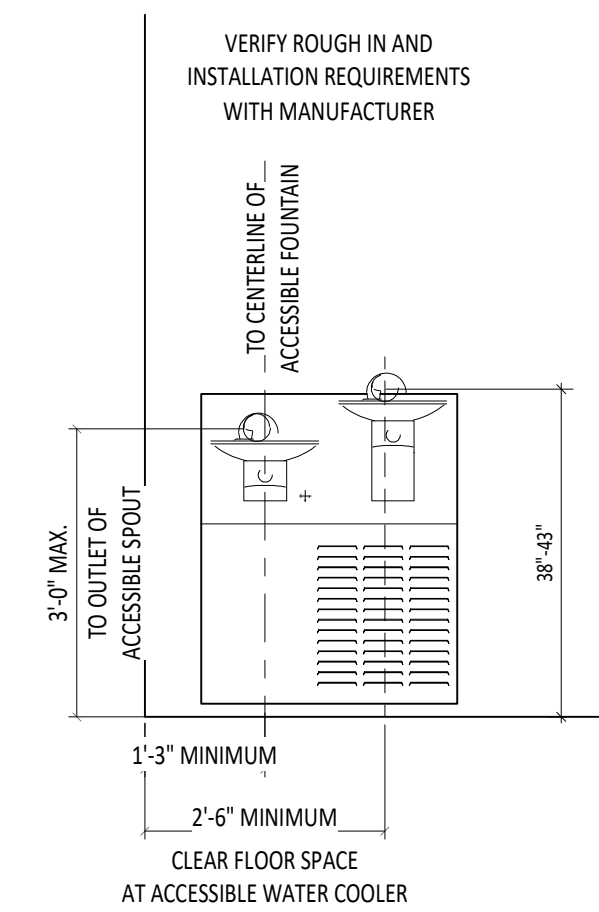
4 TYP. SECTION - LAVATORY
SCALE: 1/2" = 1'-0"



3 TYP. MOUNTING - TOILET ACCESSORIES
SCALE: 1/2" = 1'-0"



2 TYP. ELEVATION - LAVATORY
SCALE: 1/2" = 1'-0"



1 TYP. ELEVATION - E.W.C.
SCALE: 1/2" = 1'-0"

MECHANICAL SPECIFICATIONS

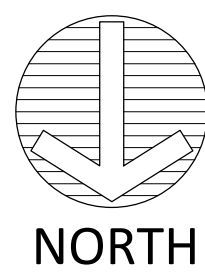
- ALL MECHANICAL EQUIPMENT AND INSTALLATIONS SHALL CONFORM WITH THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL MECHANICAL CODE, INTERNATIONAL BUILDING CODE, THE STATE ENERGY CODE, NFPA 90A, 101, AND ALL APPLICABLE CODES AND ORDINANCES.
- PRIOR TO PURCHASING ANY MATERIALS OR STARTING ANY WORK, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DUCTWORK SIZES AND LOCATIONS, EQUIPMENT, ETC. SHOWN ON THE DRAWINGS OR AFFECTING THIS WORK AND SHALL REPORT ANY DEVIATIONS TO THE ARCHITECT. SUBMITTING A BID, THIS CONTRACTOR VERIFIES THAT EXISTING CONDITIONS HAVE BEEN VERIFIED.
- CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL DRAWINGS PRIOR TO ORDERING EQUIPMENT OR SUBMITTING SHOP DRAWINGS, AND SHALL FURNISH EQUIPMENT WIRED FOR THE VOLTAGES SHOWN THEREIN.
- ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER. ALL HVAC COMPRESSORS SHALL HAVE EXTENDED 5-YEAR MANUFACTURER'S WARRANTY.
- ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY THE MECHANICAL CONTRACTOR.
- DUCT: SUPPLY, RETURN, OA, TA, AND EXHAUST DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL AS RECOMMENDED IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS, LATEST EDITION. ALL JOISCALE: NOT TO SCALE AND SEAMS IN ALL SHEETMETAL DUCTWORK SHALL BE SEALED WITH DUCT SEALER, UL LISTED 181A OR 181B FOR TAPES AND MASTICS. DO NOT USE DUCT TAPE OR DUCTBOARD. FLEXIBLE DUCTWORK SHALL NOT EXCEED 6'-0" FOR ANY RUN. SHEETMETAL DUCT SHALL BE USED FOR ALL RETURN DUCT, EXCEPT AS REQUIRED FOR CONNECTION TO A UNIT. ALL DIFFUSERS SSSHALL HAVE INSULATIO FULLY OVER DIFFUSER TO THE CEILING.
- AFTER CONSTRUCTION, THE ENTIRE HVAC SYSTEM, INCLUDING THE EXHAUST AND RETURN AIR SYSTEMS SHALL BE TESTED, ADJUSTED, AND BALANCED TO DELIVER THE AIR QUANTITIES SHOWN ON THE DRAWINGS. SUBMIT CERTIFIED TEST AND BALANCE REPORT TO ARCHITECT FOR APPROVAL. TESTING AGENCY SHALL BE AABC OR NEBB CERTIFIED. EXHAUST AND RETURN SYSTEMS UNDER NEGATIVE PRESSURE SHALL NOT EXCEED BY MORE THAN 10% FOR EACH FAN AND BY NO MORE THAN 10% AT EACH INLET OF THE VALUES INDICATED ON THE DRAWINGS.
- ALL WORK SHALL BE COORDINATED AND PERFORMED WITH PRIOR APPROVAL FROM THE OWNER TO SUIT THEIR OPERATING CONDITIONS.
- ANY EXISTING WALL, FLOOR, OR CEILING SURFACE THAT IS DISTURBED DURING THE COURSE OF THE HVAC WORK SHALL BE REPAIRED TO MATCH NEW AND/OR EXISTING CONDITIONS.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL MECHANICAL EQUIPMENT, DUCTWORK, ETC. TO FIT WITHIN THE SPACE ALLOWED BY THE ARCHITECTURAL AND STRUCTURAL CONDITIONS. CUTTING OR OTHERWISE ALTERING ANY STRUCTURAL MEMBERS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER/ARCHITECT.
- DURING CONSTRUCTION AND PRIOR TO OPERATING AIR EQUIPMENT PROVIDE 2" PLEATED FILTERS IN UNITS. ALSO PROVIDE FILTER MEDIA AT RETURN DUCT INLET. AT TIME OF TEST AND BALANCE REMOVE FILTER MEDIA AND PLEATED FILTERS AND PROVIDE SCHEDULED/SPECIFIED FILTERS FOR UNITS.
- DAMAGED BUILDING COMPONENTS: NOT TO SCALE (CEILING GRID, CEILING TILES, WALL CEILINGS, LIGHT FIXTURES, ETC.) SHALL BE REPLACED TO AT LEAST THE QUALITY OF THE DAMAGED ITEM OR SURROUNDING AREA.
- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT NECESSARILY REFLECT ALL EXISTING CONDITIONS OR ACTUAL ROUTING. CONTRACTOR SHALL HAVE LATITUDE TO ADJUST ROUTING AS REQUIRED WHILE REMAINING CODE COMPLIANT. ENGINEER SHALL REVIEW ANY MAJOR DEVIATIONS FROM PLAN IF REQUIRED BY AHJ.

HVAC LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
EF-1		EQUIPMENT DESIGNATION (EF-1)
		SUPPLY AIR DISTRIBUTION DEVICE
		RETURN/EXHAUST AIR DEVICE
		DUCTWORK (POSITIVE PRESSURE)
		DUCTWORK (NEGATIVE PRESSURE)
18x12		DUCT SIZE IN INCHES (RECTANGULAR EXAMPLE)
10"Ø		DUCT SIZE IN INCHES (ROUND EXAMPLE)
	MVD	MANUAL VOLUME DAMPER

KEYNOTES (APPLY TO FLOOR PLAN ONLY):

- ROUTE AIR DISTRIBUTION DEVICE TO NEAREST FULL CEILING TILE. PROVIDE ANY DUCT, ACCESSORIES AND APPURTENANCES REQUIRED FOR RELOCATION AND PROVIDE A FULLY FUNCTIONING SYSTEM. ALL CONNECTIONS SHALL BE AIR-TIGHT. PROVIDE INSULATION FULLY OVER DEVICE.
- RELOCATE SUPPLY AIR DIFFUSER WHERE SHOWN. ADJUST DAMPER 10 140 CFM (WAS 200 CFM). DIFFUSER SHALL HAVE INSULATION FULLY COVERING AND SEALED TO CEILING.
- ADJUST DAMPER FOR EXISTING SLOT DIFFUSER TO 185 CFM (WAS 125 CFM) IN NEW OFFICE.



1 FLOOR PLAN - MECHANICAL
1/4" = 1'-0"

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AUBURN CITY HALL MODIFICATIONS
CONSTRUCTION DOCUMENTS - BID SET
CITY OF AUBURN
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25.003.00

KEY PLAN:

ARCHITECT OF RECORD :
**WILLIAMS
BLACKSTOCK
ARCHITECTS**

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:
7/27/2026

REVISIONS:
NO. DATE DESCRIPTION

PROJECT NUMBER:
25.003.00

DRAWING TITLE:
**FLOOR PLAN &
NOTES -
MECHANICAL**

SHEET NUMBER:

M200



KEY PLAN :

ARCHITECT OF RECORD :

WILLIAMS
BLACKSTOCK
ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

7/27/2026

REVISIONS :

NO.	DATE	DESCRIPTION
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PROJECT NUMBER:

25.003.00

DRAWING TITLE:

HVAC SCOPE &
SPECS -
CONTROLS

SHEET NUMBER:

M201

HVAC CONTROLS SPECIFICATIONS

- ALL CONTROLS EQUIPMENT AND INSTALLATIONS SHALL CONFORM WITH THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL MECHANICAL CODE, INTERNATIONAL BUILDING CODE, THE STATE ENERGY CODE, NFPA 90A, 101, AND ALL APPLICABLE CODES AND ORDINANCES.
- PRIOR TO PURCHASING ANY MATERIALS OR STARTING ANY WORK, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, EQUIPMENT, ETC. AFFECTING THIS WORK. BY SUBMITTING A BID, THIS CONTRACTOR VERIFIES THAT EXISTING CONDITIONS HAVE BEEN VERIFIED.
- SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ARCHITECT PRIOR TO ORDERING, PURCHASING, OR FABRICATING ANY CONTROLS EQUIPMENT. SUBMIT ALL EQUIPMENT AT THE SAME TIME IN ELECTRONIC FORMAT OR OTHERWISE PAY THE HOURLY ADD-SERVICE FEE TO HAVE THE ENGINEER SCAN THEM.
- ALL REQUIRED CONTROL WIRING SHALL BE INCLUDED AS PART OF THE CONTROLS WORK. ANY REQUIRED ELECTRICAL POWER SHALL BE INCLUDED IN THIS SUBCONTRACTORS WORK AND COORDINATED WITH EC FOR ADJACENT IMPROVEMENTS PROJECT.
- ALL CONDUIT SHALL BE INSTALLED AS HIGH AS THE BUILDING STRUCTURE WILL PERMIT, AND ABOVE ANY MINIMUM CLEAR HEIGHTS REQUIRED.
- ALL CONTROLS EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- ALL CONTROLS EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER. ALL HVAC COMPRESSORS SHALL HAVE EXTENDED 5-YEAR MANUFACTURER'S WARRANTY.
- ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTROLS CONTRACTOR.
- AFTER CONSTRUCTION, ALL CONTROLS SHALL BE OPERATED AND PROVEN TO FUNCTION AS NORMAL.
- ALL WORK SHALL BE COORDINATED AND PERFORMED WITH PRIOR APPROVAL FROM THE OWNER TO SUIT THEIR OPERATING CONDITIONS.
- ANY EXISTING WALL, FLOOR, OR CEILING SURFACE THAT IS DISTURBED DURING THE COURSE OF THE HVAC WORK SHALL BE REPAIRED TO MATCH NEW AND/OR EXISTING CONDITIONS.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL CONTROLS EQUIPMENT, WIRING, ETC. TO FIT WITHIN THE SPACE ALLOWED BY THE ARCHITECTURAL AND STRUCTURAL CONDITIONS. CUTTING OR OTHERWISE ALTERING ANY STRUCTURAL MEMBERS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER/ARCHITECT.
- DAMAGED BUILDING COMPONENTS: NOT TO SCALE (CEILING GRID, CEILING TILES, WALL CEILINGS, LIGHT FIXTURES, ETC.) SHALL BE REPLACED TO AT LEAST THE QUALITY OF THE DAMAGED ITEM OR SURROUNDING AREA.

HVAC CONTROLS NOTES

- THE EXISTING AREA OF WORK IS CONTROLLED BY A WEB-BASED WIRED SYSTEM THAT IS NOW OBSOLETE. THE EXISTING SYSTEM SHALL BE REMOVED AND REPLACED WITH A WIRED OR WIRELESS SYSTEM THAT IS COMPATIBLE WITH EXISTING EQUIPMENT AND SYSTEMS.
- REMOVE ALL FRONT-END CIRCON EQUIPMENT, CONTROLLERS, THERMOSTATS, AND ANY SENSORS CONNECTED TO THE CIRCON SYSTEM.
- PROVIDE A NEW WIRED OR WIRELESS SYSTEM MEETING THE LISTED CONTROL POINTS, INCLUDING ALL INSTALLATION MATERIALS AND LABOR.
- EXISTING CHILLED WATER CONTROL VALVES SHALL REMAIN. ALL OTHER ITEMS BEING CONTROLLED SHALL BE REPLACED UNDER THIS CONTRACT.
- NEW CONTROLS SYSTEM SHALL BE WEB-BASED SO THAT ANYONE WITH ACCESS PERMISSIONS MAY BE ABLE TO VIEW AND/OR CONTROL ITEMS IN THE SYSTEM.THE SYSTEM SHALL CONTAIN FLOOR PLANS GRAPHICS WITH LOCATIONS OF EQUIPMENT SHOWN AND READILY ACCESSIBLE ACTIVE DATA VIEWS FOR EACH CONTROL POINT. THE SYSTEM SHALL HAVE THE CAPACITY TO STORE DATA FOR HISTORICAL PURPOSES AND TO MONITOR TRENDS. THE SYSTEM SHALL ALSO HAVE THE CAPACITY TO SEND NOTIFICATIONS BY TEXT OR EMAIL FOR ANY DATA POINT RANGE SET BY THE OWNER.
- CONTROLS CONTRACTOR IS RESPONSIBLE FOR PERMITS AND POWER FOR NEW CONTROLS EQUIPMENT
- ALL SYSTEMS AND EQUIPMENT CARRY A ONE-YEAR GUARANTEE AFTER SUBSTANTIAL COMPLETION AS DETERMINED BY OWNER.
- ON-SITE TRAINING FOR COA STAFF FOR AT LEAST ONE WORKDAY.
- PROJECT HAS BEEN INSPECTED BY THREE QUALIFIED CONTROLS CONTRACTORS THAT MAY PROVIDE A BID FOR THIS CONTROLS SCOPE:
 - TRANE TECHNOLOGIES: TUCKER NORWOOD (256) 542-7444; Tucker.Norwood@Trane.com
 - JOHNSON CONTROLS: BRIA POE (205) 616-6936; Bria.Poe@ICI.com
 - ALBIREO ENERGY: DAN SINGLETON (334) 558-8611; DSingleton@AlbireoEnergy.com
- ALL BIDDING CONTROLS CONTRACTORS SHALL, AT THE OWNER'S DISCRETION AND IF REQUESTED, ATTEND A MEETING WITH THE CITY OF AUBURN TO PRESENT THEIR CONTROL SYSTEM CONCEPTS.
- POINTS LIST BELOW SHALL BE USED AS A GUIDE FOR BIDDING PURPOSES. ANY DISCREPANCIES IN THE FIELD SHALL BE REPORTED TO THE ARCHITECT/ENGINEERING IMMEDIATELY.



Controls Points List
Auburn City Hall – City of Auburn
August 18, 2025

Controls Points List for Mechanical Control Diagrams

Detail 1: RTU Control Diagram (RTU-1)

Equipment: Rooftop Unit

Point Name	Type	Description
Mixed Air Temperature Sensor	AI (TS)	Monitors mixed air temperature.
Supply Air Temperature Sensor	AI (TS)	Monitors supply air temperature.
Outside Air Damper Actuator	AO	Modulates outside air damper position.
Chilled Water Valve Actuator	AO	Modulates chilled water valve.
Air Pressure Sensor	AI (PS)	Monitors air pressure in the duct (located at 2/3 point of supply duct system).
Smoke Detector (supply)	DI (SD)	Detects smoke in the supply air path.
Smoke Detector (return)	DI (SD)	Detects smoke in the return air path.
Differential Pressure Switch	DI (DPS)	Differential pressure sensor for supply fan.
High Limit	DI (PS)	High limit pressure sensor.
Cooling Coil Control	DO	Controls stages of electric cooling coil.

Detail 2: RTU Control Diagram (RTU-2, RTU-3)

Equipment: Rooftop Unit

Point Name	Type	Description
Mixed Air Temperature Sensor	AI (TS)	Monitors mixed air temperature.
Supply Air Temperature Sensor	AI (TS)	Monitors supply air temperature.
Supply Fan Start/Stop	DO	Starts and stops the supply fan.
Damper Actuator	AO	Modulates outside air damper position.
Chilled Water Valve Actuator	AO	Modulates chilled water valve.
Smoke Detector (supply)	DI (SD)	Detects smoke in the supply air path.
Smoke Detector (return)	DI (SD)	Detects smoke in the return air path.

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Point Name	Type	Description
Differential Pressure Switch	DI (DPS)	Differential pressure sensor for supply fan.
Electric Coil Control	DO	Controls stages of electric heating coil.

Detail 3: VAV Terminal Control Diagram (VAV-1 thru 16)

Equipment: VAV Terminal

Point Name	Type	Description
Space Temperature Sensor	AI (TS)	Monitors room/space temperature.
Supply Air Temperature Sensor	AI (TS)	Monitors supply air temperature.
Damper Actuator	AO	Modulates VAV damper position.
Heating Coil Control	DO	Controls stages of heating coil.
Digital Controller	-	AHU digital controller (AHUDC) for local control.

Detail 4: Roof Exhaust Fan Control Diagram (EF-1)

Equipment: Exhaust Fan

Point Name	Type	Description
Fan Start/Stop	DO	Starts and stops the exhaust fan.

Detail 5: Utility Vent Set Control Diagram (EF-2)

Equipment: Exhaust Fan

Point Name	Type	Description
Fan Start/Stop	DO	Starts and stops the utility vent fan motor.

Detail 6: Outside Air Intake Control Diagram (OAF-1)

Equipment: Outside Air Fan (OAF-1)

Point Name	Type	Description
Fan Start/Stop	DO	Starts and stops the inline fan.
Damper Actuator	DO	Controls two-position motor-operated damper (open/close).

Detail 7: Computer Room Unit Control Diagram (TYPICAL: CRU-1, CRU-2, CRU-3, CRU-4)

Equipment: Computer Room Units: Two Split Systems, Two Ductless Splits

Point Name	Type	Description
Alarm/Fault	DI	Monitors unit alarms or faults.

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Detail 8: AHU Control Diagram (AHU-1 thru 9)

Equipment: Air Handling Unit

Point Name	Type	Description
Room Temperature Sensor	AI (TS)	Monitors room temperature.
<u>Auxiliary Condensate Alarm</u>	AI	<u>Monitors Auxiliary Condensate Drain (See General Note 6 on M3.0).</u>
Chilled Water Valve Actuator	AO	Modulates chilled water valve.
Fan Start/Stop	DO	Starts and stops the FCU fan.
Heating Coil Control	DO	Controls stages of electric duct heater.

Detail 9: FCU Control Diagram (FCU-1 thru 8)

Equipment: Fan Coil Unit

Point Name	Type	Description
Room Temperature Sensor	AI (TS)	Monitors room temperature.
Chilled Water Valve Actuator	AO	Modulates chilled water valve.
Fan Start/Stop	DO	Starts and stops the FCU fan.
Electric Heater	DO	Control electric heating coil.

Detail 10: Chiller Control Diagram (CH-1)

Equipment: Air Cooled Chiller

Point Name	Type	Description
Chiller Start/Stop	DO	Starts and stops the chiller (wired to chiller control panel).
Chiller Status	DI	Monitors chiller run status (wired to chiller control panel).
Chilled Water Supply Temperature Sensor	AI (TS)	Monitors CHWS temperature (wired to chiller control panel).
Chilled Water Supply Temperature Sensor	AI (TS)	Monitors CHWS temperature (wired to building control panel).
Chilled Water Return Temperature Sensor	AI (TS)	Monitors CHWR temperature (wired to chiller control panel).
Chilled Water Return Temperature Sensor	AI (TS)	Monitors CHWR temperature (wired to building control panel).
Flow Switch	DI (FS)	Monitors chilled water flow (wired to chiller control panel).
Alarm/Fault	DI	Monitors chiller alarms or faults (wired to building control panel).

Detail 11: Inline Pump Control Diagram (CHWP-1)

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Equipment: Inline Pump

Point Name	Type	Description
Pump Start/Stop	DO	Starts and stops the inline pump.
Differential Pressure Sensor	AI (DPS)	Monitors differential pressure across the pump.

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ELECTRICAL GENERAL NOTES AND SPECIFICATIONS:

- I. GENERAL

A. ALL WORK SHALL COMPLY WITH ALL LOCAL BUILDING CODES, LAWS, REGULATIONS, ORDINANCES AND NEC 2020 WITH ALABAMA LOCAL AMENDMENTS (AS APPLICABLE).

B. THE ELECTRICAL WORK SHALL CONSIST OF ALL LABOR AND MATERIAL TO COMPLETELY INSTALL ALL ELECTRICAL WORKS AS SHOWN ON THESE DRAWINGS.

C. ALL WORK ASSOCIATED WITH THE SCOPE OF THIS PROJECT INCLUDING EQUIPMENT, ACCESSORIES, DEVICES, SYSTEMS, ETC. SHALL BE COVERED BY A ONE YEAR GUARANTEE WHICH SHALL START AT THE TIME OF FINAL ACCEPTANCE BY THE TENANT. ANY DEFECTS IN PRODUCTS, INSTALLATION, OR WORKMANSHIP SHALL BE CORRECTED AT NO ADDITIONAL CHARGE AND SHALL INCLUDE ANY NECESSARY REPAIRS TO WALLS, FLOORS, MILLWORK, ETC. WHICH SHALL BE REPAIRED BACK TO NEW AND FINISHED CONDITION.

D. THE CONTRACTOR SHALL KEEP A RECORD OF THE CHANGES WHICH ARE IN CONFLICT WITH THESE DRAWINGS AND SPECIFICATIONS. AT THE COMPLETION OF THIS WORK THE CONTRACTOR SHALL SUBMIT 'AS BUILT' PRINTS TO THE TENANT.

E. THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW THE EXACT ROUTING OR DETAILED FITTINGS. ALL WORK SHALL BE INSTALLED AS A COMPLETE SYSTEM WITH NECESSARY COMPONENTS, FITTINGS, STRAPS, ETC. ALL JUNCTION BOXES AND COMPONENTS SHALL BE INSTALLED SO THAT THEY ARE ACCESSIBLE.

F. REFER TO THE ENTIRE CONTRACTED DRAWING SET AND SPECIFICATIONS FOR GUIDANCE ON DIMENSIONS, CEILING HEIGHTS, DOOR SWINGS, ROOM FINISHES, STRUCTURAL DETAILS, LOCATIONS OF DUCTWORK, PIPING AND STRUCTURAL MEMBERS. INSTALL THE ELECTRICAL SYSTEMS SO AS NOT TO INTERFERE WITH THE INSTALLATION OR FUNCTION OF ANOTHER DISCIPLINES WORK.

G. THE CONTRACTOR SHALL INSTALL ALL WORK IN A NEAT AND WORKMANLIKE MANNER AND ACCORDING TO GENERALLY ACCEPTED PRACTICES OF FIRST CLASS WORKMANSHIP.

H. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF OUTLETS, LIGHT FIXTURES, AND PARTITIONS. FINISHES FOR DEVICES AND COVER PLATES SHALL BE AS SELECTED BY ARCHITECT.

I. PROVIDE A NEW DIRECTORY FOR ALL PANELS. CORRECTLY LABEL ALL CIRCUITS, SPACES AND SPARES PER NEC 408.4.

J. FOR EQUIPMENT THAT IS TO BE WIRED BY ELECTRICAL CONTRACTOR AND FURNISHED BY OTHERS, ELECTRICAL CONTRACTOR SHALL REVIEW ALL SPECIFICATION SECTIONS, EQUIPMENT SCHEDULES, AND/OR DETAILS THROUGHOUT DOCUMENTS THAT PERTAIN TO THIS EQUIPMENT AND INCLUDE ALL WIRING AND DEVICES REFERENCED IN THEIR BIDS. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION OF THIS EQUIPMENT WITH RESPECTIVE CONTRACTOR PRIOR TO ROUGH-IN.

K. PROVIDE PULLSTRINGS IN ALL EMPTY CONDUIT.

II. RELATED WORK

A. ALL MATERIALS WITHIN PLENUMS ARE REQUIRED TO BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX SPEED OF NOT MORE THAN 50 AS DETERMINED IN ACCORDANCE WITH ASTM E84.

B. ALL PENETRATIONS THROUGH FIRE WALL AND FLOORS SHALL BE FIRE STOPPED WITH 3M FIRE BARRIER OR EQUAL PRODUCT MEETING UL 1479 OR ASTM E814 FIRE RATING IN ACCORDANCE WITH NEC ARTICLE 300.21.

III. MATERIALS

1. ELECTRICAL EQUIPMENT

A. LOAD CENTERS, PANELBOARDS, MOTOR STARTERS, SAFETY SWITCHES (HEAVY-DUTY), ETC. SHALL BE AS MANUFACTURED BY ABB-GENERAL ELECTRIC, SQUARE D, SIEMENS, OR EATON. ALL BREAKERS SHALL BE "BOLT-ON" TYPE. TRANSFORMERS SHALL HAVE COPPER WINDINGS, 115 DEGREE C RATED TEMPERATURE RISE, AND STANDARD TAPS.

B. FUSED DISCONNECT SWITCHES SHALL HAVE REJECTION TYPE FUSE CLIPS WITH DUAL ELEMENT CURRENT LIMITING FUSES AT RATINGS SHOWN ON PLANS. THE UL SHORT CIRCUIT RATING SHALL BE 200,000 AMPS RMS SYS. USE CLASS J FUSES FOR 1 TO 600 AMPS AND CLASS L FUSES ABOVE 600 AMPS.

2. WIRE AND CABLE

A. ALL BRANCH CIRCUITS SHALL BE WIRED 2#12, 1#12G, 1/2"C. MINIMUM, UNLESS OTHERWISE NOTED ON THE PLANS. ALL HOMERUNS SHALL BE A MINIMUM 3/4" CONDUIT.

B. ARMORED CABLE MAY BE USED WHERE CONCEALED IN WALLS AND MILLWORK ONLY WHERE ACCEPTABLE BY AHJ AND TENANT) AND MUST BE MC TYPE (WITH GROUND). ALL CONDUIT TO AND ABOVE THE PLENUM SHALL BE EMT. ALL HOMERUNS SHALL BE IN CONDUIT RAN FROM THE FIRST DEVICE OR LIGHT FIXTURE TO THE PANEL.

C. UNLESS NOTED OTHERWISE, MULTI-WIRE BRANCH CIRCUITS MAY BE USED WHERE APPLICABLE FOR THE SAME LOAD TYPE UTILIZING A COMMON NEUTRAL FOR UP TO THREE (3) CIRCUITS OF A DIFFERENT PHASE EXCEPT FOR CIRCUITS RATED MORE THAN 20 AMPS. MULTI-PHASE CIRCUITS, CIRCUITS DEDICATED TO COMPUTER EQUIPMENT AND CIRCUITS SERVING ONLY ONE OUTLET OR DEVICE OVERCURRENT PROTECTION SHALL COMPLY WITH NEC 210.4.

D. PROVIDE A SEPARATE GREEN, INSULATED, #12AWG EQUIPMENT GROUNDING CONDUCTOR ROUTED WITH THE BRANCH CIRCUIT HOMERUN CONDUCTORS. PROVIDE GROUND THROUGH ENTIRE CONDUIT RUN TO THE LAST DEVICE. ALL EQUIPMENT SHALL BE GROUNDED AT THE PANEL WHICH FEEDS THE EQUIPMENT. PROVIDE GROUNDING PER NEC 250.

E. ALL CONDUCTORS SHALL BE COPPER UNLESS NOTED OTHERWISE ON PLANS. CONDUCTORS FOR SIZES NO. 10 AND SMALLER SHALL BE TYPE THWN OR THHN/THWN. CONDUCTORS FOR SIZES NO. 8 AND LARGER SHALL BE TYPE "XHHW". SOLID CONDUCTORS TERMINATING IN A BREAKER OR DEVICE SHALL BE UTILIZED FOR WIRE SIZE NO. 12. MINIMUM WIRE SIZE SHALL BE NO. 12.

F. CONTRACTOR SHALL INSTALL CONDUCTORS SIZED FOR VOLTAGE DROP BASED ON TOTAL DEVELOPED LENGTH OF CIRCUIT. VOLTAGE DROP SHALL NOT EXCEED 3%.

G. COMPRESSION CRIMPS SHALL BE USED ON ALL ALUMINUM CONDUCTORS

H. ALL AC WIRES AND CABLES SHALL HAVE WRAP-AROUND LAMINATING VINYL MACHINE PRINTED ID LABELS OR OTHER APPROVED LABELING METHOD INDICATING DESIGNATION AND PHASE. ALL CONDUCTORS SHALL HAVE COLORED INSULATION TO REFLECT THE PHASE/POLARITY. CONDUCTORS SHALL HAVE INTEGRAL COLORING OR COLORED ELECTRICAL TAPE AT ALL TERMINATIONS TO INDICATE GROUNDED CONDUCTORS, EQUIPMENT GROUNDING CONDUCTORS AND AC PHASE CONDUCTORS. APPLICABLE COLOR CODING FOR CONDUCTORS SHALL BE AS FOLLOWS.

120/208V THREE PHASE:
- PHASE A: BLACK
- PHASE B: RED
- PHASE C: BLUE
- NEUTRAL: WHITE
- GROUND: GREEN

3. RACEWAYS AND BOXES

A. ALL TYPE CONDUIT MUST BE CONCEALED ABOVE THE CEILING OR IN THE WALLS UNLESS NOTED OTHERWISE.

B. RACEWAYS: RIGID GALVANIZED STEEL FOR ALL EXPOSED LOCATIONS WHERE SUBJECT TO DAMAGE OR THE ELEMENTS; EMT FOR CONCEALED, DRY LOCATIONS, UNO, SCHEDULE 40 PVC BELOW GRADE.

C. ALL JUNCTION BOXES SHALL BE PRESSED STEEL, SINGLE PIECE (NON-GANGABLE) TYPE.

D. WHEN TRANSITIONING UNDERGROUND PVC CONDUIT TO ABOVE GROUND RMC, USE 20 MIL PIPE WRAP HALF-LAPPED FROM 6" PAST TRANSITION POINT ON PVC TO 6" ABOVE GROUND ON METALLIC CONDUIT.

E. PROVIDE MINIMUM COVER REQUIREMENTS FOR BURIED CONDUIT AS INDICATED IN NEC TABLE 300.5. PROVIDE PVC WARNING TAPE 12" BELOW FINISHED GRADE FOR ALL UNDERGROUND PVC CONDUIT RUNS.

4. WIRING DEVICES AND RECEPTACLES

A. MOUNTING HEIGHTS FOR DEVICES ARE TO BE MEASURED TO THE DEVICE CENTERLINE.

B. DO NOT MOUNT DEVICES BACK TO BACK. OFFSET ONE SIDE TO THE NEXT STUD SPACE.

C. COORDINATE RECEPTACLE NEMA TYPE AND VOLTAGE WITH ALL EQUIPMENT.

D. RECEPTACLES SHALL BE 120 VOLT, 20A, WITH PARTS NUMBERS AS LISTED BY HUBBELL OR EQUAL BY ARROWHART, P&S, LEVITON, OR LEGRAND. COLOR FOR DEVICE AND COVER PLATE SHALL BE AS SELECTED BY THE ARCHITECT. PROVIDE TAMPER-RESISTANT RECEPTACLES IN ALL AREAS REQUIRED BY NEC 406.12.

SINGLE RECEPTACLE #HBL5361X
DUPLEX RECEPTACLE #HBL5352X
GFCI RECEPTACLE #PFS362X
DUPLEX WITH INTEGRAL USB #TRS562USB

E. SWITCHES SHALL BE 120/277V, 20A, WITH PARTS NUMBERS AS LISTED BY HUBBELL OR EQUAL BY ARROWHART, P&S, OR COLOR FOR DEVICE AND COVER PLATE SHALL BE AS SELECTED BY THE ARCHITECT.

SINGLE POLE #HBL1221X
THREE WAY #HBL1223X
FOUR WAY #HBL1224X
(ADD 'L' SUFFIX FOR KEYED LOCKING TYPE)

F. ALL CEILING MOUNTED RECEPTACLES AND VOICE/DATA OUTLETS ARE NOT TO BE SUPPORTED BY THE CEILING THE OUTLET BOXES SHOULD HAVE VERTICAL AND HORIZONTAL SUPPORT FROM THE STRUCTURE ABOVE.

G. COORDINATE SETTINGS OF ALL OCCUPANCY SENSORS AND LIGHTING CONTROL PANELS WITH OWNER PRIOR TO PROJECT COMPLETION.

5. DEVICE COVER PLATES

A. ALL SWITCHES FOR LIGHTS, FANS, ETC., WHICH ARE SHOWN TO BE MOUNTED IN THE SAME GENERAL AREA, SHALL SHARE A MULTI-GANG COVER PLATE AS REQUIRED.

B. ALL COVER PLATES FOR DEVICES AND JUNCTION BOXES SHALL HAVE CIRCUIT NUMBERS LABELED WITH INDELIBILE INK MARKER OR CLEAR PRINTED LABEL. DEVICE COVERS SHALL BE LABELED ON THE BACK, JUNCTION BOX COVERS SHALL BE LABELED ON THE FRONT.

6. LIGHTING FIXTURES

A. LIGHT FIXTURES SHALL BE AS SCHEDULED.

B. COORDINATE LOCATION OF LIGHT FIXTURES IN AREAS OF MECHANICAL DUCTWORK AND PIPING WITH MECHANICAL CONTRACTOR. RELOCATE LIGHT FIXTURES, WIRING AND CONDUIT IF NECESSARY AS DIRECTED BY THE ARCHITECT/ENGINEER.

C. ALL RECESSED LIGHTING FIXTURES SHALL BE FASTENED TO STRUCTURE OR GRID PER NEC 410.

FIRE ALARM NOTES AND SPECIFICATIONS:

1. ALL NEW FIRE ALARM DEVICES SHOWN SHALL MATCH BUILDING STANDARD DEVICE TYPES AND FINISHES AND SHALL BE COMPATIBLE WITH THE EXISTING BUILDING FIRE ALARM SYSTEM.

2. ALL FIRE ALARM DEVICES ARE TO BE CONNECTED TO THE EXISTING FIRE ALARM SYSTEM BY A NICET LEVEL 3 LICENSED INSTALLER AS APPROVED BY THE LANDLORD AND/OR TENANT.

3. ANY MODIFICATION TO THE EXISTING FIRE ALARM SYSTEM REQUIRED UNDER THE SCOPE OF THIS PROJECT SHALL FOLLOW THE REQUIREMENTS OF NFPA 72 7.2 (NFPA 72 2019) AND ALL WORK SHALL BE PERFORMED BY QUALIFIED PERSONNEL AS DEFINED IN NFPA 72 10.5.2 (NFPA 72 2019).

4. ANY ADDITIONS OR ALTERATIONS TO THE FIRE ALARM SYSTEM REQUIRE TESTING, A RECORD OF COMPLETION, AND RECERTIFICATION.

5. THE DRAWINGS ARE DIAGRAMMATIC. THE DEVICES SHOWN ON THE PLANS ARE FOR GENERAL ARCHITECTURAL AND OWNER COORDINATION AND SHALL BE CONSIDERED A MINIMUM. ADDITIONAL DEVICES MAY NEED TO BE PROVIDED AS REQUIRED AS PART OF THIS CONTRACT. THE CONTRACTOR SHALL PROVIDE ALL COMPONENTS, DEVICES, AND CONNECTIONS NECESSARY TO PROVIDE A COMPLETE AND OPERATING SYSTEM AS REQUIRED BY NFPA AND THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES AND PROVIDE THE NECESSARY DEVICES, CONNECTIONS AND ZONES REQUIRED (INCLUDING, BUT NOT EXCLUSIVE TO, DUCT MOUNTED SMOKE DETECTORS, HVAC CONTROLS, ETC.) PROVIDE QUANTITY OF AUDIO/VISUAL DEVICES AND POWER SUPPLIES AS REQUIRED BY NFPA AND THE AUTHORITY HAVING JURISDICTION. PROVIDE POWER AS REQUIRED FOR POWER SUPPLIES, ETC FROM NEAREST 120/208V PANEL. ALL BREAKERS CONNECTING TO FIRE ALARM SYSTEM EQUIPMENT SHALL BE PROVIDED WITH A LOCK-ON DEVICE.

6. CONFIRM EXISTING AV LOADS AND PROVIDE NEW POWER SUPPLIES WITHIN THIS SPACE AS REQUIRED FOR NEW DEVICES.

7. COORDINATE FINAL LOCATIONS AND QUANTITIES OF FIRE ALARM DEVICES WITH FIRE ALARM VENDOR PRIOR TO BOX AND CONDUIT ROUGH-IN.

8. COORDINATE EXACT LOCATION OF EXISTING FIRE ALARM CONTROL PANEL IN FIELD **PRIOR TO BID**.

VOICE/DATA, SOUND, CATV, AND SECURITY SYSTEMS NOTES:

1. PROVIDE AN OUTLET BOX WITH 1-1/4" CONDUIT WITH PLASTIC BUSHING ON END TO 6" ABOVE NEAREST ACCESSIBLE CEILING OR ATTIC (OR UP NEAR STRUCTURE FOR AREAS WITH NO CEILING) FOR ALL WALL MOUNTED VOICE/DATA DEVICES, SOUND SYSTEM, CATV, AND SECURITY SYSTEM DEVICES. PROVIDE A PULLSTRING IN ALL EMPTY CONDUIT. PROVIDE POWER AS REQUIRED FOR ALL SECURITY DEVICES FROM SPARE CIRCUIT(S) IN NEAREST 120/208V PANEL.

2. PROVIDE (2) CAT6A CABLES ROUTED FROM EACH VOICE/DATA OUTLET SHOWN ON PLANS TO IT RACK IN BASEMENT ROUTED AS NOTED AND IN THE **CITY OF AUBURN DATA CABLING SPECIFICATIONS**. EACH CABLE SHALL BE TERMINATED (PER EIA/TIA 568-B), TESTED, AND CERTIFIED. COORDINATE PREFERRED JACKS, COVER PLATES AND LABELING SCHEME WITH OWNER.

3. COORDINATE/CONFIRM ANY ADDITIONAL REQUIREMENTS FOR THE ABOVE REFERENCED SYSTEMS WITH OWNER AND **CITY OF AUBURN DATA CABLING SPECIFICATIONS** PRIOR TO BID.

ELECTRICAL DEMOLITION/RENOVATION NOTES:

1. ELECTRICAL CONTRACTOR SHALL VISIT THE JOBSITE PRIOR TO BID TO FAMILIARIZE HIM/HERSELF WITH EXISTING CONDITIONS AND THOROUGHLY EXAMINE ALL AREAS REQUIRING DEMOLITION/RENOVATION WORK. EC SHALL INCLUDE ALL LABOR AND INCIDENTALS IN BID WHICH MAY BE NECESSARY TO PERFORM REQUIRED DEMOLITION/RENOVATION WORK. NO ALLOWANCE WILL SUBSEQUENTLY BE MADE BECAUSE OF ANY ERROR DUE TO THE ABSENCE OF KNOWLEDGE ABOUT THE SITE OR THE WORK.

2. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOLLOWING THE REQUIREMENTS FOR DEMOLITION/RENOVATION WORK WITHIN THE GOVERNING MUNICIPALITY.

3. ANY RENOVATION WORK OF EXISTING INSTALLATIONS INCLUDED IN THESE PLANS IS BASED ON INFORMATION PROVIDED TO THE ENGINEER AND/OR THE ENGINEER'S FIELD OBSERVATIONS. EC TO NOTIFY THE ENGINEER OF DISCREPANCIES FOUND IN THE EXISTING INSTALLATION AND THE WORK SHOWN IN THESE DRAWINGS THAT MAY ADVERSELY AFFECT THE COST OR SCOPE OF WORK.

4. WHERE WORK BY THE GENERAL CONTRACTOR (WALL REMOVAL, NEW OR RELATED WALL OPENINGS, ETC.) RESULTS IN THE REMOVAL, REFEEDING, OR RELOCATION OF LIGHTING FIXTURES OR ELECTRICAL DEVICES, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT OR RECONNECT AS REQUIRED ALL ACTIVE DEVICES REMAINING ON THAT CIRCUIT SYSTEM.

5. WHERE DEMOLITION DISRUPTS ELECTRICAL CONTINUITY OF EXISTING RECEPTACLES/LIGHTING FIXTURES, AND NO RECONNECTION IS SHOWN, RECONNECT TO ITS EXISTING CIRCUIT.

6. ALL DIMENSIONS OF EXISTING CONSTRUCTION ARE APPROXIMATE. THE ELECTRICAL CONTRACTOR SHALL MAKE ALL NECESSARY FIELD MEASUREMENTS OF EXISTING STRUCTURES AND EQUIPMENT TO VERIFY DIMENSIONS SHOWN ON THE DRAWINGS. PROVIDE PROPER DIMENSIONS NOT SHOWN PRIOR TO EQUIPMENT FABRICATION.

7. EC SHALL DISCONNECT AT SOURCE AND REMOVE ALL ELECTRICAL EQUIPMENT (WHICH INCLUDES BUT IS NOT LIMITED TO DEVICES, FIXTURES, WIRING (CIRCUITRY), CABLING, CONDUIT, ETC.) AND SHALL GIVE THE OWNER AN OPPORTUNITY TO KEEP DEMOLISHED ELECTRICAL EQUIPMENT PRIOR TO THEM BEING DISCARDED. COORDINATE WITH OWNER PRIOR TO COMMENCEMENT OF DEMOLITION. ANY/ALL NON-CLAIMED ITEMS BY THE OWNER ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF OR RECYCLED.

8. ALL UNUSED/ABANDONED CONDUIT AND CABLES/CONDUCTORS SHALL BE REMOVED.

9. CONTRACTOR SHALL CLEAN AND TIGHTEN LUGS ON ALL EXISTING TO REMAIN OR RELOCATED EQUIPMENT, INCLUDING PANELS, DISCONNECTS, ETC.

10. RING OUT ALL CIRCUITS IN EXISTING PANELS AFFECTED BY THIS ALTERATION/RENOVATION, WHERE ADDITIONAL CIRCUITS ARE NEEDED (AS INDICATED IN CONNECTION SCHEDULES). REUSE CIRCUITS AVAILABLE FOR REUSE OR PROVIDE NEW BREAKERS. TAG ALL UNUSED CIRCUITS AS SPARE, REPLACE ALL INOPERATIVE OR DEFECTIVE CIRCUIT BREAKERS, AND TIGHTEN ALL CONNECTIONS.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	MOUNTING HEIGHT ON CENTER (COORD. WITH ARCH.)
	LED LIGHT FIXTURE	
	EMERGENCY LIGHT FIXTURE	
	EXIT SIGN (PROVIDE FACES AND ARROWS AS SHOWN)	
	CONDUIT RUN CONCEALED IN WALL OR CEILING (IF POSSIBLE); IF CONDUIT IS REQUIRED TO BE EXPOSED, ROUTE PARALLEL/PERPENDICULAR TO WALLS AND STRUCTURE	
	CONDUIT RUN CONCEALED IN THE FLOOR, UNDERGROUND, OR UNDER THE ELEVATED SLAB	
	CIRCUIT(S) HOMERUN TO THE PANEL	
	NUMBER OF CONDUCTORS (GROUND NOT SHOWN)	
	FLEXIBLE CONDUIT OR CORD	
	PLYWOOD BACKBOARD	
	DUPLEX RECEPTACLE - WALL MOUNTED	18" UNO
	GFCI DUPLEX RECEPTACLE OR RECEPTACLE CONNECTED TO GFCI BREAKER (IF SHOWN IN PB SCHEDS) - WALL MTD	18" UNO
	OUTLET ABOVE THE COUNTER OR OUTLET MOUNTED ABOVE NORMAL MOUNTING HEIGHT	6" AC UNO/AS NOTED
	QUADRUPLX RECEPTACLE - WALL MOUNTED	
	SPECIAL AMP/VOLT RECEPTACLE - WALL MOUNTED	18" UNO
	FLOOR MOUNTED RECEPTACLE - WIREMOLD 887B SERIES OR EQUAL. COVER PLATE TBS BY ARCHITECT.	
	VOICE AND DATA OUTLET - WALL MOUNTED	18" UNO
	FLOOR MOUNTED VOICE AND DATA OUTLET	
	TELEVISION CABLE OUTLET	18" UNO
	JUNCTION BOX	18" UNO
	JUNCTION BOX - WALL MOUNTED	
	SPST SWITCH - WALL MOUNTED	48"
	3 - WAY SWITCH - WALL MOUNTED / 4 - WAY SWITCH - WALL MOUNTED	48"
	DIMMER SWITCH - WALL MOUNTED (PROVIDE WATTAGE/TYPE TO MATCH FIXTURE DIMMING DRIVER TYPE)	48"
	3 - WAY DIMMER SWITH - WALL MOUNTED (PROVIDE WATTAGE/TYPE TO MATCH FIXTURE DIMMING DRIVER TYPE)	48"
	KEYED SWITCH - WALL MOUNTED	48"
	TIMER SWITCH - WALL MOUNTED	48"
	FAN SWITCH - WALL MOUNTED	48"
	CEILING MOUNTED OCCUPANCY SENSOR - WATTSTOPPER DT-300 OR EQUAL	
	OCCUPANCY SENSOR POWER PACK	
	WALL MOUNTED OCCUPANCY SENSOR (SINGLE RELAY) WATTSTOPPER PW-301 OR EQUAL	48"
	WALL MOUNTED OCCUPANCY SENSOR (DUAL RELAY) - WATTSTOPPER PW-302 OR EQUAL	48"
	WALL MOUNTED DUAL TECH OCCUPANCY SENSOR AND DIMMER - WATTSTOPPER PW-311 OR EQUAL	48"
	120/208 VOLT PANELBOARD - FLUSH OR SURFACE MOUNTED AS INDICATED IN SCHEDULE	
	DISCONNECT (FRAME AND POLES TO MATCH OCP OR AS NOTED)	
	AC ABOVE COUNTER	
	AFF ABOVE FINISHED FLOOR	
	BKR BREAKER	
	E / R EXISTING / RELOCATED	
	EC / MC / PC ELECTRICAL CONTRACTOR / MECHANICAL CONTRACTOR / PLUMBING CONTRACTOR	
	NL NIGHT LIGHT (ON 24 HRS A DAY)	
	NTS NOT TO SCALE	
	TBB TELEPHONE/DATA BACKBOARD	
	UNO UNLESS NOTED OTHERWISE	
	XFMR TRANSFORMER	
	WP WEATHER PROOF. FOR GFCI RECEPTACLES IN DAMP OR WET LOCATIONS, PROVIDE ENCLOSURE TYPES AND DEVICES PER NEC 406.9(A) AND 406.9(B). FOR DISCONNECT SWITCHES, PROVIDE NEMA 3R.	
	JUNCTION BOX FOR CONNECTION TO MODULAR FURNITURE OR POWER POLE. FP=POWER CONNECTION. COORDINATE ALL POWER REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN FOR EXACT CONDUCTOR QUANTITY, CONDUCTOR CONFIGURATION, AND CONNECTION REQUIREMENTS. FVD=VOICE/DATA CONNECTION. PROVIDE 1-1/2"C. WITH PULLSTRING (AS REQUIRED) TO ABOVE NEAREST ACCESSIBLE CEILING.	

FIRE ALARM LEGEND

SYMBOL	DESCRIPTION	MOUNTING HEIGHT ON CENTER (COORD. WITH ARCH.)
	FIRE ALARM PULL STATION - WALL MOUNTED	48"
	FIRE ALARM ADA APPROVED AUDIO/VISUAL (SEE FA SYSTEM INSTLALER'S PLANS FOR CANDELA RATING)	84"
	FIRE ALARM ADA APPROVED VISUAL ONLY(SEE FA SYSTEM INSTLALER'S PLANS FOR CANDELA RATING)	84"
	SMOKE DETECTOR - CEILING MOUNTED	
	DUCT MOUNTED SMOKE DETECTOR	
	HEAT DETECTOR - CEILING MOUNTED	
	PROVIDE FIRE ALARM CONNECTIONS TO SPRINKLER FLOW AND TAMPER SWITCHES/VALVES. COORDINATE QUANTITY AND LOCATIONS WITH SPRINKLER CONTRACTOR.	
	FIRE ALARM CONTROL PANEL	
	FIRE ALARM ANNUNCIATOR	
	FIRE ALARM NAC EXTENDER	



AUBURN CITY HALL MODIFICATIONS
CONSTRUCTION DOCUMENTS - BID SET
CITY OF AUBURN
144 Tichenor Ave, Auburn AL 36830
AUBURN, AL
25.003.00

KEY PLAN :

ARCHITECT OF RECORD :

WILLIAMS
BLACKSTOCK
ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE :

7/27/2026

REVISIONS :

NO. DATE DESCRIPTION

PROJECT NUMBER :

25.003.00

DRAWING TITLE:
ELECTRICAL
NOTES, SPECS,
AND LEGEND

SHEET NUMBER :

E000

SECTION #1		EXISTING PANEL RP-1A		AIC RATING: 10,000A		MOUNTING: SURFACE	
VOLTAGE: 120/208V		3 PHASE / 4 WIRE		MAIN: MLO			
AMP RATING: 225A							
CKT NO	DKR	DESCRIPTION	KVA	PHASE	KVA	DESCRIPTION	DKR CKT NO
1	201	REC BATHROOM RM 231	0.54	B	0.72	OPEN OFFICE 205A-RECS	201 22
2	201	WATER FOUNTAIN 1ST FLOOR	0.50	B	1.08	REC RECEPTION 202	201 23
3	201	REC VENDING 1ST FLOOR	1.00	C	0.72	REC OFFICE 208	201 24
4	201	REC VENDING 1ST FLOOR	1.00	A	0.72	REC OFFICE 218	201 25
5	201	REC FILE RM 234 OFFICE 233	1.08	B	0.72	REC OFFICE 217	201 26
6	201	REC OPEN OFFICE 236, 237	0.90	C	0.72	REC OFFICE 214	201 27
7	201	REC OPEN OFFICE 236 & 238	1.08	A	0.36	RECEIPT 202-RECS	201 28
8	201	REC OFFICE 227	0.72	B	1.08	CUSTOMER SERVICE DESK-RECS	201 29
9	201	REC OFFICE 226	0.72	C	0.90	OPEN OFFICE 250B-RECS	201 30
10	201	REC OFFICE 221	0.72	A	0.90	OPEN OFFICE 250A-RECS	201 31
11	201	REC OFFICE 219	0.72	B	0.72	REC OFFICE 241	201 32
12	201	REC OFFICE 221	0.72	C	0.72	REC OFFICE 247	201 33
13	201	REC OFFICE 220	0.72	A	0.72	REC CORRIDOR 245	201 34
14	201	REC CONFERENCE 206	0.90	B	0.30	REC IRRIGATION	201 35
15	201	REC LOBBY 201	1.08	C	1.08	REC MEZZ CONF RM 301	201 36
16	201	REC LOBBY 201 & STORAGE 204	1.08	A	0.90	OPEN OFFICE 247A-RECS	201 37
17	201	CONFERENCE RM PROJECTOR	0.70	B	0.90	REC MEZZ NEW ADDITION	201 38
18	201	CONFERENCE RM SCREEN	0.50	C	0.90	REC MEZZ NEW ADDITION	201 39
19	201	REC WORK ROOM 216	0.36	A	0.90	REC MEZZ NEW ADDITION	201 40
20	201	REC WORK ROOM 216	0.36	B	0.90	FILE 244B, 248, CORR 245-RECS	201 41
21	201	REC WORK ROOM 216	0.36	C	1.00	OUTSIDE AIR FLOW FAN	201 42
LOAD SUMMARY (BOTH SECTIONS): PHASE A 22.77 KVA PHASE B 22.85 KVA PHASE C 23.52 KVA TOTAL CONNECTED 69.14 KVA 192.0 AMPS							
NEC DEMAND LOAD CALCULATIONS LIGHTING & CONTINUOUS LOADS @ 125% = 12.38 KVA RECEPTACLES 33.84 KVA (FIRST 10KVA AT 100% WITH REMAINDER AT 75%) 21.92 KVA ALL OTHER NON-CONTINUOUS LOADS @ 100% 25.43 KVA DEMAND TOTAL KVA 59.73 DEMAND TOTAL AMPS 165.78							
NOTES: * MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC * RECEPTACLES CALCULATED PER NEC 220.44							

SECTION #2		EXISTING PANEL RP-1A		AIC RATING: 10,000A		MOUNTING: SURFACE	
VOLTAGE: 120/208V		3 PHASE / 4 WIRE		MAIN: MLO		** PROVIDE NEW COMPATIBLE BREAKER	
AMP RATING: 225A							
CKT NO	DKR	DESCRIPTION	KVA	PHASE	KVA	DESCRIPTION	DKR CKT NO
43	201	EXHAUST FAN #2	0.20	A	1.50	REC COFFEE RM 252	201 64
44	201	ROOFTOP RECS	0.36	B	1.50	REC COFFEE RM 252	201 65
45	201	ROOFTOP RECS	0.36	C	1.00	ICE MACHINE	201 66
46	201	ROOFTOP RECS	0.36	A	0.60	CONFERENCE RM LTS 306	201 67
47	201	EXHAUST FAN #1	0.20	B	0.65	CONFERENCE RM LTS 306	201 68
48	201	LTS CONFERENCE RM 301	0.60	C	0.35	LOBBY CEILING EMERGENCY LTS	201 69
49	201	LTS CONFERENCE RM 301	0.60	A	0.80	LOBBY CEILING LTS	201 70
50	201	TIME LOCK	0.20	B	0.80	LOBBY CEILING LTS	201 71
51	201	COPIER-REC	1.00	C	0.80	LOBBY CEILING LTS	201 72
52	201	EXHAUST FAN #3	0.20	A	0.80	LOBBY CEILING LTS	201 73
53	201	ENTRY LOBBY LTS	0.80	B	0.80	LOBBY CEILING LTS	201 74
54	201	LTS CONFERENCE RM 221	0.40	C	0.80	LOBBY CEILING LTS	201 75
55	201	REC WORKRM 216	0.36	A	1.00	COPIER-REC	201 76
56	201	REC WORKRM 216	0.36	B	4.61	EXISTING CIRCUIT	603 77
57	201	REC WORKRM 216	0.36	C	4.61	EXISTING CIRCUIT	603 78
58	201	REC OFFICE 225	0.72	A	4.61	EXISTING CIRCUIT	79
59	201	REC OFFICE 224	0.72	B	0.90	OPEN OFFICE 205A-RECS	*201 80
60	201	REC OFFICE 225	0.72	C	0.90	OPEN OFFICE 205B-RECS	*201 81
61	201	COVE LTS	0.30	A		SPACE	82
62	201	COVE LTS	0.30	B		SPACE	83
63	201	COVE LTS	0.30	C		SPACE	84

2 ELECTRICAL BASEMENT PLAN - POWER
1/8" = 1'-0"

SECTION #1		EXISTING PANEL RP-UPS		AIC RATING: 22,000A		MOUNTING: SURFACE	
VOLTAGE: 120/208V		3 PHASE / 4 WIRE		MAIN: MCB			
AMP RATING: 350A							
CKT NO	DKR	DESCRIPTION	KVA	PHASE	KVA	DESCRIPTION	DKR CKT NO
1	201	OFFICE 118-RECS	0.36	A	0.50	OFFICE 217-RECS	201 22
2	201	OFFICE 116-RECS	0.54	B	0.54	OFFICE 212-RECS	201 23
3	201	OFFICE 116-RECS	0.36	C	0.18	OPEN OFFICE 205A-RECS	201 24
4	201	WORK 221-RECS	0.54	A	0.36	OFFICE 207-RECS	201 25
5	201	WORK 121 & 126-RECS	0.54	B	0.36	RECEPTION 202-RECS	201 26
6	201	RECEPTION 126-RECS	0.54	C	0.54	OFFICE 218-RECS	201 27
7	201	OFFICE 131-RECS	0.54	A	0.54	OPEN OFFICE 219-RECS	201 28
8	201	OFFICE 133-RECS	0.54	B	0.54	OFFICE 220-RECS	201 29
9	201	CONFERENCE 135-RECS	0.36	C	0.36	SECRETARY 226-RECS	201 30
10	201	OFFICE 117-RECS	0.36	A	0.36	CONFERENCE 221-RECS	201 31
11	201	OFFICE 117-RECS	0.36	B	0.54	OFFICE 227-RECS	201 32
12	201	OFFICE 118-RECS	0.54	C	0.54	WORK 237-RECS	201 33
13	201	OFFICE 119-RECS	0.36	A	0.18	CONFERENCE 206-RECS	201 34
14	201	OFFICE 119-RECS	0.36	B	0.54	CONFERENCE 206-RECS	201 35
15	201	OFFICE 124-RECS	0.36	C	0.36	CUSTOMER SERVICE 243-RECS	201 36
16	201	OFFICE 124-RECS	0.36	A	0.36	CUSTOMER SERVICE 243-RECS	201 37
17	201	OFFICE 132-RECS	0.54	B	0.18	OPEN OFFICE 250A-RECS	201 38
18	201	OFFICE 133-RECS	0.54	C	0.18	OPEN OFFICE 250B-RECS	201 39
19	201	EQUIP 112-RECS	0.54	A	0.54	OFFICE 241-RECS	201 40
20	201	EQUIP 112-RECS	0.54	B	0.54	OFFICE 235-RECS	201 41
21	201	OFFICE 214-RECS	0.54	C	0.36	OPEN OFFICE 214B-RECS	201 42
LOAD SUMMARY (BOTH SECTIONS): PHASE A 11.48 KVA PHASE B 11.22 KVA PHASE C 10.62 KVA TOTAL CONNECTED 33.32 KVA 92.5 AMPS							
NEC DEMAND LOAD CALCULATIONS LIGHTING & CONTINUOUS LOADS @ 125% = 0.00 KVA RECEPTACLES 23.72 KVA (FIRST 10KVA AT 100% WITH REMAINDER AT 75%) 16.86 KVA ALL OTHER NON-CONTINUOUS LOADS @ 100% 9.60 KVA DEMAND TOTAL KVA 26.46 DEMAND TOTAL AMPS 73.45							
NOTES: * MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC * RECEPTACLES CALCULATED PER NEC 220.44							

SECTION #2		EXISTING PANEL RP-UPS		AIC RATING: 22,000A		MOUNTING: SURFACE	
VOLTAGE: 120/208V		3 PHASE / 4 WIRE		MAIN: MLO		** PROVIDE NEW COMPATIBLE BREAKER	
AMP RATING: 350A							
CKT NO	DKR	DESCRIPTION	KVA	PHASE	KVA	DESCRIPTION	DKR CKT NO
43	201	OFFICE 238-RECS	0.54	A	0.18	OPEN OFFICE 247A-REC	*201 74
44	201	OFFICE 237-RECS	0.54	B	0.18	OFFICE 205B-REC	*201 75
45	201	OFFICE 302-RECS	0.18	C	0.36	RECEIPT 302-RECS	*201 76
46	201	CONFERENCE 301-FB/RECS	0.36	A		SPACE	67
47	201	OFFICE 304-RECS	0.54	B		SPACE	68
48	201	OFFICE 304-RECS	0.36	C		SPACE	69
49	201	OFFICE 303-RECS	0.54	A		SPACE	70
50	201	OFFICE 303-RECS	0.54	B		SPACE	71
51	201	IT RACK	1.20	C		SPACE	72
52	201	IT RACK	1.20	A		SPACE	73
53	201	IT RACK	1.20	B		SPACE	74
54	201	IT RACK	1.20	C		SPACE	75
55	201	IT RACK	1.20	A		SPACE	76
56	201	IT RACK	1.20	B		SPACE	77
57	201	IT RACK	1.20	C		SPACE	78
58	201	IT RACK	1.20	A		SPACE	79
59	201	SPACE		B		SPACE	80
60	201	OFFICE 234-RECS	0.36	C		SPACE	81
61	201	OFFICE 224-RECS	0.36	A		SPACE	82
62	201	OFFICE 225-RECS	0.36	B		SPACE	83
63	201	SPACE		C		SPACE	84

1 ELECTRICAL FIRST FLOOR PLAN - POWER
1/8" = 1'-0"

GENERAL NOTES (APPLY TO THIS SHEET ONLY):

- DO NOT MOUNT DEVICES BACK TO BACK. OFFSET ONE SIDE TO THE NEXT STUD SPACE.
- LABEL PANELBOARD SCHEDULES PER NEC 408.4.
- VOICE/DATA AND CATV OUTLETS SHOWN BESIDE RECEPTACLE OUTLETS ARE TO BE MOUNTED AT THE SAME HEIGHT AS RECEPTACLE OUTLET.
- COORDINATE MOUNTING HEIGHTS OF ALL OUTLETS SHOWN MOUNTED ABOVE NORMAL MOUNTING HEIGHT WITH COUNTERTOPS AND/OR OWNER/ARCHITECT PRIOR TO ROUGH-IN.

KEYNOTES (APPLY TO THIS SHEET ONLY):

- FOR MODULAR FURNITURE (NARRATE PANEL SYSTEM 8-WIRE CONFIGURATION) POWER CONNECTION, CONTRACTOR TO PROVIDE A DEDICATED CIRCUIT FROM UPS PANEL RP-UPS-2 (CIRCUIT INDICATED ON PLANS) TO CIRCUIT #4 IN MODULAR FURNITURE CONNECTION FOR WORK STATION. CONTRACTOR TO PROVIDE A CIRCUIT FROM PANEL RP-1A (CIRCUIT INDICATED ON PLANS) TO CIRCUITS #1-3 FOR ALL OTHER POWER REQUIREMENTS IN MODULAR FURNITURE.
- PROVIDE POWER AND DATA TO DEVICES IN MILLWORK. PROVIDE 3/4" FOR POWER AND 1-1/4" (WITH PULL STRING) ROUTED ABOVE NEAREST ACCESSIBLE CEILING FOR VOICE/DATA CABLING ROUTE. THROUGH MILLWORK AS REQUIRED. COORDINATE EXACT LOCATION OF DEVICES IN MILLWORK WITH OWNER PRIOR TO ROUGH-IN.
- CONTRACTOR TO PROVIDE ALL MATERIALS AND LABOR NECESSARY TO RELOCATED EXISTING DOOR HARDWARE AND SECURITY DEVICES TO NEW DOOR LOCATION. COORDINATE EXACT DEVICES TO BE RELOCATED IN FIELD. COORDINATE LOCATION OF DEVICES WITH NEW DOOR LOCATION, ARCHITECT, AND OWNER PRIOR TO ROUGH-IN.
- PROVIDE JUNCTION BOX TO BE USED FOR FUTURE CARD READER. ROUTE 3/4" (WITH PULL STRING) TO NEW JUNCTION BOX LOCATED ABOVE DOOR FOR FUTURE ELECTRIC DOOR STRIKE. COORDINATE EXACT LOCATION WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.

AUBURN CITY HALL MODIFICATIONS

CONSTRUCTION DOCUMENTS - BID SET

CITY OF AUBURN

144 Tichenor Ave. Auburn AL 36830

AUBURN, AL 36830

25.003.00

KEY PLAN:

ARCHITECT OF RECORD:

WILLIAMS
BLACKSTOCK
ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

7/27/2026

REVISIONS:

NO. DATE DESCRIPTION

PROJECT NUMBER:

25.003.00

DRAWING TITLE:
ELECTRICAL
FLOOR PLANS -
POWER

SHEET NUMBER:

E100



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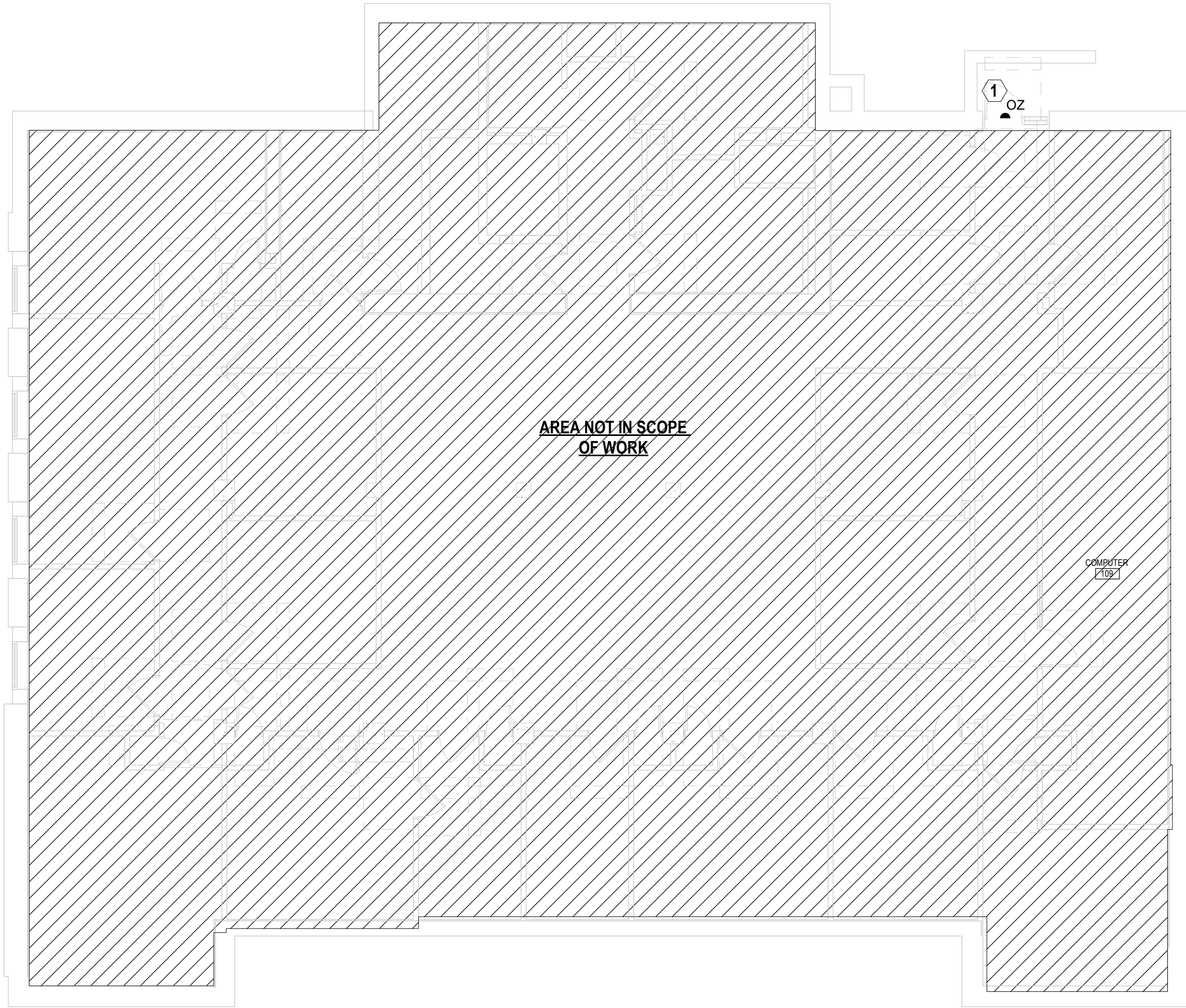


GENERAL NOTES (APPLY TO THIS SHEET ONLY):

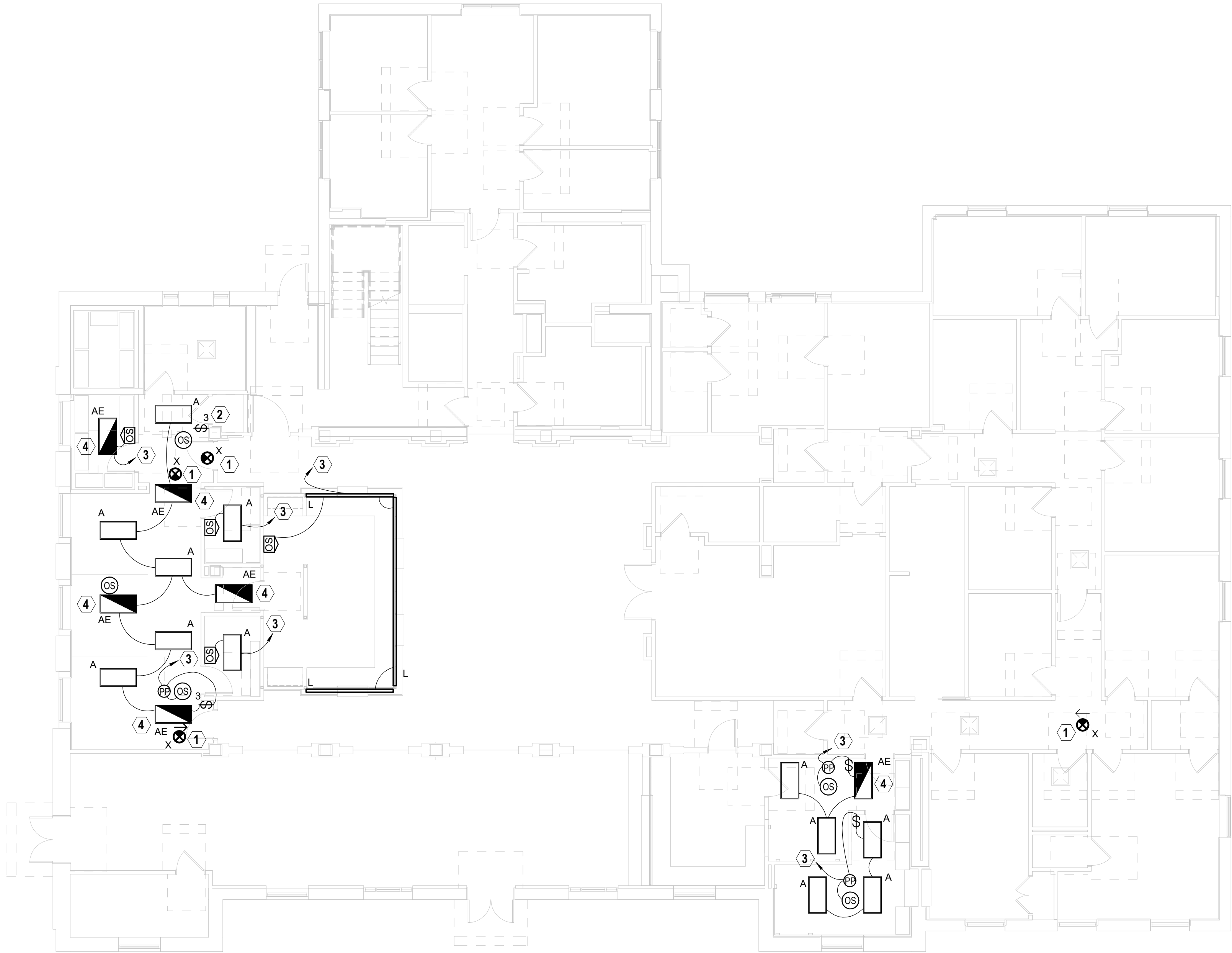
- COORDINATE/CONFIRM EXACT LOCATION AND MOUNTING HEIGHTS OF ALL LIGHT FIXTURES SHOWN ON THIS SHEET WITH ARCHITECT PRIOR TO INSTALLATION.
- COORDINATE/CONFIRM WITH OWNER WHICH LIGHTS FIXTURES THEY DESIRE TO BE NIGHT LIGHTS (ON 24/7), IF ANY. WIRE THESE LIGHTS TO UNSWITCHED "HOT".
- COORDINATE EXACT DESIRED SWITCHING ARRANGEMENT AND SWITCH LOCATIONS WITH OWNER PRIOR TO ROUGH-IN.

KEYNOTES (APPLY TO THIS SHEET ONLY):

- CONNECT TO UNSWITCHED "HOT" FROM LIGHTING CIRCUIT IN THIS AREA.
- PROVIDE 3#12, 1/2" C. BETWEEN CORRESPONDING 3-WAY SWITCHES SHOWN IN THIS ROOM OR AREA.
- CONTRACTOR TO PROVIDE ALL MATERIALS AND LABOR NECESSARY TO CONNECT TO EXISTING LIGHTING CIRCUIT IN THIS AREA OR ROOM.
- CONNECT SWITCHED "HOT" TO NORMAL DRIVER AND UNSWITCHED "HOT" TO EMERGENCY BATTERY PACK.



2 ELECTRICAL BASEMENT PLAN - LIGHTING
1/8" = 1'-0"



1 ELECTRICAL 1ST FLOOR PLAN - LIGHTING
1/8" = 1'-0"

LIGHTING FIXTURE SCHEDULE

FIXTURE ID	DESCRIPTION	LAMP TYPE	MANUFACTURER/ MODEL	NOTES
A	2'X4' RECESSED LED FIXTURE, 4800 LUMENS, +80CRI, SMOOTH REFLECTOR, CURVED/SMOOTH DIFFUSER, AND 0-10V DIMMING DRIVER	LED - 39W [4000K]	LITHONIA FIXTURE: 2BLT4 SERIES OR EQUAL	
AE	SAME AS FIXTURE TYPE "A" EXCEPT WITH EMERGENCY BATTERY PACK AND INTEGRAL TEST SWITCH			
L	LINEAR RECESSED LED FIXTURE, 600 LUMENS/FOOT, +90CRI, 0-10V DIMMING DRIVER, COORDINATE FIXTURE LENGTH WITH ARCHITECT PRIOR TO ORDERING.	LED - 4.4W/FT [4000K]	AMERICAN LIGHTING FIXTURE: 2R-XX-500 SERIES OR EQUAL	
OZ	EXTERIOR ARCHITECTURAL EMERGENCY FIXTURE WITH BATTERY AND PHOTOCELL	LED	LITHONIA LIGHTING AFF SERIES OR EQUAL	
X	EXIT FIXTURE WITH EMERGENCY BATTERY BACKUP, RED LETTERS, WHITE FINISH, PROVIDE NUMBER OF FACES AND DIRECTIONAL ARROWS AS SHOWN, WALL OR CEILING MOUNT AS REQUIRED	LED	LITHONIA LOM SERIES OR EQUAL	

LIGHTING FIXTURE SCHEDULE NOTES:

- CONFIRM VOLTAGE WITH DRAWINGS AND COORDINATE/CONFIRM ALL MOUNTING HEIGHTS AND FINISHES WITH ARCHITECT PRIOR TO ORDERING AND INSTALLATION. ARCHITECT TO PROVIDE ALL FINISHES AND MOUNTING HEIGHTS OF HANGING CEILING AND WALL MOUNTED FIXTURE TYPES.
- PROVIDE MOUNTING OPTION(S) NECESSARY TO ACCOMMODATE CEILING TYPES SPECIFIED BY ARCHITECTURAL DOCUMENTS FOR ALL FIXTURES.
- THE LAMP COLOR TEMPERATURE FOR ALL LAMP SOURCES SHALL BE AS NOTED IN LIGHTING FIXTURE SCHEDULE ABOVE. CONFIRM WITH TENANT/ARCHITECT PRIOR TO ORDERING.

AUBURN CITY HALL MODIFICATIONS
CONSTRUCTION DOCUMENTS - BID SET

CITY OF AUBURN
144 Tichenor Ave, Auburn AL 36830
AUBURN, AL
25,003.00

KEY PLAN:

ARCHITECT OF RECORD:

WILLIAMS
BLACKSTOCK
ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

7/27/2026

REVISIONS:

NO. DATE DESCRIPTION

PROJECT NUMBER:

25.003.00

DRAWING TITLE:

ELECTRICAL
FLOOR PLANS -
LIGHTING

SHEET NUMBER:

E200



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