



**PROJECT MANUAL**

**FOR**

**TRICENTENNIAL PARK SITE  
IMPROVEMENTS**

**2121 Bragg Avenue, Mobile AL 36617**  
**PR-004-23**

**November 13, 2024**

**WAS Design, Inc.**  
218 North Alston Street  
Foley, Alabama 36535

**and**

**City of Mobile**  
**Architectural Engineering Department**  
205 Government Plaza  
P.O. Box 1827  
Mobile, Alabama 36633-1827

**Bid Date: December 11, 2024**

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1.1 List of Drawings

Document \_\_\_\_\_ - List of Drawings

A. Drawings consist of the Contract Drawings and other drawings listed on the Table of Contents page of the separately bound drawing set titled A Landscape Development Plan for Lake Drive Tricentennial Park Site Improvements, dated 10/7/2024 as modified by subsequent Addenda and Contract modifications.

SECTION 00100  
INVITATION TO BID

You are invited to submit a sealed bid for construction of the following facility:

PROJECT NAME: Tricentennial Park Site Improvements  
PROJECT LOCATION: Mobile, Alabama 36617  
PROJECT NUMBER: PR-004-23

1 BID DATE:

- A. Sealed Bids will be received and clocked in until 2:15 PM local time, Wednesday, the 11<sup>th</sup> day of December 2024. Bidders shall insert sealed Bids into a receptacle, marked "City of Mobile Bids", located in the elevator lobby outside the office of the City Clerk Office, 9th Floor South Tower, Government Plaza, 205 Government Street, Mobile, Alabama 36602.
- B. All Bids not clocked in at the City Clerk's Office prior to the time specified, or Bids received after the specified time, will be automatically rejected and returned immediately, unopened.
- C. Bids will be publicly opened and read at 2:30 PM local time, in the Atrium Lobby of Government Plaza.

2 SPECIFICATIONS AND DRAWINGS:

- A. Specifications and Drawings are on file and may be examined and obtained from the following location: <https://www.cityofmobile.org/bids/>
- B. Bidders shall use complete sets of Bid Documents in preparing their bid. Neither the Owner nor Architect/Engineer assumes responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bid Documents.
- C. **Addenda will be issued via the City of Mobile website.**
- D. **This is a tax exempt project and shall be certified by the requirements of the Alabama Department of Revenue. Bidders shall NOT include sales and use taxes with their bid amounts. Bidders shall complete the Sales Tax Form C-3A and include it as an attachment to their Bid Form (see Section 00400).**
- E. Product Substitutions must be pre-approved before the bid (see Section 01400 for requirements).

3 BID SURETY: Required on Bids \$10,000.00 or more

- A. A Cashier's Check drawn on a bank registered to do business in the State of Alabama and which is a member of the Federal Deposit Insurance Corporation, or a Bid Bond payable to Owner, City of Mobile, in the amount of 5% of the Base Bid, but in no event more than \$10,000.00 is required to accompany Bid.
- B. Bid Bond must be issued by a Surety licensed to do business in the State of Alabama. Bidder shall require the attorney in fact who executes the required bonds on behalf of the surety to affix to the bond a certified and current copy of the power of attorney.

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- C. No Bid may be modified, withdrawn, or canceled for a period of sixty (60) days after the time designated above for receipt of bids.
- D. The City of Mobile will have sixty (60) days from the bid opening date to award contract.

4 SURETY QUALIFICATIONS:

- A. A Surety authorized to do business in the State of Alabama must issue Bonds.
- B. If the Base Bid is \$50,000 or more, the Surety must have a minimum rating of A/Class VI as reported by the latest issue of Best Key Rating Guide Property-Casualty published by Alfred M. Best Company, Inc.

5 IRREGULARITIES AND REJECTION:

- A. The City of Mobile reserves the right to waive irregularities in the Bid and in Bidding, and to reject any or all Bids.

6 BIDDER QUALIFICATIONS:

- A. Bids for Work costing \$50,000 or more must be licensed pursuant to current Alabama law and of classifications compliant with the State of Alabama Licensing Board for General Contractors. Note that if the contract amount is \$10,000 or greater, both a Performance Bond and a Labor and Material Payment Bond shall be required. **Before Bidding, Contractor shall verify their license classification of their General Contractors license with the State of Alabama Licensing Board for General Contractors to verify classification is acceptable to perform 51% of the Scope of Work.**
- B. In case of a joint venture of two or more Contractors, the amount for the bid shall be within the maximum bid limitations as set by the State of Alabama Licensing Board for General Contractors of at least one of the partners to the joint venture.

7 NON-RESIDENT CONTRACTORS:

- A. Except for contracts funded in whole or part with funds received from a federal agency, preference shall be given to resident Contractors on the same basis as the nonresident Contractor's state awards contracts to Alabama Contractors bidding in similar circumstances.
- B. Nonresident Bidders shall, prior to submitting a bid, be registered with the Alabama Secretary of State and the Alabama Department of Revenue. Provide the Secretary of State Business "Entity ID Number" on the Bid Form in the space provided.

8 PRE-BID CONFERENCE:

- A. A Pre-Bid Conference shall be held on Wednesday, November 20<sup>th</sup>, 2024 **at Tricentennial Park, 2121 Bragg Avenue, Mobile, AL**, at 9:00 AM local time. A representative of the Bidder is encouraged to be present at the meeting. However, if no representative can be present in person, the Bidder shall contact the Project Manager at 251-208-7635, at least 24 hours prior to the meeting, in order to coordinate attendance of the meeting by conference call. Bidders are encouraged to participate in the Pre-Bid Conference, visit the site prior to submitting a Bid and include all costs associated with the project in their Bids.

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- B. Minutes of this conference will be made as an Addendum for the project.

9 BID SUBMITTAL:

- A. Bids must be submitted on copies of the Bid Forms furnished in the bidding documents.
- B. Bid, with Bid Security, Sales Tax Form C-3A, City of Mobile Subcontracting and Major Supplier Plan and other supporting data specified, shall be contained in a sealed, opaque envelope, approximately 9x12 inches or larger and be marked on the outside with the words "**SEALED BID FOR TRICENTENNIAL PARK PROJECT NUMBER: PR-004-23**".
- C. The Bid envelope shall be clearly addressed to the Owner as indicated on the Bid Form and include the bid date, the name, address and State License number and classification of the Bidder issued by the State of Alabama Licensing Board for General Contractors.
- D. All Bids of \$50,000 or more must include the bidder's State of Alabama General Contractor's License information written on the outside of the bid envelope. Any bid submitted without such license information may be rejected and returned to the bidder unopened.
- E. In addition, in large letters on both front and back of envelope, write the following: **DO NOT OPEN UNTIL TWO-THIRTY PM, WEDNESDAY, DECEMBER 11<sup>TH</sup>, 2024.**
- F. For a bid to be valid it shall be delivered at designated location prior to time and date for receipt of Bids indicated in INVITATION TO BID, or prior to any extension thereof issued to Bidders. After that time no Bid will be received or withdrawn.
- G. When sent by mail, preferably special delivery, express service, or registered mail, the sealed Bid, marked as indicated above, shall be enclosed in another envelope for mailing such that the exterior mailing container or envelope may be opened without revealing the contents of the Bid. It is the Contractors responsibility to assure delivery of the bid to the City Clerk's Office prior the time and date established.

10 EQUAL OPPORTUNITY:

- A. The City of Mobile, Alabama is an Equal Opportunity Employer and requires that all Contractors comply with the Equal Employment Opportunity laws and the provisions of the Bid Documents in this regard.
- B. The City of Mobile also encourages and supports the utilization of Minority Business Enterprises on these and all other publicly solicited Bids, and shall be in compliance with the City of Mobile's Minority Utilization Plan as adopted by the City Council.
- C. Contractor shall provide an appropriately completed copy of the "City of Mobile Subcontracting and Major Supplier Plan" in the envelope with their Bid Form. Form shall document DBE Subcontractors participating in the project and, should the total % of DBE participation not meet the 15% minimum, all efforts to obtain DBE Subcontractors shall be documented on or attached to the DBE Form when submitted. During construction, contractors are required to submit a "DBE Utilization Report" with every Pay Application.



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- D. Contractors should contact the City of Mobile, Supplier Diversity Manager for assistance with DBE Subcontractor information and any questions regarding the DBE Compliance Forms. Contact Archnique Kidd at 251-208-7967.
- E. A Directory of DBE Vendors can be found at the following location:  
<https://workwith.cityofmobile.org/>

11 ADDITIONAL BIDDING PROCEDURES:

- A. Refer to the complete information in the Bid Documents prior to submitting a bid. Additional Bidding Procedure information is contained therein, particularly in the specification Section 00200 "Instructions to Bidders - AIA Document A701" and in the specification Section 00300 "Supplementary Instructions to Bidders".

12 STATE OF ALABAMA IMMIGRATION ACT

"The State of Alabama, under the Beason-Hammon Alabama Taxpayer and Citizen Protection Act, Act No. 2011-535, Alabama Code Section 31-13-1, et. Seq., requires:

- A. That the Contractor shall be enrolled in the E-Verify Program, shall participate in that Program during the performance of the contract, and shall verify the immigration status of every employee who is required to be verified, according to the applicable federal rules and regulations; and
- B. That it will attach to the contract the company's documentation of enrollment in E-Verify.
- C. The subcontractor must also enroll in the E-Verify Program prior to performing any work on the contract and shall attach to its sworn affidavit documentation establishing that the subcontractor is enrolled in the E-Verify Program.

13 PUBLIC CONTRACTS WITH ENTITIES ENGAGING IN CERTAIN BOYCOTT ACTIVITIES

- A. By signing this contract, Contractor further represents and agrees that it is not currently engaged in, nor will it engage in, any boycott of a person or entity based in or doing business with a jurisdiction with which the State of Alabama can enjoy open trade.

END OF SECTION 00100

**SECTION 00200**  
**INSTRUCTIONS TO BIDDERS**

**PART 1 GENERAL**

- A. This section includes the INSTRUCTIONS TO BIDDERS, AIA Document A701 to be utilized with the Owner's most recent modifications and which shall be used in conjunction with the entire Bid Documents and Section 00300 SUPPLEMENTARY INSTRUCTIONS TO BIDDERS for this project.



# AIA® Document A701® – 2018

## Instructions to Bidders

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

Tricentennial Park Site Improvements  
2121 Bragg Avenue  
Mobile, Alabama 36617  
PR-004-23

**THE OWNER:**  
*(Name, legal status, address, and other information)*

City of Mobile  
PO Box 1827  
Mobile, Alabama 36602

**THE ARCHITECT:**  
*(Name, legal status, address, and other information)*

WAS Design, Inc.  
218 North Alston Street  
Foley, Alabama 36535

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### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

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

FEDERAL, STATE, AND LOCAL LAWS MAY IMPOSE REQUIREMENTS ON PUBLIC PROCUREMENT CONTRACTS. CONSULT LOCAL AUTHORITIES OR AN ATTORNEY TO VERIFY REQUIREMENTS APPLICABLE TO THIS PROCUREMENT BEFORE COMPLETING THIS FORM.

It is intended that AIA Document G612™–2017, Owner’s Instructions to the Architect, Parts A and B will be completed prior to using this document.



## ARTICLE 1 DEFINITIONS

§ 1.1 Bidding Documents include the Bidding Requirements and the Proposed Contract Documents. The Bidding Requirements consist of the advertisement or invitation to bid, Instructions to Bidders, supplementary instructions to bidders, the bid form, and any other bidding forms. The Proposed Contract Documents consist of the unexecuted form of Agreement between the Owner and Contractor and that Agreement's Exhibits, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, all Addenda, and all other documents enumerated in Article 8 of these Instructions.

§ 1.2 Definitions set forth in the General Conditions of the Contract for Construction, or in other Proposed Contract Documents apply to the Bidding Documents.

§ 1.3 Addenda are written or graphic instruments issued by the Architect, which, by additions, deletions, clarifications, or corrections, modify or interpret the Bidding Documents.

§ 1.4 A Bid is a complete and properly executed proposal to do the Work for the sums stipulated therein, submitted in accordance with the Bidding Documents.

§ 1.5 The Base Bid is the sum stated in the Bid for which the Bidder offers to perform the Work described in the Bidding Documents, to which Work may be added or deleted by sums stated in Alternate Bids.

§ 1.6 An Alternate Bid (or Alternate) is an amount stated in the Bid to be added to or deducted from, or that does not change, the Base Bid if the corresponding change in the Work, as described in the Bidding Documents, is accepted.

§ 1.7 A Unit Price is an amount stated in the Bid as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, as described in the Bidding Documents.

§ 1.8 A Bidder is a person or entity who submits a Bid and who meets the requirements set forth in the Bidding Documents. A Bidder must be licensed by the State Licensing Board for General Contractors if the amount for the Contract exceeds the amount established by said Board.

§ 1.9 A Sub-bidder is a person or entity who submits a bid to a Bidder for materials, equipment, or labor for a portion of the Work. A Sub-bidder performing Work must be licensed by the State Licensing Board for General Contractors if the Sub-bidders' contract amount exceeds that established by said Board.

- 1.10 A non-resident Bidder or Sub-bidder is one who
- a. Is neither organized nor existing under the laws of the State of Alabama
  - b. nor maintains its principal place of business in the State of Alabama.

A non-resident contractor who has maintained a permanent branch office within the State of Alabama for at least five (5) continuous years shall not thereafter be deemed to be a non-resident contractor so long as such contractor continues to maintain a branch office within Alabama.

## ARTICLE 2 BIDDER'S REPRESENTATIONS

§ 2.1 By submitting a Bid, the Bidder represents that:

- .1 the Bidder has read and understands the Bidding Documents;
- .2 the Bidder understands how the Bidding Documents relate to other portions of the Project, if any, being bid concurrently or presently under construction;
- .3 the Bid complies with the Bidding Documents;
- .4 the Bidder has visited the site, become familiar with local conditions under which the Work is to be performed, and has correlated the Bidder's observations with the requirements of the Proposed Contract Documents;
- .5 the Bid is based upon the materials, equipment, and systems required by the Bidding Documents without exception; and
- .6 the Bidder has read and understands the provisions for liquidated damages, if any, set forth in the form of Agreement between the Owner and Contractor.

§ 2.2 The Bidder is licensed by the State Licensing Board for General Contractors and the amount Bid does not exceed the Bid Limit stipulated in the Bidder's License and by the City of Mobile.

§ 2.3 Each and every Contractor belonging to or comprising a part of any entity that is bidding as a joint venture or association involving two or more contractors is licensed by the State Licensing Board for General Contractors and that the amount Bid does not exceed the Bid limit stipulated in at least one of their licenses.

§ 2.4 Any non-resident Bidder is authorized by the Secretary of State of Alabama and is registered with Alabama Department of Revenue to transact business in Alabama.

§ 2.5 Joint Ventures or Associations of Contractors, whether the same are Bidders or Subcontractors of Bidders, will remain in existence until all insurance and warranty requirements for the Project have been fulfilled.

### **ARTICLE 3 BIDDING DOCUMENTS**

#### **§ 3.1 Distribution**

§ 3.1.1 Bidders shall obtain complete Bidding Documents, as indicated below, from the issuing office designated in the advertisement or invitation to bid, for the deposit sum, if any, stated therein.

*(Paragraphs deleted)*

§ 3.1.2 Any required deposit shall be refunded to Bidders who submit a bona fide Bid and return the paper Bidding Documents in good condition within ten days after receipt of Bids. The cost to replace missing or damaged paper documents will be deducted from the deposit. A Bidder receiving a Contract award may retain the paper Bidding Documents, and the Bidder's deposit will be refunded.

§ 3.1.3 Bidding Documents will not be issued directly to Sub-bidders unless specifically offered in the advertisement or invitation to bid, or in supplementary instructions to bidders.

§ 3.1.4 Bidders shall use complete Bidding Documents in preparing Bids. Neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete Bidding Documents.

§ 3.1.5 The Bidding Documents will be available for the sole purpose of obtaining Bids on the Work. No license or grant of use is conferred by distribution of the Bidding Documents.

#### **§ 3.2 Modification or Interpretation of Bidding Documents**

§ 3.2.1 The Bidder shall carefully study the Bidding Documents, shall examine the site and local conditions, and shall notify the Architect of errors, inconsistencies, or ambiguities discovered and request clarification or interpretation pursuant to Section 3.2.2.

§ 3.2.2 Requests for clarification or interpretation of the Bidding Documents shall be submitted by the Bidder in writing and shall be received by the Architect at least five (5) calendar days prior to the date for receipt of Bids.

*(Paragraphs deleted)*

§ 3.2.3 Modifications and interpretations of the Bidding Documents shall be made by Addendum. Modifications and interpretations of the Bidding Documents made in any other manner shall not be binding, and Bidders shall not rely upon them.

§ 3.2.4 The Contract Drawings and Specifications are intended to cooperate and agree, but should conflicts or difference be found to exist between the requirements within either and clarification has not been obtained in accordance with the above procedure prior to Bidding, then the most costly and/or restrictive interpretation by the decision of the Architectural Engineering Department Director will be final.

#### **§ 3.3 Substitutions**

§ 3.3.1 The materials, products, and equipment described in the Bidding Documents establish a standard of required function, dimension, appearance, and quality to be met by any proposed substitution.

### § 3.3.2 Substitution Process

§ 3.3.2.1 Written requests for substitutions shall be received by the Architect at least fifteen (15) calendar days prior to the date for receipt of Bids. Requests shall be submitted in the same manner as that established for submitting clarifications and interpretations in Section 3.2.2.

§ 3.3.2.2 Bidders shall submit substitution requests on a Substitution Request Form if one is provided in the Bidding Documents.

§ 3.3.2.3 If a Substitution Request Form is not provided, requests shall include (1) the name of the material or equipment specified in the Bidding Documents; (2) the reason for the requested substitution; (3) a complete description of the proposed substitution including the name of the material or equipment proposed as the substitute, performance and test data, and relevant drawings; and (4) any other information necessary for an evaluation. The request shall include a statement setting forth changes in other materials, equipment, or other portions of the Work, including changes in the work of other contracts or the impact on any Project Certifications (such as LEED), that will result from incorporation of the proposed substitution.

§ 3.3.3 The burden of proof of the merit of the proposed substitution is upon the proposer. The Architect's decision of approval or disapproval of a proposed substitution shall be final.

§ 3.3.4 If the Architect approves a proposed substitution prior to receipt of Bids, such approval shall be set forth in an Addendum. Approvals made in any other manner shall not be binding, and Bidders shall not rely upon them.

§ 3.3.5 No substitutions will be considered after the Contract award unless specifically provided for in the Contract Documents.

§ 3.3.6 See Division One Section "Substitution Procedures", if included in Specification.

### § 3.4 Addenda

§ 3.4.1 Addenda will be transmitted to Bidders known by the issuing office to have received complete Bidding Documents.

*(Paragraphs deleted)*

§ 3.4.2 Addenda will be available where Bidding Documents are on file.

§ 3.4.3 Addenda will be issued no later than two (2) days prior to the date for receipt of Bids, except an Addendum withdrawing the request for Bids or one which includes postponement of the date for receipt of Bids.

§ 3.4.4 Prior to submitting a Bid, each Bidder shall ascertain that the Bidder has received all Addenda issued, and the Bidder shall acknowledge their receipt in the Bid.

## ARTICLE 4 BIDDING PROCEDURES

### § 4.1 Preparation of Bids

§ 4.1.1 Bids shall be submitted on the forms included with or identified in the Bidding Documents. No bid will be considered unless made out and submitted on a copy of the Bid Form, Section 00410. Additional Bid Forms will be furnished to prospective Bidders upon request.

§ 4.1.2 All blanks on the bid form shall be legibly executed. Paper bid forms shall be executed in a non-erasable medium.

§ 4.1.3 Sums shall be expressed in both words and numbers, unless noted otherwise on the bid form. In case of discrepancy, the amount entered in words shall govern.

§ 4.1.4 Edits to entries made on paper bid forms must be initialed by the signer of the Bid.

§ 4.1.5 All requested Alternates shall be bid. If no change in the Base Bid is required, enter "No Change" or as required by the bid form.

Unit Prices: Supply requested Unit Prices where shown on the Bid Form, Such Unit Prices shall be used to adjust the Contract Amount where the quantities shown on the Drawings and/or Specifications do not reflect amounts required for

completion of the work. Where Completion of the Work requires quantities in excess of those shown on the drawings and specifications, unit prices shall be used to compute an extra payment to the Contractor. Where completion of work required quantities less than those on the Drawings and/or specifications, unit prices shall be used to compute a credit to the Owner.

Contingency Allowance: As shown on the Bid Form, Contractor shall add the amount of the contingency allowance to the Base Bid to derive the Total Bid. The contingency allowance shall cover cost of material, labor, overhead, profit and other expenses for complete installation of items of additional work as required for a complete functional project. The contingency allowance shall be used to fund unforeseen conditions not covered in the construction documents and shall be subject to the provisions of change orders. Upon the completion of work any unused portion of the contingency allowance shall be credited to the Owner by change order.

§ 4.1.6 Where two or more Bids for designated portions of the Work have been requested, the Bidder may, without forfeiture of the bid security, state the Bidder's refusal to accept award of less than the combination of Bids stipulated by the Bidder. The Bidder shall neither make additional stipulations on the bid form nor qualify the Bid in any other manner.

§ 4.1.7 Each copy of the Bid shall state the legal name and legal status of the Bidder. As part of the documentation submitted with the Bid, the Bidder shall provide evidence of its legal authority to perform the Work in the jurisdiction where the Project is located. Each copy of the Bid shall be signed by the person or persons legally authorized to bind the Bidder to a contract. A Bid by a corporation shall further name the state of incorporation and have the corporate seal affixed. A Bid submitted by an agent shall have a current power of attorney attached, certifying the agent's authority to bind the Bidder.

§ 4.1.8 A Bidder shall incur all costs associated with the preparation of its Bid.

#### § 4.2 Bid Security

§ 4.2.1 Each Bid shall be accompanied by the following bid security if so required in the Bidding Documents:  
*(Insert the form and amount of bid security.)*

The Bidder shall provide a Bid Security in the form of a cashier's check drawn on a bank registered to do business in the State of Alabama and which is a member of the Federal Deposit Insurance Corporation, or a Bid Bond. Bid Security is required for bids exceeding \$10,000.00. Bid Security shall be in the amount of 5% of the TOTAL BID, but in no event more than \$10,000.00.

§ 4.2.2 The Bidder pledges to enter into a Contract with the Owner on the terms stated in the Bid and shall, if required, furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder. Should the Bidder refuse to enter into such Contract or fail to furnish such bonds if required, the amount of the bid security shall be forfeited to the Owner as liquidated damages, not as a penalty.

§ 4.2.3 If a surety bond is required as bid security, it shall be written on AIA Document A310™, Bid Bond, unless otherwise provided in the Bidding Documents. The attorney-in-fact who executes the bond on behalf of the surety shall affix to the bond a certified and current copy of an acceptable power of attorney. The Bidder shall provide surety bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 4.2.4 The Owner will have the right to retain the bid security of Bidders to whom an award is being considered until (a) the Contract has been executed and bonds, if required, have been furnished; (b) the specified time has elapsed so that Bids may be withdrawn; or (c) all Bids have been rejected.

§ 4.2.5 Bonds must be issued by a Surety **authorized to do business in the State of Alabama. A Performance Bond and a Labor and Material Payment Bond are required for projects exceeding \$10,000.00. If the project cost is \$50,000.00 or more, the Surety must have a minimum rating of A/Class VI as reported by the latest issue of Best's Key Rating Guide Property-Casualty published by Alfred M. Best Company, Inc.**

#### § 4.3 Submission of Bids

§ 4.3.1 A Bidder shall submit its Bid as indicated below:

*(Indicate how, such as by website, host site/platform, paper copy, or other method Bidders shall submit their Bid.)*



Submission of Bid shall be as stated in Section 00100, Invitation to Bid, Paragraph 9, titled "Bid Submittal".

*(Paragraph deleted)*

§ 4.3.3 Bids shall be submitted by the date and time and at the place indicated in the invitation to bid. Bids submitted after the date and time for receipt of Bids, or at an incorrect place, will not be accepted and will be returned unopened.

§ 4.3.4 The Bidder shall assume full responsibility for timely delivery at the location designated for receipt of Bids.

§ 4.3.5 A Bid submitted by any method other than as provided in this Section 4.3 will not be accepted.

#### § 4.4 Modification or Withdrawal of Bid

§ 4.4.1 Prior to the date and time designated for receipt of Bids, a Bidder may submit a new Bid to replace a Bid previously submitted, or withdraw its Bid entirely, by notice to the party designated to receive the Bids. Such notice shall be received and duly recorded by the receiving party on or before the date and time set for receipt of Bids. The receiving party shall verify that replaced or withdrawn Bids are removed from the other submitted Bids and not considered. Notice of submission of a replacement Bid or withdrawal of a Bid shall be worded so as not to reveal the amount of the original Bid.

§ 4.4.2 Withdrawn Bids may be resubmitted up to the date and time designated for the receipt of Bids in the same format as that established in Section 4.3, provided they fully conform with these Instructions to Bidders. Bid security, if required, shall be in an amount sufficient for the Bid as resubmitted.

*(Paragraphs deleted)*

### ARTICLE 5 CONSIDERATION OF BIDS

#### § 5.1 Opening of Bids

If stipulated in an advertisement or invitation to bid, or when otherwise required by law, Bids properly identified and received within the specified time limits will be publicly opened and read aloud. A summary of the Bids may be made available to Bidders.

#### § 5.2 Rejection of Bids

Unless otherwise prohibited by law, the Owner shall have the right to reject any or all Bids.

#### § 5.3 Acceptance of Bid (Award)

§ 5.3.1 It is the intent of the Owner to award a Contract to the lowest responsive and responsible Bidder, provided the Bid has been submitted in accordance with the requirements of the Bidding Documents and does not exceed the funds available. Unless otherwise prohibited by law, the Owner shall have the right to waive informalities and irregularities in a Bid received and to accept the Bid which, in the Owner's judgment, is in the Owner's best interests.

§ 5.3.2 The Owner shall accept Alternates in the order listed on the Bid Form to determine the lowest responsive and responsible Bidder on the basis of the sum of the Base Bid and Alternates accepted.

### ARTICLE 6 POST-BID INFORMATION

#### § 6.1 Contractor's Qualification Statement

Bidders to whom award of a Contract is under consideration shall submit to the Architect, upon request and within the timeframe specified by the Architect, a properly executed AIA Document A305™, Contractor's Qualification Statement, unless such a Statement has been previously required and submitted for this Bid.

*(Paragraphs deleted)*

#### § 6.3 Submittals

§ 6.3.1 After notification of selection for the award of the Contract, the Bidder shall, within three (3) calendar days or as stipulated in the Bidding Documents, submit in writing to the Owner through the Architect:

- .1 a designation of the Work to be performed with the Bidder's own forces;
- .2 names of the principal products and systems proposed for the Work and the manufacturers and suppliers of each; and

- .3 names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for the principal portions of the Work.
- .4 The name of the Project Superintendent and Project Manager together with the resume of qualifications of each;
- .5 Nonresident Contractor shall submit a letter from an attorney as required by Subparagraph 11.1.2 below and;
- .6 Engineering Firm or Testing Laboratory for testing as specified.

§ 6.3.2 The Bidder will be required to establish to the satisfaction of the Architect and Owner the reliability and responsibility of the persons or entities proposed to furnish and perform the Work described in the Bidding Documents.

§ 6.3.3 Prior to the execution of the Contract, the Architect will notify the Bidder if either the Owner or Architect, after due investigation, has reasonable objection to a person or entity proposed by the Bidder. If the Owner or Architect has reasonable objection to a proposed person or entity, the Bidder may, at the Bidder's option, withdraw the Bid or submit an acceptable substitute person or entity. The Bidder may also submit any required adjustment in the Base Bid or Alternate Bid to account for the difference in cost occasioned by such substitution. The Owner may accept the adjusted bid price or disqualify the Bidder. In the event of either withdrawal or disqualification, bid security will not be forfeited.

§ 6.3.4 Persons and entities proposed by the Bidder and to whom the Owner and Architect have made no reasonable objection must be used on the Work for which they were proposed and shall not be changed except with the written consent of the Owner and Architect.

§ 6.3.5 The Contractor shall, within ten (10) calendar days of receiving Contract Forms for signature, furnish to the Owner the following items, along with the signed contract, or the Bid Security will be forfeited automatically without further delay:

- .1 A Signed Construction Contract;
- .2 Performance Bond and Labor and Material Payment Bond (originals) on all Bids over \$10,000.00;
- .3 Certificate of Insurance and copy of Builder's Risk Policy (original), as identified in the specifications;
- .4 Schedule of Values; and
- .5 Federal Immigration Law Compliance: E-Verify enrollment documentation.

§ 6.3.6 The Bid Check or Bond of the three (3) lowest Bidders will not be returned until after the Construction Contract is executed.

## ARTICLE 7 PERFORMANCE BOND AND PAYMENT BOND

### § 7.1 Bond Requirements

§ 7.1.1 If stipulated in the Bidding Documents, the Bidder shall furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder.

§ 7.1.2 If the furnishing of such bonds is stipulated in the Bidding Documents, the cost shall be included in the Bid. If the furnishing of such bonds is required after receipt of bids and before execution of the Contract, the cost of such bonds shall be added to the Bid in determining the Contract Sum.

§ 7.1.3 The Bidder shall provide surety bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 7.1.4 Unless otherwise indicated below, the Penal Sum of the Payment and Performance Bonds shall be the amount of the Contract Sum.

§ 7.1.4 A Surety authorized to do business in the State of Alabama shall issue Performance Bond and Labor and Material Payment Bond, as required by the Contract Documents. If the project cost is \$50,000.00 or more, the Surety must have a minimum rating of A/Class VI as reported by the latest issue of Best's Key Rating Guide Property-Casualty, published by Alfred M. Best Company, Inc.

## **§ 7.2 Time of Delivery and Form of Bonds**

**§ 7.2.1** The Bidder shall deliver the required bonds to the Owner not later than ten (10) calendar days from receiving the Construction Contract forms for signature.

**§ 7.2.2** The bonds shall be written on City's Performance Bond and Labor and Material Payment Bond forms.

**§ 7.2.3** The bonds shall be dated on or after the date of the Contract.

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

## **ARTICLE 8 FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR**

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

**§ 8.1.1** AIA Document A101, Standard Form of Agreement Between Owner and Contractor where the Basis of Payment is a stipulated sum will be edited electronically and include the standard signatures as required by the City of Mobile.

## **ARTICLE 9 NONDISCRIMINATION**

**§ 9.1.1** Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, *inter alia*, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under contract be awarded to socially and economically disadvantaged individuals and business entities. Contractor shall provide a completed copy of the City of Mobile Subcontracting and Major Supplier Plan with the Bid Form, for bids of \$250,000.00 or greater.

## **ARTICLE 10 USE OF DOMESTIC PRODUCTS**

**§ 10.1.1** Section 39-3-1 Code of Alabama provides that the Contractor agrees, in the execution of this contract, to use material supplies and products manufactured, mined, processed or otherwise produced in the United States or its territories, if available at reasonable prices, and that breach of this agreement by the Contractor shall result in the assessment of liquidated damages in an amount not less than \$500 nor more than 20 percent of the gross amount of the contract price.

**§ 10.1.2** Section 39-3-4, Code of Alabama provides that the Contractor for a municipal construction project, financed by the State of Alabama or any political subdivision thereof, is required to use steel produced within the United States. If the Contractor violates the requirement to use domestic steel, this contract will automatically be revoked and the contractor shall not be entitled to any set-off or recoupment for labor or materials used up to the time of revocation.

## **ARTICLE 11 PREFERENCE TO RESIDENT CONTRACTORS**

**§ 11.1.1** Except for contracts funded in whole or in part with funds received from a federal agency, preference shall be given to Alabama resident contractors, and a nonresident bidder domiciled in a state having laws granting preference to local contractors shall be awarded the contracts only on the same basis as a the nonresident bidder's state awards contracts to Alabama contractors bidding under similar circumstances. In the letting of public contracts in which any state, county or municipal funds are utilized, resident contractors in Alabama, be they corporations, individuals or partnerships, are to be granted preference over nonresidents in awarding of contracts in the same manner and to the same extent as provided by the laws of the state of domicile of the nonresident.

**§ 11.1.2** A successful nonresident bidder shall include in his post bid submittals a written opinion of an attorney at law licensed to practice law in such nonresident bidders' state of domicile, as to the preferences, if any or none, granted by the law of that state to its own business entities whose principal places of business are in that state in the letting of any or all public contracts.

## **ARTICLE 12 PRE-BID REQUIREMENTS**

### **§ 12.1 STATE OF ALABAMA CONTRACTORS LICENSE**

**§ 12.1.1** If the Project total bid amount is \$50,000 or more, a license issued by the State of Alabama Licensing Board for General Contractors is required prior to submitting a bid and the licensed classification and bid limits must cover the type

of work in this project. See Invitation to Bid, Section 6 "Bidder Qualifications".

**§ 12.2 A NONRESIDENT BIDDER**

**§ 12.2.1** Every bidder shall be registered with the Department of Revenue prior to bidding and all bidders shall have a certificate of authorization to do business in Alabama from the Secretary of the State of Alabama. The registration number shall be included on the bid form.

**ARTICLE 13 POST-BID REQUIREMENTS**

**§ 13.1 CITY CONTRACTOR'S LICENSE**

**13.1.1** A City of Mobile Contractors License is required and must be current at the time of bidding. Contractor must qualify and post \$10,000.00 Surety Bond with the Land Use/Code Administration Department before a Contractors License will be issued by the Revenue Department. Information on the City Contractors License may be obtained by writing or calling:

Land Use/Code Administration  
P. O. Box 1827  
Mobile, Alabama 36633-1827  
Phone: 251.208.7421

Revenue Department  
P. O. Box 1827  
Mobile, Alabama 36633-1827  
251.208.7461

**13.2 E-VERIFY DOCUMENTATION**

**§ 13.2.1** The Contractor agrees that it shall comply with all of the requirements of the State of Alabama Immigration Law (Act. No. 2011-535 as amended by Act. No. 2012-491, Alabama Code (1975) Section 31-13-1, et. Seq., See Section 31-13-9), and the provisions of said Law, including all penalties for violation thereof, are incorporated therein.

**13.3 PUBLIC CONTRACTS WITH ENTITIES ENGAGING IN CERTAIN BOYCOTT ACTIVITIES**

**§ 13.3** The Contractor represents and agrees that it is not currently engaged in, nor will engage in, any boycott of a person or entity based in or doing business with a jurisdiction with which the State of Alabama can enjoy open trade.

*(Table deleted)(Paragraphs deleted)(Paragraphs deleted)*

# **Additions and Deletions Report for** **AIA® Document A701® – 2018**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 11:52:08 ET on 11/06/2024.

## **PAGE 1**

Tricentennial Park Site Improvements  
2121 Bragg Avenue  
Mobile, Alabama 36617  
PR-004-23

...

City of Mobile  
PO Box 1827  
Mobile, Alabama 36602

...

WAS Design, Inc.  
218 North Alston Street  
Foley, Alabama 36535

...

**8**     ~~ENUMERATION OF THE PROPOSED CONTRACT DOCUMENTS~~ **FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR**

**9**     **NONDISCRIMINATION**

**10**    **USE OF DOMESTIC PRODUCTS**

**11**    **PREFERENCE TO RESIDENT CONTRACTORS**

**12**    **PRE-BID REQUIREMENTS**



## ARTICLE 1 DEFINITIONS

### PAGE 3

§ 1.8 A Bidder is a person or entity who submits a Bid and who meets the requirements set forth in the Bidding Documents. A Bidder must be licensed by the State Licensing Board for General Contractors if the amount for the Contract exceeds the amount established by said Board.

§ 1.9 A Sub-bidder is a person or entity who submits a bid to a Bidder for materials, equipment, or labor for a portion of the Work. A Sub-bidder performing Work must be licensed by the State Licensing Board for General Contractors if the Sub-bidders' contract amount exceeds that established by said Board.

1.10 A non-resident Bidder or Sub-bidder is one who

- a. Is neither organized nor existing under the laws of the State of Alabama
- b. nor maintains its principal place of business in the State of Alabama.

A non-resident contractor who has maintained a permanent branch office within the State of Alabama for at least five (5) continuous years shall not thereafter be deemed to be a non-resident contractor so long as such contractor continues to maintain a branch office within Alabama.

### PAGE 4

§ 2.2 The Bidder is licensed by the State Licensing Board for General Contractors and the amount Bid does not exceed the Bid Limit stipulated in the Bidder's License and by the City of Mobile.

§ 2.3 Each and every Contractor belonging to or comprising a part of any entity that is bidding as a joint venture or association involving two or more contractors is licensed by the State Licensing Board for General Contractors and that the amount Bid does not exceed the Bid limit stipulated in at least one of their licenses.

§ 2.4 Any non-resident Bidder is authorized by the Secretary of State of Alabama and is registered with Alabama Department of Revenue to transact business in Alabama.

§ 2.5 Joint Ventures or Associations of Contractors, whether the same are Bidders or Subcontractors of Bidders, will remain in existence until all insurance and warranty requirements for the Project have been fulfilled.

...

*(Indicate how, such as by email, website, host site/platform, paper copy, or other method Bidders shall obtain Bidding Documents.)*

...

§ 3.2.2 Requests for clarification or interpretation of the Bidding Documents shall be submitted by the Bidder in writing and shall be received by the Architect at least seven-five (5) calendar days prior to the date for receipt of Bids.  
*(Indicate how, such as by email, website, host site/platform, paper copy, or other method Bidders shall submit requests for clarification and interpretation.)*

...

§ 3.2.4 The Contract Drawings and Specifications are intended to cooperate and agree, but should conflicts or difference be found to exist between the requirements within either and clarification has not been obtained in

accordance with the above procedure prior to Bidding, then the most costly and/or restrictive interpretation by the decision of the Architectural Engineering Department Director will be final.

**PAGE 5**

§ 3.3.2.1 Written requests for substitutions shall be received by the Architect at least ~~ten~~ fifteen (15) calendar days prior to the date for receipt of Bids. Requests shall be submitted in the same manner as that established for submitting clarifications and interpretations in Section 3.2.2.

...

§ 3.3.6 See Division One Section "Substitution Procedures", if included in Specification.

...

*(Indicate how, such as by email, website, host site/platform, paper copy, or other method Addenda will be transmitted.)*

...

§ 3.4.3 Addenda will be issued no later than ~~four~~ two (2) days prior to the date for receipt of Bids, except an Addendum withdrawing the request for Bids or one which includes postponement of the date for receipt of Bids.

...

§ 4.1.1 Bids shall be submitted on the forms included with or identified in the Bidding Documents. No bid will be considered unless made out and submitted on a copy of the Bid Form, Section 00410. Additional Bid Forms will be furnished to prospective Bidders upon request.

...

Unit Prices: Supply requested Unit Prices where shown on the Bid Form. Such Unit Prices shall be used to adjust the Contract Amount where the quantities shown on the Drawings and/or Specifications do not reflect amounts required for completion of the work. Where Completion of the Work requires quantities in excess of those shown on the drawings and specifications, unit prices shall be used to compute an extra payment to the Contractor. Where completion of work required quantities less than those on the Drawings and/or specifications, unit prices shall be used to compute a credit to the Owner.

Contingency Allowance: As shown on the Bid Form, Contractor shall add the amount of the contingency allowance to the Base Bid to derive the Total Bid. The contingency allowance shall cover cost of material, labor, overhead, profit and other expenses for complete installation of items of additional work as required for a complete functional project. The contingency allowance shall be used to fund unforeseen conditions not covered in the construction documents and shall be subject to the provisions of change orders. Upon the completion of work any unused portion of the contingency allowance shall be credited to the Owner by change order.

**PAGE 6**

§ 4.2.1 Each Bid shall be accompanied by the following bid ~~security~~ security if so required in the Bidding Documents:

...

The Bidder shall provide a Bid Security in the form of a cashier's check drawn on a bank registered to do business in the State of Alabama and which is a member of the Federal Deposit Insurance Corporation, or a Bid Bond. Bid



Security is required for bids exceeding \$10,000.00. Bid Security shall be in the amount of 5% of the TOTAL BID, but in no event more than \$10,000.00.

§ 4.2.2 The Bidder pledges to enter into a Contract with the Owner on the terms stated in the Bid and shall, if required, furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder. Should the Bidder refuse to enter into such Contract or fail to furnish such bonds if required, the amount of the bid security shall be forfeited to the Owner as liquidated damages, not as a penalty. ~~In the event the Owner fails to comply with Section 6.2, the amount of the bid security shall not be forfeited to the Owner.~~

...

§ 4.2.4 The Owner will have the right to retain the bid security of Bidders to whom an award is being considered until (a) the Contract has been executed and bonds, if required, have been furnished; (b) the specified time has elapsed so that Bids may be withdrawn; or (c) all Bids have been rejected. ~~However, if no Contract has been awarded or a Bidder has not been notified of the acceptance of its Bid, a Bidder may, beginning days after the opening of Bids, withdraw its Bid and request the return of its bid security.~~

§ 4.2.5 Bonds must be issued by a Surety authorized to do business in the State of Alabama. A Performance Bond and a Labor and Material Payment Bond are required for projects exceeding \$10,000.00. If the project cost is \$50,000.00 or more, the Surety must have a minimum rating of A/Class VI as reported by the latest issue of Best's Key Rating Guide Property-Casualty published by Alfred M. Best Company, Inc.

PAGE 7

Submission of Bid shall be as stated in Section 00100, Invitation to Bid, Paragraph 9, titled "Bid Submittal".

§ 4.3.2 Paper copies of the Bid, the bid security, and any other documents required to be submitted with the Bid shall be enclosed in a sealed opaque envelope. The envelope shall be addressed to the party receiving the Bids and shall be identified with the Project name, the Bidder's name and address, and, if applicable, the designated portion of the Work for which the Bid is submitted. If the Bid is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "SEALED BID ENCLOSED" on the face thereof.

§ 4.3.3 Bids shall be submitted by the date and time and at the place indicated in the invitation to bid. Bids submitted after the date and time for receipt of Bids, or at an incorrect place, will not be ~~accepted~~ accepted and will be returned unopened.

...

§ 4.4.2 Withdrawn Bids may be resubmitted up to the date and time designated for the receipt of Bids in the same format as that established in Section 4.3, provided they fully conform with these Instructions to Bidders. Bid security security, if required, shall be in an amount sufficient for the Bid as resubmitted.

§ 4.4.3 After the date and time designated for receipt of Bids, a Bidder who discovers that it made a clerical error in its Bid shall notify the Architect of such error within two days, or pursuant to a timeframe specified by the law of the jurisdiction where the Project is located, requesting withdrawal of its Bid. Upon providing evidence of such error to the reasonable satisfaction of the Architect, the Bid shall be withdrawn and not resubmitted. If a Bid is withdrawn pursuant to this Section 4.4.3, the bid security will be attended to as follows:  
*(State the terms and conditions, such as Bid rank, for returning or retaining the bid security.)*

...

§ 5.3.1 It is the intent of the Owner to award a Contract to the lowest responsive and responsible Bidder, provided the Bid has been submitted in accordance with the requirements of the Bidding Documents. ~~Documents~~ and does not exceed the funds available. Unless otherwise prohibited by law, the Owner shall have the right to waive informalities

and irregularities in a Bid received and to accept the Bid which, in the Owner's judgment, is in the Owner's best interests.

§ 5.3.2 Unless otherwise prohibited by law, the Owner shall have the right to accept Alternates in any order or combination, unless otherwise specifically provided in the Bidding Documents, and The Owner shall accept Alternates in the order listed on the Bid Form to determine the lowest responsive and responsible Bidder on the basis of the sum of the Base Bid and Alternates accepted.

...

### § 6.2 Owner's Financial Capability

~~A Bidder to whom award of a Contract is under consideration may request in writing, fourteen days prior to the expiration of the time for withdrawal of Bids, that the Owner furnish to the Bidder reasonable evidence that financial arrangements have been made to fulfill the Owner's obligations under the Contract. The Owner shall then furnish such reasonable evidence to the Bidder no later than seven days prior to the expiration of the time for withdrawal of Bids. Unless such reasonable evidence is furnished within the allotted time, the Bidder will not be required to execute the Agreement between the Owner and Contractor.~~

§ 6.3.1 After notification of selection for the award of the Contract, the Bidder shall, as soon as practicable within three (3) calendar days or as stipulated in the Bidding Documents, submit in writing to the Owner through the Architect:

#### **PAGE 8**

- .3 names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for the principal portions of the Work.
- .4 The name of the Project Superintendent and Project Manager together with the resume of qualifications of each;
- .5 Nonresident Contractor shall submit a letter from an attorney as required by Subparagraph 11.1.2 below and;
- .6 Engineering Firm or Testing Laboratory for testing as specified.

...

§ 6.3.5 The Contractor shall, within ten (10) calendar days of receiving Contract Forms for signature, furnish to the Owner the following items, along with the signed contract, or the Bid Security will be forfeited automatically without further delay:

- .1 A Signed Construction Contract;
- .2 Performance Bond and Labor and Material Payment Bond (originals) on all Bids over \$10,000.00;
- .3 Certificate of Insurance and copy of Builder's Risk Policy (original), as identified in the specifications;
- .4 Schedule of Values; and
- .5 Federal Immigration Law Compliance: E-Verify enrollment documentation.

§ 6.3.6 The Bid Check or Bond of the three (3) lowest Bidders will not be returned until after the Construction Contract is executed.

...

~~(If Payment or Performance Bonds are to be in an amount other than 100% of the Contract Sum, indicate the dollar amount or percentage of the Contract Sum.)~~

§ 7.1.4 A Surety authorized to do business in the State of Alabama shall issue Performance Bond and Labor and Material Payment Bond, as required by the Contract Documents. If the project cost is \$50,000.00 or more, the Surety must have a minimum rating of A/Class VI as reported by the latest issue of Best's Key Rating Guide Property-Casualty, published by Alfred M. Best Company, Inc.

#### **PAGE 9**

§ 7.2.1 The Bidder shall deliver the required bonds to the Owner not later than ~~three days following the date of execution of the Contract.~~ If the Work is to commence sooner in response to a letter of intent, the Bidder shall, prior to commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be furnished and delivered in accordance with this Section 7.2.1, ~~ten~~ (10) calendar days from receiving the Construction Contract forms for signature.

§ 7.2.2 ~~Unless otherwise provided, the bonds shall be written on AIA Document A312, Performance Bond and Payment Bond.~~ The bonds shall be written on City's Performance Bond and Labor and Material Payment Bond forms.

...

## **ARTICLE 8 — ENUMERATION OF THE PROPOSED CONTRACT DOCUMENTS**

### **ARTICLE 8 FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR**

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

§ 8.1.1 AIA Document A101, Standard Form of Agreement Between Owner and Contractor where the Basis of Payment is a stipulated sum will be edited electronically and include the standard signatures as required by the City of Mobile.

## **ARTICLE 9 NONDISCRIMINATION**

§9.1.1 Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, *inter alia*, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under contract be awarded to socially and economically disadvantaged individuals and business entities. Contractor shall provide a completed copy of the City of Mobile Subcontracting and Major Supplier Plan with the Bid Form, for bids of \$250,000.00 or greater.

## **ARTICLE 10 USE OF DOMESTIC PRODUCTS**

§ 10.1.1 Section 39-3-1 Code of Alabama provides that the Contractor agrees, in the execution of this contract, to use material supplies and products manufactured, mined, processed or otherwise produced in the United States or its territories, if available at reasonable prices, and that breach of this agreement by the Contractor shall result in the assessment of liquidated damages in an amount not less than \$500 nor more than 20 percent of the gross amount of the contract price.

§ 10.1.2 Section 39-3-4, Code of Alabama provides that the Contractor for a municipal construction project, financed by the State of Alabama or any political subdivision thereof, is required to use steel produced within the United States. If the Contractor violates the requirement to use domestic steel, this contract will automatically be revoked and the contractor shall not be entitled to any set-off or recoupment for labor or materials used up to the time of revocation.

## **ARTICLE 11 PREFERENCE TO RESIDENT CONTRACTORS**

§ 11.1.1 Except for contracts funded in whole or in part with funds received from a federal agency, preference shall be given to Alabama resident contractors, and a nonresident bidder domiciled in a state having laws granting preference to local contractors shall be awarded the contracts only on the same basis as a the nonresident bidder's state awards contracts to Alabama contractors bidding under similar circumstances. In the letting of public contracts in which any state, county or municipal funds are utilized, resident contractors in Alabama, be they corporations, individuals or partnerships, are to be granted preference over nonresidents in awarding of contracts in the same manner and to the same extent as provided by the laws of the state of domicile of the nonresident.

§ 11.1.2 A successful nonresident bidder shall include in his post bid submittals a written opinion of an attorney at law licensed to practice law in such nonresident bidders' state of domicile, as to the preferences, if any or none, granted by the law of that state to its own business entities whose principal places of business are in that state in the letting of any or all public contracts.

## **ARTICLE 12 PRE-BID REQUIREMENTS**

**§ 12.1 STATE OF ALABAMA CONTRACTORS LICENSE**

**§ 12.1.1** If the Project total bid amount is \$50,000 or more, a license issued by the State of Alabama Licensing Board for General Contractors is required prior to submitting a bid and the licensed classification and bid limits must cover the type of work in this project. See Invitation to Bid, Section 6 "Bidder Qualifications".

**§ 12.2 A NONRESIDENT BIDDER**

**§ 12.2.1** Every bidder shall be registered with the Department of Revenue prior to bidding and all bidders shall have a certificate of authorization to do business in Alabama from the Secretary of the State of Alabama. The registration number shall be included on the bid form.

**ARTICLE 13 POST-BID REQUIREMENTS**

**§ 13.1 CITY CONTRACTOR'S LICENSE**

**13.1.1** A City of Mobile Contractors License is required and must be current at the time of bidding. Contractor must qualify and post \$10,000.00 Surety Bond with the Land Use/Code Administration Department before a Contractors License will be issued by the Revenue Department. Information on the City Contractors License may be obtained by writing or calling:

<u>Land Use/Code Administration</u>	<u>Revenue Department</u>
<u>P. O. Box 1827</u>	<u>P. O. Box 1827</u>
<u>Mobile, Alabama 36633-1827</u>	<u>Mobile, Alabama 36633-1827</u>
<u>Phone: 251.208.7421</u>	<u>251.208.7461</u>

**13.2 E-VERIFY DOCUMENTATION**

**§ 13.2.1** The Contractor agrees that it shall comply with all of the requirements of the State of Alabama Immigration Law (Act. No. 2011-535 as amended by Act. No. 2012-491, Alabama Code (1975) Section 31-13-1, et. Seq., See Section 31-13-9), and the provisions of said Law, including all penalties for violation thereof, are incorporated therein.

**13.3 PUBLIC CONTRACTS WITH ENTITIES ENGAGING IN CERTAIN BOYCOTT ACTIVITIES**

**§ 13.3** The Contractor represents and agrees that it is not currently engaged in, nor will engage in, any boycott of a person or entity based in or doing business with a jurisdiction with which the State of Alabama can enjoy open trade.

**§ 8.1** Copies of the proposed Contract Documents have been made available to the Bidder and consist of the following documents:

- .1** AIA Document A101™ 2017, Standard Form of Agreement Between Owner and Contractor, unless otherwise stated below.  
(Insert the complete AIA Document number, including year, and Document title.)
- .2** AIA Document A101™ 2017, Exhibit A, Insurance and Bonds, unless otherwise stated below.  
(Insert the complete AIA Document number, including year, and Document title.)
- .3** AIA Document A201™ 2017, General Conditions of the Contract for Construction, unless otherwise stated below.  
(Insert the complete AIA Document number, including year, and Document title.)
- .4** Building Information Modeling Exhibit, if completed:

**.5— Drawings**

<b>Number</b>	<b>Title</b>	<b>Date</b>
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**.6— Specifications**

<b>Section</b>	<b>Title</b>	<b>Date</b>	<b>Pages</b>
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**.7— Addenda:**

<b>Number</b>	<b>Date</b>	<b>Pages</b>
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**.8— Other Exhibits:**

*(Check all boxes that apply and include appropriate information identifying the exhibit where required.)*

AIA Document E204™-2017, Sustainable Projects Exhibit, dated as indicated below:  
*(Insert the date of the E204-2017.)*

The Sustainability Plan:

<b>Title</b>	<b>Date</b>	<b>Pages</b>
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Supplementary and other Conditions of the Contract:

<b>Document</b>	<b>Title</b>	<b>Date</b>	<b>Pages</b>
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**.9— Other documents listed below:**

*(List here any additional documents that are intended to form part of the Proposed Contract Documents.)*

## **Certification of Document's Authenticity**

**AIA® Document D401™ – 2003**

I, \_\_\_\_\_, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 11:52:08 ET on 11/06/2024 under Order No. 3104238820 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A701™ – 2018, Instructions to Bidders, other than those additions and deletions shown in the associated Additions and Deletions Report.

\_\_\_\_\_  
*(Signed)*

\_\_\_\_\_  
*(Title)*

\_\_\_\_\_  
*(Dated)*

SECTION 00300  
SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

**THE ATTENTION OF ALL BIDDERS IS CALLED TO THE FOLLOWING  
INSTRUCTIONS AND CONDITIONS:**

1. BIDDING DOCUMENTS:

- A. Bidders may obtain complete sets of Bid Documents and Specifications (Project Manual) from WAS Design Inc. as listed in the Invitation to Bid.
- B. Bidders shall use the complete set of documents in preparing their bid. The City of Mobile assumes no responsibility for errors or misinterpretations resulting from use of an incomplete set of documents.
- C. Bidders shall use the complete set of documents in preparing their bid. Neither the City of Mobile nor the Engineer (Architect) assume responsibility for errors or misinterpretations resulting from use of an incomplete set of documents.

2. INTERPRETATION OF BID DOCUMENTS:

- A. Bidders shall carefully study and compare the Bidding Documents and compare various components of the Bidding Documents with each other, shall examine the site and local conditions and shall at once report to the Project Manager any errors, inconsistencies or ambiguities discovered.
- B. Bidders requiring clarification or interpretation of the Bidding Documents shall make a written request to the Project Manager by 3:00 PM at least five (5) calendar days prior to the date for receipt of Bids. E-mail requests are required and should be addressed to [ctoland@was-design.com](mailto:ctoland@was-design.com)
- C. Interpretations, corrections and changes to the Bidding Documents will be made by a formal, written Addendum. Interpretations, corrections and changes to the Bidding Documents made in any other manner will not be binding, and Bidders shall not rely on them.
- D. Any discrepancy not resolved prior to Bidding shall be bid by the Contractor to provide for the most costly and/or restrictive interpretation of the documents.

3. BIDDING PROCEDURES:

- A. No Bid will be considered unless made out and submitted on a copy of the Bid Form as set forth by the Bid Documents.
- B. All blanks on the Bid Form shall be legibly executed in a non-erasable medium.
- C. Sums shall be expressed in both words and figures. In case of discrepancy, the amount written in words shall govern.
- D. Interlineations, alterations and erasures must be initialed by the signer of the Bid.

- E. All requested Alternates, Unit Prices and Allowances shall be bid as indicated on the Bid Form and the Bid Documents.
- F. Addenda shall be considered as a part of the Bid Documents and those issued prior to the opening of Bids shall be acknowledged on the Bid Form and any adjustment in cost shall be included in the Contract Sum.

4. BID SECURITY:

- A. A Cashier's Check drawn on an Alabama bank or Bid Bond payable to Owner, City of Mobile, in the amount of 5% of the Base Bid, but in no event more than \$10,000.00, must accompany bid. By submitting a Bid Security, the Bidder pledges to enter into a Contract with the City of Mobile on the terms stated in the Bid, and will, if required, furnish bonds covering faithful performance of the Contract and required insurance certificate. Should the Bidder refuse to enter into such Contract or fail to furnish such bonds or insurance or any other required document, the amount of the Bid security shall be forfeited to the Owner as liquidated damages, not as a penalty.
- B. Bid Bond shall be valid for a minimum of sixty (60) days from the date of the Bid. The Owner reserves the right to retain the security of all Bidders until the successful Bidder enters into the Contract or until (60) days after Bid opening, whichever is sooner.
- C. Bonds must be issued by a Surety licensed to do business in the State of Alabama. If the project cost is more than \$50,000.00 the Surety must have a minimum rating of A/Class VI as reported by the latest issue of Best's Key Rating Guide Property-Casualty published by Alfred M. Best Company, Inc.
- D. Power of Attorney is required for all Bonds.
- E. The Surety company shall be required to execute AIA Document G-707, "Consent of Surety to Final Payment" prior to Final Payment of retainage being made to the Contractor.

5. EXAMINATION OF DOCUMENTS AND SITE WORK:

- A. Before submitting a Bid, Bidders should carefully examine the Bid Documents, visit the site of the Work, including attendance at the RECOMMENDED Pre-Bid conference, fully inform themselves as to existing conditions and limitations, and include in the Bid a sum to cover the cost of all items included in the Contract and necessary to perform the Work. The submission of a Bid will be considered as conclusive evidence that the Bidder has made such examination.

6. SUBMISSION OF BIDS:

- A. Bid, with Bid Security, Sales Tax Form C-3A, City of Mobile Subcontracting & Major Supplier Plan and other supporting data specified, shall be contained in a sealed, opaque envelope, approximately 9x12 inches or larger and be marked on the outside with the words "SEALED BID FOR TRICENTENNIAL PARK



Tricentennial Park Site Improvements  
Mobile, AL  
PR-004-23

SITE IMPROVEMENTS - PROJECT NUMBER: PR-004-23", the Bid Date, and Contractor's name, address, and City of Mobile Business License number. And, if bidding in an amount \$50,000 or greater, the State of Alabama General Contractor's License number and classification of the Bidder issued by the State of Alabama Licensing Board for General Contractors shall be written on the envelope.

- B. In addition, in large letters on both front and back of envelope, write the following: **DO NOT OPEN UNTIL TWO-THIRTY PM, WEDNESDAY, DECEMBER 11<sup>TH</sup>, 2024.**
- C. Bids shall be deposited at the designated location prior to the time and date for receipt of Bids. Bids received after the time and date specified in the Invitation to Bid, or as modified by Addendum, will not be considered. Late Bids will be returned to the Bidder unopened.
- D. The Bidder shall assume full responsibility for timely delivery at the location designated for receipt of Bids.
- E. Oral, telephonic, facsimile or other electronically transmitted bids will not be considered.

7. MODIFICATION OR WITHDRAWAL OF BIDS:

- A. A Bid may not be modified, withdrawn, or canceled by the Bidder for a period of sixty (60) days following the time and date designated for receipt of bids, and each Bidder so agrees in submitting a Bid.

8. CONSIDERATION AND AWARD OF BIDS:

- A. At the discretion of the City, the properly identified Bids received on time will be publicly opened and will be read aloud.
- B. The City shall have the right to reject any and all Bids. A Bid not accompanied by a required Bid security or a Bid which is in any way incomplete or irregular is subject to rejection.
- C. It is the intent of the City to award a Contract to the lowest qualified Bidder provided the Bid has been submitted in accordance with the requirements of the Bidding Documents and does not exceed the funds available. The City shall have the right to waive informalities and irregularities in a Bid received and to accept the Bid which, in the City's judgment, is in the City's best interest.
- D. The award shall be based on the lowest Total Bid for the Base Bid and any allowances, plus any alternates and/or options that may be accepted, as listed on the Bid Form.

9. PROOF OF COMPETENCY OF BIDDER:

- A. Bidders may be required to furnish evidence satisfactory to the City of Mobile that they have sufficient means and experience in the types of work called for to assure the completion of the Contract in a satisfactory manner.

10. SIGNING OF CONTRACT:

- A. The Standard Agreement between the City of Mobile and the Contractor, included herein, shall serve as the Agreement between the City and the Contractor.
- B. The Bidder to whom the Contract is awarded shall, within ten (10) calendar days of receiving the Contract Forms, properly execute and deliver to the Owner, the following items with the signed Agreement:
  - (1). Performance Bond and Labor and Material Payment Bond (originals);
  - (2). Certificate of Insurance (original) with endorsements to City of Mobile;
  - (3). Evidence of enrollment in the E-Verify program.
  - (4). Other documentation as required by the Contract Documents.
- C. Failure or refusal to sign the Agreement or to provide Certificates of Insurance in a form satisfactory to the City of Mobile, E-Verify verification, or other required documentation, shall subject the Bidder to immediate forfeiture of Bid Security.
- D. On all documents: City of Mobile Business License, the Alabama Secretary of State Business Identity, the Alabama Secretary of State Certificate of Authority (out of state contractors), E-verify documentation, and ACORD Insurance Form, the Contractor's name shall be EXACTLY the same.

11. NONDISCRIMINATION:

- A. Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, inter alia, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under contract be awarded to socially and economically disadvantaged individuals and business entities.

12. AMERICANS WITH DISABILITIES ACT (ADA):

- A. Bidders shall comply with the provisions of the Americans with Disabilities Act (ADA) of 1990 which prohibits discrimination against individuals with disabilities.

13. USE OF DOMESTIC PRODUCTS:

- A. Section 39-3-1, Alabama Code, 1975, provides that the Contractor agree, in the execution of this Contract, to use materials, supplies and products manufactured, mined, processed or otherwise produced in the United States or its territories, if available at reasonable prices, and that breach of this Agreement by the Contractor shall result in the assessment of liquidated damages in an amount not less than \$500.00 nor more than twenty (20) percent of gross amount of the Contract Price.

14. NON-RESIDENT (OUT OF STATE) CONTRACTORS:

- A. Preference to Resident Contractors: Section 39-3-5, Code of Alabama, 1975, provides that a non-resident (out of State) bidder domiciled in a state which grants a preference to local Contractors is to be awarded a public contract on the same basis as the non-resident bidder's state awards contracts to Alabama bidders. Alabama bidders are given a preference to the same extent that a non-resident bidder receives a preference in his home state. A non-resident bidder must include with any written bid documents a written opinion of an attorney licensed to practice in the non-resident bidder's state declaring what preferences, if any, exists in the non-resident's state.
- B. Certificate of Authority: All non-resident (out of State) corporations must register with the Secretary of State and obtain a Certificate of Authority before doing business in the State of Alabama. Out of state Bidders should register and secure the required Certificate before submitting a Bid. The account number shall be included on the Bid Form.

15. ALABAMA IMMIGRATION ACT:

- A. The State of Alabama Immigration Law (Act No. 2011-535 as amended by Act No. 2012-491), requires that Contractors not violate federal immigration law or knowingly employ, hire for employment, or continue to employ an unauthorized alien within the State of Alabama. In addition, Contractors are required to enroll in the federal E-Verify program and submit verification of enrollment to the City of Mobile within ten (10) days of receiving the contract forms (see Section 00600).

16. CITY OF MOBILE BUSINESS LICENSE:

- A. A City of Mobile Business License is required and must be current at time of contract award and throughout contract period.

17. CITY OF MOBILE CONTRACTOR'S BUSINESS LICENSE:

- A. A City of Mobile Contractor's Business License is required and must be current at time of contract award and throughout contract period.
- B. Contractor must qualify and post a \$10,000 surety bond with the Land Use/Code Administration Department before a Contractor's Business License will be issued by the Revenue Department. Information on the City Contractor's License may be obtained by writing or calling:

Land Use/Code Administration  
P.O. Box 1827  
Mobile, Alabama 36633-1827  
Phone: 251-208-7421

Revenue Department  
P.O. Box 1827  
Mobile, Alabama 36633-1827  
Phone: 251-208-7461

Tricentennial Park Site Improvements

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18. CITY OF MOBILE BUILDING PERMIT:

- A. If a City of Mobile Building Permit is required it shall be obtained from the Land Use/Code Administration Department, but at no cost to the Contractor.
- B. Contractor is responsible for ensuring that all inspections are successfully performed in accordance with City of Mobile regulations.

19. CONSTRUCTION PROJECT SIGN

- A. A Construction Project Sign, a drawing of which is provided in this Project Manual, will be required. Contractor shall provide proof of sign layout and verbiage for review and approval prior to fabrication. The location of sign at the site shall be approved by the City of Mobile prior to installation.

20. CONSTRUCTION SCHEDULE AND ACCESS:

- A. The project shall be completed within one hundred and fifty (150) calendar days from the date indicated by the Notice to Proceed.
- B. Lake Drive Tricentennial Park will remain in use throughout the Construction period and the Contractor is directed to coordinate all areas of work and scheduling of work with the Owner. Within five days of the bid opening, the Apparent Low Bidder Contractor shall meet with the Owner to discuss Owner scheduling and priorities. Apparent Low Bidder shall then provide a proposed schedule within 5 calendar days of the initial meeting for Owner review and approval.
- C. Contractor shall have access to the park as approved by the Owner, but typically **Monday through Friday from 7:30 A.M. to 5:00 P.M.** Contractor is directed to coordinate all areas of work and scheduling with the Owner around the Owner's scheduling of the park. After hours and weekend work will require prior approval of the Park Staff and may require hiring of a guard at the contractor's expense.
- D. The Contractor may be allowed additional construction days due to inclement conditions ("rain days") only as such are appropriately documented and are in excess of the NOAA/National Weather Service average (previous 5 years) for the given month. A "rain day" is defined as more than a "trace" (0.10") of rain falling within a given 24 hour period. The Contractor shall provide documentation and formally request any "rain days" they feel are legitimately due. Documentation shall be submitted to the Project Manager, in writing, within ten (10) calendar days of the rain event.

21. SITE CONSIDERATIONS:

- A. It is the Contractor's responsibility to carefully remove and store any items not permanently installed within the work areas. It is recommended that the Contractor photograph, videotape or in some manner document any features to be removed and their condition, prior to removal.
- B. Noise and strong smells shall be isolated or kept to a minimum when adjacent portions of the site are occupied.

- C. Contractor shall be responsible to leave the work area and adjacent site clear of equipment and debris, etc. at the end of each work day. All final cleaning is the responsibility of the Contractor and shall be executed prior to acceptance for reuse of any portion of the site.
- D. A dumpster and lay down area for Contractor materials and staging may be located at the site and located per the direction of the Owner. The Contractor is responsible for the removal of the dumpster, any storage containers and any security fencing, temporary erosion control (BMPs), etc. as soon as practical after their use by the Contractor or the work is complete.

22. SALES AND USE TAX EXEMPTION:

- A. As per the State of Alabama ACT 2013-205, the Alabama Department of Revenue (ADOR) has been granted the authority to issue a "Certificate of Exemption from Sales and Use Tax for Governmental Entities" on construction projects. Therefore, this project shall qualify for State of Alabama Sales and Use Tax Exemptions under this ACT. It is the responsibility of the Bidder to confirm the potential tax exempt status of their bid with the ADOR and include any such savings in their bid, as well as accounting for same on their bid form attachment Sales Tax Form C-3A.
- B. The full text of ACT 2013-205 is available on the State of Alabama Building Commission web-site at [www.bc.alabama.gov](http://www.bc.alabama.gov).

23. SUBMISSION OF LIEN WAIVERS AND DBE COMPLIANCE, UTILIZATION REPORTS:

- A. At each monthly Application for Payment submitted to the owner, the Contractor shall provide completed "City of Mobile DBE Compliance, Utilization Reports" and lien waivers, including those from Subcontractors and material suppliers.

24. NOTICE OF COMPLETION:

- A. For Contracts \$50,000 or greater:  
Contractor shall provide proof of publication of Advertisement of Completion for four consecutive weeks in a local newspaper, as required in the Title 39, Section 39-1-1, Subsection (f), of the Code of Alabama. This Advertisement shall not begin until the Project has been accepted by the City of Mobile.
- B. Notice of Completion advertisement shall read as follows:

STATE OF ALABAMA

COUNTY OF MOBILE

NOTICE OF COMPLETION

Tricentennial Park Site Improvements  
Mobile, AL  
PR-004-23

In accordance with Chapter 1, Title 39, Code of Alabama, 1975, NOTICE IS HEREBY given that (COMPANY NAME) has completed the contract for Lake Drive Tricentennial Park PR 004-23, Mobile, Alabama 36617. All persons having any claims for labor, material or otherwise in connection with this project should immediately notify the Architectural Engineering Department, City of Mobile, P.O. Box 1827, Mobile, Alabama 36633-1827.

- C. Advertisement shall not begin until the Project has been accepted by the City of Mobile as Substantially Complete.

25. CONTRACTOR WARRANTY AND CERTIFICATION:

- A. Upon completion of the contract, the Contractor shall certify under oath that all bills have been paid in full.
- B. Contractor shall provide a one year Labor and Materials Warranty on company letterhead in addition to other warranties required by the Bid Documents.

26. LIQUIDATED DAMAGES

- A. A time charge equal to Two Hundred Fifty Dollars (\$250.00) per calendar day will be made against the Contractor for the entire period that any part of the Work remains uncompleted, or any required closeout documents are not acceptably submitted, for more than thirty (30) calendar days after the time specified for the Substantial Completion for the Work, the amount of which shall be deducted by the owner, and shall be retained by the Owner out of monies otherwise due the Contractor in the final payment, not as a penalty, but as liquidated damages sustained.

END OF SECTION 00300

Tricentennial Park Site Improvements  
Mobile, AL  
PR-004-23

SECTION 00400  
BID FORM

Copies of the following Bid Forms shall be used. Bids submitted on alternate forms may be rejected. Fill in all blank spaces with an appropriate entry. Bid Form must be signed by an officer of the company and notarized.

**TO: City of Mobile, 205 Government St., P.O. Box 1827, Mobile, AL, 36633**

**REF: PROJECT NO.: PR-004-23**  
**PROJECT NAME: Tricentennial Park Site Improvement**  
**PROJECT LOCATION: 2121 Bragg Avenue, Mobile AL 36617**

In compliance with the Bid Documents and having carefully and thoroughly examined said documents for the subject Work prepared by the City of Mobile, Architectural Engineering Department and Consultant dated October 7, 2024; and all Addendum (a) Number(s) \_\_\_\_\_, dated \_\_\_\_\_, 2024 (**CAUTION:** before submitting any bid it is the Bidder's responsibility to check with the Architectural Engineering Department for all Addenda or special instructions that may impact the Bid) thereto, receipt of which is hereby acknowledged, the premises and all conditions affecting the Work prior to making this Proposal, the Undersigned Bidder, hereby

**COMPANY NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_ **PHONE** \_\_\_\_\_

**ALABAMA GENERAL CONTRACTOR LICENSE NO.** \_\_\_\_\_

**CITY OF MOBILE BUSINESS LICENSE NO.** \_\_\_\_\_

**SECRETARY OF STATE OF ALABAMA BUSINESS IDENTITY NO.** \_\_\_\_\_

**SECRETARY OF STATE OF ALABAMA ACCOUNT NO.** \_\_\_\_\_

(Note: Secretary of State Account Number shall be filled in only by non-resident bidders)

(Check one)  (A Corporation)  (A Partnership)  (An Individual Doing Business)

hereby proposes to furnish all labor, materials, tools, equipment, and supplies and to sustain all the expenses incurred in performing the Work on the above captioned Project in accordance with the terms of the Contract Documents, and all applicable laws and regulations for the sum listed below. The initial term of the Contract shall extend for one hundred-eighty (180) calendar days from the date of the Notice to Proceed.

Tricentennial Park Site Improvements

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**Base Bid:** \$ \_\_\_\_\_ .00

**Contingency Allowance:** +\$ 25,000.00

**Total Base Bid:** \$ \_\_\_\_\_ .00

(Fill in here and in Total Bid below)

**TOTAL BASE BID:** \_\_\_\_\_

\_\_\_\_\_ Dollars, (\$ \_\_\_\_\_ .00)

(Amount in Words)

(Amount in Figures)

**Additive Alternate #1:** Consists of Architectural Renovations to an existing Restroom Building. Scope of Work is listed on the ADD Alternate Volume of Drawings RE:TC100 For Drawing Set Designation.

\_\_\_\_\_ Dollars & No Cents \$ \_\_\_\_\_ .00

(Amount in Words)

Amount in #'s

**UNIT PRICES: Refer to the Unit Price Section Specifications**

Unit price form must be submitted with the bid form.

**BID SECURITY:** The undersigned Bidder agrees that the attached Bid Security, as a Cashier's Check drawn on an Alabama bank or a Bid Bond, made payable to the City of Mobile, in the amount of 5% of the bid amount, but in no event more than \$10,000, as the proper measure of liquidated damages which the City will sustain by the failure of the undersigned to execute the Contract. Said Bid Security shall become the property of the City of Mobile as liquidated damages as specified in the Contract Documents.

**AMERICANS WITH DISABILITIES ACT (ADA):** The undersigned Bidder agrees to fully comply with all requirements of the Americans with Disabilities Act of 1990 and the Amendment Act.

**NONDISCRIMINATION:** Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, *inter alia*, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under contract be awarded to socially and economically disadvantaged individuals and business entities.

**SIGNATURE:** If the undersigned Bidder is incorporated, the entire legal title of the company followed by "a corporation" should be used. If Bidder is an individual, then that individual's full legal name followed by doing business as (d/b/a) and name of firm, if any, should be used. If Bidder is a partnership, then full name of each partner should be listed followed by "d/b/a" and name of firm, if any.



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Ensure that name and exact arrangement thereof is the same on all forms submitted with this Bid. If a word is abbreviated in the official company name, such as "Co.", then use that abbreviation. If not abbreviated in the official name, spell out.

Bidder agrees not to revoke or withdraw this Bid until sixty (60) calendar days following the time and date for receipt of bids. If notified in writing of the acceptance of this Bid within this time period, Bidder agrees to execute a Contract based on this Bid on the proscribed form within seven (7) calendar days of said notification and to furnish Performance Bond and Materials and Payment Bond as specified.

**COMPANY**

**NAME:** \_\_\_\_\_  
(Printed or Typed)

**BY:** \_\_\_\_\_  
(Signature of Company Officer)

**COMPANY OFFICER:** \_\_\_\_\_  
(Printed or Typed)

**TITLE** \_\_\_\_\_ **DATE** \_\_\_\_\_, 2024  
(Printed or Typed)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 2024

\_\_\_\_\_  
Notary Public

- Attachments:
1. Bid Security, with Power of Attorney
  2. Secretary of State Authorization (Out of state bidders only)
  3. Sales Tax Form C-3A
  4. Supplier Diversity Subcontracting & Major Supplier Plan

END OF BID FORM

**ACCOUNTING OF SALES TAX  
ATTACHMENT TO BID FORM SECTION 00400  
SALES TAX FORM C-3A**

To: City of Mobile

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

Name of Project: Tricentennial Park Site Improvements  
Project Number: PR-004-23

**SALES TAX ACCOUNTING**

Pursuant to Act 2013-205, Section 1(g) the Contractor accounts for the sales tax NOT included in the bid proposal form as follows:

ESTIMATED SALES TAX AMOUNT

**BASE BID:** \$ \_\_\_\_\_

**ADD ALT. #1:** \$ \_\_\_\_\_

**Failure to provide an accounting of sales tax shall render the bid non-responsive. Other than determining responsiveness, sales tax accounting shall not affect the bid pricing nor be considered in the determination of the lowest responsible and responsive bidder.**

**Legal Name of Bidder** \_\_\_\_\_

Mailing Address \_\_\_\_\_

**\*By (Legal Signature)** \_\_\_\_\_

\*Name (type or print) \_\_\_\_\_ (Seal)

\*Title \_\_\_\_\_

Telephone Number \_\_\_\_\_



OFFICE OF SUPPLIER DIVERSITY  
**CITY OF MOBILE**  
Subcontracting and Major Supplier Plan

Contact Office of Supplier Diversity for  
questions on completing this form.  
Via email: Archnique.kidd@cityofmobile.org  
251.208.7967  
205 Government Street, 5<sup>th</sup> Floor

**Bidders and Proposers – Please complete and submit these forms as required by your City of Mobile Bid or Proposal Specification.**

If you are submitting a proposal in response to a Request for Qualifications, Request for Proposal, or other solicitation (“Solicitations”) issued by the City of Mobile, the bid specification may require you to utilize disadvantaged business enterprise (“DBE”) subcontractors and suppliers. If DBE participation is required, you must complete and submit these forms with your proposal. If required, failure to submit this form will render your bid non-responsive. NOTE: To satisfy participation requirements for a federally funded project, you must utilize DBEs certified through the Alabama Unified Certification Program.

If DBE participation is required, and you fail to satisfy the participation requirement, you must show that you made a good faith effort to include such participation; you will be required to submit DBE Compliance Form 2 and include additional information if needed. When so required, failure to address adequately the good faith effort factors on Form 2 will render your bid or proposal non-responsive. The “good faith effort” factors on Form 2 are not intended to be a mandatory, exhaustive, or exclusive.

You are encouraged to work with the City of Mobile Supplier Diversity Manager when preparing this form. Please consult with the City Supplier Diversity Manager for a list of eligible DBEs. The “good faith effort” factors on **Form 2** are not intended to be mandatory, exhaustive, or exclusive; they are a tool to help you, and the City of Mobile, determine whether you made efforts which, by their scope, intensity, and appropriateness to the objective, would reasonably be expected to fulfill the participation requirement.

About “**DBEs**”: Disadvantaged business enterprise or DBE means a for-profit small business concern (1) That is at least 51 percent owned by one or more individuals who are both socially and economically disadvantaged or, in the case of a corporation, in which 51 percent of the stock is owned by one or more such individuals; and (2) whose management and daily business operations are controlled by one or more of the socially and economically disadvantaged individuals who own it.

About “**Good Faith**” **Effort**: Good faith efforts means efforts to achieve a DBE goal or other requirement of this part which, by their scope, intensity, and appropriateness to the objective, can reasonably be expected to fulfill the program requirement. The City of Mobile expects contractors holding large contracts to recruit and engage DBEs to be a part of their team.

Failure to submit this form, when so required by the bid or proposal specification, will render your bid non-responsive.



OFFICE OF SUPPLIER DIVERSITY  
**CITY OF MOBILE**  
Subcontracting and Major Supplier Plan

Contact Office of Supplier Diversity for  
questions on completing this form.  
Via email: Archonique.kidd@cityofmobile.org  
251.208.7967  
205 Government Street, 5<sup>th</sup> Floor

**FORM 1: Background and Plan**

**Section I. Information about your company**

Company	
Address	
Telephone	
E-Mail	

RFP/RFQ Solicitation Number	
Project Description	
Is your company a DBE company?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Work force demographics	Male _____ Female _____ Minority _____ Non-minority _____ SDVO _____ Total #of Employees _____

**Subcontractor/Major Supplier Plan submitted by:**

Printed Name: \_\_\_\_\_

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

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

The following employee will be designated as the **DBE Liaison** for all communication regarding DBE participation including documentation for DBE participation and maintenance of records of Good Faith Efforts for this contract award:

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_





OFFICE OF SUPPLIER DIVERSITY  
**CITY OF MOBILE**  
Subcontracting and Major Supplier Plan

**Form 2: Good Faith Effort Documentation**

Name of Bidder: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

Please complete this form if you are unable to identify DBE subcontractors or suppliers to reach 15% of the value of your bid.

YES ( <input type="checkbox"/> )	NO ( <input type="checkbox"/> )	<b>Did you do these suggested areas for DBE recruitment and engagement</b>
		<b>PRE-BID MEETING(S):</b> The bidder attended all pre-bid meetings scheduled by the City to inform DBEs of contracting and subcontracting opportunities.
		<b>CMDBE/ALDOT DBE LIST(S):</b> The bidder utilized the Office of Supplier Diversity's list or lists of certified through the Alabama Department of Transportation UCP DBE Listing
		<b>SMALL CONTRACT(S):</b> The bidder selected specific portions of the work to be performed by DBEs in order to increase the likelihood of meeting the DBE goals (including breaking down contracts into smaller units to facilitate DBE participation). Consider support services, including insurance, accounting, temporary labor, and transportation, landscaping, and janitorial as potential areas for DBE use.
		<b>FOLLOW-UP:</b> The bidder followed-up initial indications of interest by DBEs by contacting those DBEs to determine with certainty if they remained interested in bidding.
		<b>GOOD FAITH NEGOTIATIONS:</b> The bidder negotiated in good faith with interested DBEs and did not reject DBEs as unqualified without sound business reasons based on a thorough investigation of their capabilities. Bidders are not expected to engage unqualified subcontractors or subcontractors whose pricing, after negotiation, remains excessive or unreasonable. (Please document qualification deficiencies or unreasonable pricing if it prevented your engagement of specific DBE subcontractors.)
		<b>ADVERTISEMENT:</b> The bidder advertised in general circulation and/or trade association publications concerning subcontracting opportunities and allowed DBEs reasonable time to respond.
		<b>INTERNET ADVERTISING:</b> The bidder advertised DBE and/or subcontracting opportunities in the newspaper or other internet portals that are accessible to DBEs and/or potential subcontractors.



OFFICE OF SUPPLIER DIVERSITY  
**CITY OF MOBILE**  
Subcontracting and Major Supplier Plan

		<b>INFORMATION:</b> The bidder provided interested DBEs with adequate information about the plans, specifications and requirements of the subcontract.
		<b>WRITTEN NOTICE(S):</b> The bidder/proposer took the necessary steps to provide written notice in a manner reasonably calculated to inform DBEs of subcontracting opportunities and allowed sufficient time for them to participate effectively.
		<b>COMMUNITY RESOURCES:</b> The bidder/proposer used the services of available community organizations, small and/or disadvantaged business assistance offices and other organizations that provided assistance in the recruitment and placement of DBE firms.

**CONTRACT RECORDS:**

The bidder/proposer has maintained the following records for each DBE that has bid on the subcontracting opportunity:

1. Name, address, email address and telephone number
2. A description of information provided by the bidder/proposer or subcontractor; and
3. A statement of whether an agreement was reached, and if not, why not, including any reasons for concluding that the DBE was unqualified to perform the job.

**Section 2(B)**

\_\_\_\_\_ There are not ways to break out 15% of the value of this contract for subcontractors / suppliers. Provide further detail in Section 2(c) if the inability to break-out 15% of the value of the contract was the reason, or a reason, you could not meet the participation requirements.

\_\_\_\_\_ Could not find sufficient DBEs to provide subcontracting or supplier services.

\_\_\_\_\_ DBEs were available but did not have sufficient qualifications or experience to meet the needs of this contract.

Please indicate additional efforts you have taken to recruit and engage DBEs. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Tricentennial Park Site Improvements  
Mobile, AL  
PR-004-23

SECTION 00500  
STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

**PART 1 GENERAL**

- A. This section includes the STANDARD FORM OF AGREEMENT BETWEEN OWNER and CONTRACTOR, AIA Document A101, wherein the basis of payment is a Stipulated Sum; the document has been electronically modified to meet the Owner's requirements and shall be used for the Project.





# AIA® Document A101® – 2017

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

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

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

City of Mobile  
P.O. Box 1827  
Mobile, Alabama 36633-1827

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

Contractor Company Name  
Contractor Company Address

City of Mobile Business License Number:  
Secretary of State Registration Number:

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

Tricentennial Park Site Improvements  
2121 Bragg Avenue  
Mobile, Alabama 36617  
PR-004-23  
Site, Pavilion, and Restroom Improvements.

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

WAS Design, Inc.  
218 North Alston Street  
Foley, Alabama 36535

The Owner and Contractor agree as follows.

**ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

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

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

## TABLE OF ARTICLES

1	THE CONTRACT DOCUMENTS
2	THE WORK OF THIS CONTRACT
3	DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
4	CONTRACT SUM
5	PAYMENTS
6	DISPUTE RESOLUTION
7	TERMINATION OR SUSPENSION
8	MISCELLANEOUS PROVISIONS
9	ENUMERATION OF CONTRACT DOCUMENTS, INSURANCE AND BONDS

### ARTICLE 1 THE CONTRACT DOCUMENTS

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

### ARTICLE 2 THE WORK OF THIS CONTRACT

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

### ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

*(Check one of the following boxes.)*

A date set forth in a notice to proceed issued by the Owner.  
*(Paragraphs deleted)*

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

#### § 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

*(Check one of the following boxes and complete the necessary information.)*

Not later than One Hundred Fifty ( 150) calendar days from the date of the Notice to Proceed for commencement of the Work.

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

*(Table deleted)*  
*(Paragraph deleted)*

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User Notes:

(1714832503)

**ARTICLE 4 CONTRACT SUM**

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract Sum shall be \_\_\_\_\_ and 00/100 Dollars (\$ \_\_\_\_\_.00 ), subject to additions and deductions as provided in the Contract Documents.

**Base Bid:** \$  
**Contingency Allowance:** \$ 25,000.00  
**Total Bid:** \$

**§ 4.2 Alternates**

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

Item	Price
N/A	N/A

*(Table deleted)*

*(Paragraphs deleted)*

§ 4.3 Allowances, if any, included in the Contract Sum:

*(Identify each allowance.)*

Contingency Allowance: Twenty Five thousand dollars and 00/100 Dollars (\$25,000.00)

- A. Contingency Allowance shall cover cost of material, labor, overhead, profit and other expenses for complete installation of items of additional work as required for a complete, functional project.
- B. Contingency Allowance shall be used for unforeseen conditions not covered in the construction documents.
- C. All extra work under this section must be authorized by the Owner, in writing, prior to materials or *(Table deleted)* undertaking work.
- D. Upon completion of the Work, the unused portion of the Allowance shall be credited back to the Owner in the form of a Change Order.
- E. Allowances are subject to the same provision of AIA 201 Article 7.3.7.

§ 4.4 Unit prices, if any:

*(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)*

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

§ 4.5 Liquidated damages:

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

A time charge equal to Two Hundred Fifty and 00/100 Dollars (\$250.00) per calendar day will be made against the Contractor for the entire period that any part of the Work remains uncompleted or any required closeouts documents are not acceptably submitted for more than thirty (30) days after the date specified for the substantial Completion of the Work, the amount of which shall be deducted by the owner, and shall be retained by the Owner out of monies otherwise due the Contractor in the final payment, not as a penalty, but as liquidated damages sustained.

*(Paragraphs deleted)*

**ARTICLE 5 PAYMENTS**

**§ 5.1 Progress Payments**

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

Init.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the 25<sup>th</sup> of the month.

§ 5.1.3 Provided that an Application for Payment in acceptable format is received by the Architect not later than the first 1<sup>st</sup> day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the tenth 10<sup>th</sup> day of the following month. If an Application for Payment in acceptable format is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Forty ( 40) days after the Architect receives the Application for Payment.  
*(Federal, state or local laws may require payment within a certain period of time.)*

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

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

§ 5.1.6 In accordance with AIA Document A201, General Conditions of the Contract for Construction (including Owner's then current Modifications), and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

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

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing and insured as specified.
- .3 Completed work shall be determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values.

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

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.6.3 Any Progress Payment shall include partial release of liens for material and labor for previous application for payment amount approved and paid. The DBE Utilization Report shall be included with the pay application.

#### § 5.1.7 Retainage

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

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

Five percent (5%) of the first fifty percent (50%) of the completed work and after fifty percent (50%) completion has been accomplished, no further retainage shall be held from the original Contract Sum. Increases in the contract sum by Change Order shall also be subject to retainage.

§ 5.1.7.1.1 The following items are not subject to retainage:

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

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N/A

**§ 5.1.7.2**

*(Paragraphs deleted)*

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

*(Insert any other conditions for release of retainage upon Substantial Completion.)*

The net amount of the Retainage shall be equal to two and one half percent (2.5%) of total Contract Sum, as increased or decreased by Change Order.

*(Paragraphs deleted)*

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

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

**§ 5.2 Final Payment**

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

- .1 the Contractor has fully performed the Contract except for the Contractor’s responsibility to correct Work as provided in Article 12 of AIA Document A201 (including Owner’s then-current modifications which may be obtained from the Owner or, alternatively, a copy of which is incorporated in the Project Manual and incorporated by reference herein as a part thereof), and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a Certificate of Substantial Completion has been issued by the Architect/Owner and the project accepted.

**§ 5.2.2** The Owner’s final payment to the Contractor of retainage shall be made as follows:

The final two and one half percent (2.5%) of the total Contract Sum retained will not be paid until proof of publication is submitted and all written claims paid in full. Contractor to submit the following:

- Contractor’s Affidavit of Payment of Debts and Claims (AIA form G706, included in contract documents) with
  - a.) Contractor’s Release or Waiver of Liens
  - b.) Releases or Waivers of Liens from Subcontractors and Material and Equipment Suppliers;
- Contractor’s Affidavit of Release of Liens (AIA form G706A, included in contract documents);
- Consent of Surety, if any, to final payment (AIA form G707, included in contract documents);
- Any additional close out requirements per the contract documents; and
- Notarized Affidavit of Notice of Completion advertisement from publisher.

Contractor shall provide proof of publication of Notice of Completion in a local newspaper once per week for four (4) consecutive weeks, as required in the Title 39, Section 39-1-1, Subsection (f), of the Code of Alabama quoted below.

"The Contractor shall, immediately after the completion of the contract, give notice of Completion by an advertisement in a newspaper of general circulation published within the city or county in which the work has been done, for a period of four (4) consecutive weeks. A final settlement shall not be made upon the contract until the expiration of thirty (30) days after the completion of the notice. Proof of publication of the notice shall be made by the contractor to the authority by whom the contract was made by affidavit of the publisher and a printed copy of the notice published. If no newspaper is published in the county in which the work is done, the notice may be given by the contract." (Acts 1927, No. 39, 9.37; Acts 1935, No. 39, 9. 70; Code 1940, T. 50, Section 16; Acts 1983, No. 83-737, 9.1203; Acts 1989, No. 89-650m 9. 1284, Section 1; Acts 1994, No. 94-207, p. 270, Section 1; Acts 1997, No. 97-225, p. 348, Section 1.)

The Notice of Completion shall read as follows:

STATE OF ALABAMA  
COUNTY OF MOBILE  
NOTICE OF COMPLETION

In accordance with Chapter I, Title 39, Code of Alabama, 1975, NOTICE IS HEREBY given that <Contractor> has completed the contract for Tricentennial Park - Pavilion & Site Improvements, 4851 (PR-004-23) 2121 Bragg Avenue Mobile, Alabama 36617. All persons having any claims for labor, material or otherwise in connection with this project should immediately notify the Architectural Engineering Department, City of Mobile, P. O. Box 1827, Mobile, Alabama 36633-1827.

Publication of the Notice of Completion shall not begin until the Project has been accepted as Substantially Complete by the City of Mobile.

*(Paragraphs deleted)*

**ARTICLE 6 DISPUTE RESOLUTION**

**§ 6.1 Initial Decision Maker**

The Engineer will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

*(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)*

N/A

**§ 6.2 Binding Dispute Resolution**

For any Claim, the method of binding dispute resolution shall be as follows:

*(Check the appropriate box.)*

Litigation in a court of competent jurisdiction

**§ 6.3 Governing Law and Venue**

*(Paragraph deleted)*

This Agreement shall be governed by the laws of the State of Alabama, and the appropriate venue of any actions arising out of this Agreement shall be a court of proper jurisdiction in Mobile, Alabama.

**ARTICLE 7 TERMINATION OR SUSPENSION**

**§ 7.1** The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201, General Conditions of the Contract for Construction, including Owner's then-current modifications, a copy of which is incorporated in the contract documents and incorporated by reference herein as a part thereof.

*(Paragraphs deleted)*

**§ 7.2** The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201, General Conditions of the Contract for Construction, including Owner's then-current modifications, a copy of which is incorporated in the contract documents and incorporated by reference herein as a part thereof.

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## ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents. A copy of such amended, revised or supplemental provision is incorporated in the contract documents and hereby incorporated by reference herein as a part thereof.

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

Director, Real Estate & Asset Management  
P. O. Box 1827  
Mobile, Alabama 36633-1827

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

Name  
Address  
Email  
Other

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten (10) days' prior notice to the other party.

### § 8.5 Insurance and Bonds

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

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

The Contractor shall take out and maintain during the life of the Contract no less than the following amounts of insurance with the City of Mobile named as an additional insured. Contractor shall submit a Certificate of Insurance. Insurance companies listed as the "Companies Affording Coverage" shall be authorized by the Secretary of the State of Alabama. Insurance produced out of the State of Alabama must be signed or counter signed by a licensed Agent of Alabama, with the Agent's name, address and telephone number typed or printed on the face of the Certificate of Insurance.

- .1 Workmen's Compensation Insurance: - Statutory-amount and coverage as required by all applicable laws, rules or regulations of the State of Alabama and the United States of America, Including the U. S. Longshore and Harbor Workers Act and the Jones Act, if applicable.

Init.

/

- .2 Employee's Liability Insurance shall be provided for limits of liability not less than:
- |    |                           |                           |
|----|---------------------------|---------------------------|
| A. | Bodily Injury by Accident | \$1,000,000 each accident |
| B. | Bodily Injury by Disease  | \$1,000,000 each employee |
| C. | Bodily Injury by Disease  | \$1,000,000 each policy   |
- .3 United States Longshoreman's Harbor Worker's Act.
- .4 Jones Act Coverage (if applicable) placed either in the Workers Compensation or through the Marine General Liability.
- .5 The Contractor shall provide Broad Form (commonly termed Comprehensive) General Liability Insurance (including premises-product-completed operations, independent contractors, and blanket contractual liability), specifically covering the obligations assumed by the Contractor for limits of liability not less than:
- |    |                                      |  |
|----|--------------------------------------|--|
| A. | Bodily Injury                        | \$1,000,000 each person<br>\$1,000,000 each occurrence |
| B. | Property Damage                      | \$1,000,000 each occurrence; or                        |
| C. | Bodily Injury and<br>Property Damage | \$1,000,000 combined single limit                      |
| D. | Damage to Rented Premises            | \$1,000,000 each occurrence                            |
- .6 Such comprehensive policy shall include the following:
- |    |   |
|----|---|
| A. | All liability of the Contractor, for the Contractor's Direct Operations.  |
| B. | Subcontractor's Operations.   |
| C. | Completed Operations Cover, thereby meaning any loss which shall occur after the contract has been completed, but which can be traced back to the Contract.                                     |
| D. | General Aggregate Limit of \$2,000,000 shall apply on a "Per Project" Basis.  |
| E. | Contractual Liability, meaning thereby; any risk assumed by the Contractor under Hold Harmless Agreements or any other assumption of liability, but specifically items 11.1.1.8.3G herein below |
| F. | Broad Form Property Damage Coverage, including Completed Operations.  |
| G. | Personal Injury Liability, with employee's exclusions removed.  |
| H. | Explosion and Collapse Hazard:  |
|    | Included or      X Not Applicable.  |
| I. | Underground Hazard:   |
|    | Included or      X Not Applicable.  |
- .7 The Contractor shall carry for himself and shall require that all Subcontractors and all Owners of Automobiles or trucks rented or hired on the contract carry, until the Contracts is completed, Comprehensive Automobile Liability Coverage for Bodily Injury and property. Damage for any auto in amounts not less than the minimum amounts as indicated. The Contractor and Subcontractor shall also carry for themselves insurance for all non-owned and hired automobile at the limits of liability as indicated below:
- |    |                                      |  |
|----|--------------------------------------|--|
| A. | Bodily Injury                        | \$1,000,000 each person<br>\$1,000,000 each occurrence |
| B. | Property damage                      | \$1,000,000 each occurrence; or,                       |
| C. | Bodily Injury and<br>Property damage | \$1,000,000 combined single limit                      |



- .8 Umbrella/Excess Liability: \$2,000,000 combined single limit each occurrence for bodily injury and/or property damage
- .9 Builder's Risk Coverage (Property Insurance): The Contractor shall carry for the Owner, himself, and all Subcontractors a Builder's Risk Policy to cover the full amount of the Contract during construction, fabrication or erection of any equipment.
- A. The Contractor shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus value of subsequent Contract Modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made as provided in Section 9.10 or until no person or entity other than the Owner has an insurable interest in the property, whichever is later. This insurance shall include interests of the Owner, the Contractor, Subcontractors, Sub-subcontractors, and the Design Professionals in the Project.
- B. Property insurance shall be on an "all-risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Architect's and Contractor's services and expenses required as a result of such insured loss.
- C. If the property insurance requires deductibles, the Contractor shall pay costs not covered because of such deductibles. Deductibles shall be limited to a maximum of \$2,500.00 unless the loss is caused by windstorm; then deductible shall be a maximum of three percent (3%) of the insured value.
- D. This property insurance shall cover the full value of equipment, material, and other portions of the Work stored off the site, and also portions of the Work in transit. There shall be no limits on the value of loss per occurrence.
- E. A named storm endorsement is required. The deductible shall be a maximum of three percent (3%) of the insured value.
- .10 A Surety authorized to do business in the State of Alabama shall furnish the required Insurance.
- .11 The standard ACORD™ format shall be provided. The ACORD™ Certificate must be signed or countersigned by a Licensed Resident Agent of the State of Alabama and the agent's name, address and telephone number must appear on the face of the certificate.
- .12 The Surety must have a minimum rating of A/Class VI as reported in the latest issue of Best's Key Rating Guide Property-Casualty, published by Alfred M. Best Company, Inc. if the bid price exceeds \$50,000.00.
- .13 "In Rem" endorsement.

The insurance shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater. Coverages, whether written on an occurrence or claims-made basis, shall be maintained without interruption from the date of commencement of the Work until the date of final payment and

termination of any coverage required to be maintained after final payment, and, with respect to the Contractor's completed operations coverage, until the expiration of the period for correction of Work or for such other period for maintenance of completed operations coverage as specified in the Contract Documents.

Certificates of insurance acceptable to the Owner shall be filed with the Owner within ten (10) calendar days from date of issuance of contract forms for execution. Contractor shall deliver to the City of Mobile, certificates of insurance certifying the existence and limits of the insurance coverages along with separate policy endorsements. Contractor shall also be responsible for delivering policy renewal certificates to the City of Mobile, and thereafter upon renewal or replacement of each required policy of insurance. These certificates and the insurance policies shall contain a provision that coverages afforded under the policies will not be cancelled subject to non-renewal nor material change, or allowed to expire without at least thirty (30) days' (except ten (10) days from non-payment) prior written notice has been given to the Owner. An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the time. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by the Contractor with reasonable promptness.

All policies of insurance, except worker's compensation, shall be endorsed to provide that all such insurances are primary and non-contributing with any other insurance maintained by the City of Mobile and endorsed to waive rights of subrogation in favor of the City of Mobile.

The Contractor shall cause the commercial liability coverage required by the Contract Documents to include (1) the Owner, the Architect and the Architect's Consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's completed operations.

**§ 8.5.2** The Contractor shall provide bonds as set forth below:

Contractor shall furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder.

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

The Labor and Material Payment Bond and the Performance Bond shall each be for one hundred percent (100%) of the Contract Sum.

1. Bond shall be submitted with the executed agreement on provided form(s).
2. Power of Attorney is required for both bonds.
3. A Surety authorized to do business in the State of Alabama shall furnish both bonds.
4. A Surety licensed to do business in the State of Alabama must execute the bonds.
5. The Surety must have a minimum rating of A/Class VI as reported in the latest issue of Best's Key Rating Guide Property-Casualty, published by Alfred M. Best Company, Inc., if the bid price exceeds \$50,000.00.
6. The Surety company shall be required to execute AIA Document G-707, "Consent of Surety to Final Payment" prior to Final Payment being made to the Contractor.

## **§ 8.6**

*(Paragraphs deleted)*

Indemnification:

Init.

/

Contractor shall indemnify, defend and hold harmless City and its officers, elected officials, agents, representatives, and employees in respect of any and all claims, injuries, losses, diminution in value, damages, liabilities, whether or not currently due, and related expenses (including without limitation, settlement costs and any legal or other expenses for investigating or defending any actions or threatened actions) arising from or in connection with Contractor's performance under this agreement, including but not limited to, environmental laws, regulations, orders and decrees of whatever character or nature and damage or injury to persons or property. Contractor hereby confirms and agrees that Contractor is not a 'design professional' as defined in Alabama Act 2021-318, and not required to carry professional liability insurance for the performance or obligations of this contract.

**§ 8.7 Other provisions:**

Contractor shall provide a minimum one (1) years warranty from the date of substantial completion of all Labor and Materials for the Work covered by this contract, unless otherwise specified. Labor and Material warranties required by other sections of the construction document shall not conflict with this provision. The most stringent warranty provision shall apply.

**§ 8.8 Force Majeure:**

In the event that either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, war, Act of God, or other reason of a like nature not the fault of the party delayed in performing work or doing acts required under the terms of this Agreement, then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

**ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS**

**§ 9.1** This Agreement is comprised of the following documents:

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

*(Paragraph deleted)*

- .2 AIA Document A201, General Conditions of the Contract for

*(Paragraphs deleted)*

Construction, including Owner's then-current modifications, a copy of which is incorporated in the contract documents and incorporated by reference herein as a part thereof.

*(Paragraph deleted)*

- .3 Drawings

Number	Title	Date
CS100	Cover Sheet	10/07/2024
TC100	Table Of Contents	10/07/2024
EX100	Existing Conditions	10/07/2024
ER100	Erosion Control Plan	10/07/2024
DP100	Overall Demolition Plan	10/07/2024
DP200	Demolition Enlargement	10/07/2024
DP201	Demolition Enlargement	10/07/2024
LS100	Overall Site Plan	10/07/2024
LH100	Overall Hardscape Plan	10/07/2024
LH101	Overall Hardscape Plan	10/07/2024
LH200	Hardscape Enlargement Plan	10/07/2024
LH201	Hardscape Enlargement Plan	10/07/2024
LH500	Hardscape Details	10/07/2024
LH501	Hardscape Details	10/07/2024
LH502	Hardscape Details	10/07/2024
LH503	Hardscape Details	10/07/2024
LG010	Overall Landscape Grading Plan	10/07/2024
LG100	Landscape Grading Plan	10/07/2024
LG101	Landscape Grading Plan	10/07/2024
LG500	Landscape Grading Details	10/07/2024

Init.

User Notes:

LP100	Overall Landscape Planting Plan	10/07/2024
LP200	Planting Plan Enlargement	10/07/2024
LP201	Planting Plan Enlargement	10/07/2024
LP500	Landscape Planting Details	10/07/2024
ES100	Electrical Legend And Specifications	10/07/2024
ES200	Electrical Site Power Plan	10/07/2024
ES300	Electrical Site Lighting Plan	10/07/2024
ES400	Electrical Enlarged Lighting Plans	10/07/2024
ES500	Electrical Details And Legends	10/07/2024
G002	Symbols, Abbreviations, General Notes	10/07/2024
A101	Plans	10/07/2024
A200	Elevations	10/07/2024
A400	Toilet Elevations & Details	10/07/2024
A401	Toilet Elevations & Details	10/07/2024
A600	Door Schedule & Details	10/07/2024
A700	Signage	10/07/2024
M101	Mechanical Proposed Work Plans	10/07/2024
P100	Symbols, Abbreviations, General Notes	10/07/2024
P101	Demolition And Proposed Work Plans	10/07/2024
E100	Symbols, Abbreviations, General Notes	10/07/2024
E101	Demolition And Proposed Work Plans	10/07/2024

**.4 Specifications**

<b>Section</b>	<b>Title</b>	<b>Date</b>
<b>DIVISION 1</b>	<b>GENERAL REQUIREMENTS</b>	
Section 01 11 00	Summary of the Work	11/13/2024
Section 01 21 00	Allowances	11/13/2024
Section 01 29 73	Schedule of Values	11/13/2024
Section 01 31 00	Project Management & Coordination	11/13/2024
Section 01 31 19	Project Meetings	11/13/2024
Section 01 32 00	Construction Progress Documentation	11/13/2024
Section 01 33 00	Submittal Procedures	11/13/2024
Section 01 40 00	Quality Assurance, Control, & Documentation	11/13/2024
Section 01 56 00	Cleaning Up	11/13/2024
Section 01 60 00	Materials and Equipment	11/13/2024
Section 01 63 00	Substitution Procedures	11/13/2024
Section 01 73 00	Execution Requirements	11/13/2024
Section 01 77 00	Closeout Procedures	11/13/2024
<b>DIVISION 2</b>	<b>EXISTING CONDITIONS</b>	
Section 02 20 00	General Site Work Requirements	11/13/2024
Section 02 21 02	Existing Utilities	11/13/2024
Section 02 41 16	Site Demolition	11/13/2024
<b>DIVISION 3</b>	<b>CONCRETE</b>	
Section 03 20 00	Concrete Reinforcement	11/13/2024
Section 03 30 00	Cast-In-Place Concrete	11/13/2024
<b>DIVISION 5</b>	<b>METALS</b>	
Section 05 15 00	Adhesive Anchors	11/13/2024
<b>DIVISION 31</b>	<b>EARTHWORK</b>	
Section 31 23 33	Trenching, Backfill, and Compaction	11/13/2024
<b>DIVISION 32</b>	<b>EXTERIOR IMPROVEMENTS</b>	
Section 32 12 16	Asphalt Paving	11/13/2024

Init.

User Notes:

Section 32 12 20	Crushed Aggregate Base	11/13/2024
Section 32 17 23	Pavement Markings	11/13/2024
Section 32 22 90	Erosion Control	11/13/2024

.5 Addenda, if any:

Number	Date
--------	------

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

(Paragraph deleted)

.6 Other Exhibits:

(Paragraphs deleted)

**§ 9.2**

(Paragraph deleted)

Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
N/A			

**§ 9.2.1** Other documents, if any, listed below:

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

**BIDDING AND CONTRACT REQUIREMENTS**

Section 00 11 16	Invitation to Bid
Section 00 21 00	Instructions to Bidders - AIA Document A701
Section 00 22 00	Supplementary Instructions to Bidders
Section 00 41 00	Bid Form
	Accounting of Sales Tax Form C-3A
	DBE Subcontracting & Major Supplier Plan
Section 00 50 00	Standard Form of Agreement Between Owner and Contractor AIA Document A101
Section 00 60 00	Bonds, Certificates and Affidavits
	Performance Bond
	Labor and Material Payment Bond
	E-Verify Documentation (Sample)
	Application and Certificate for Payment - AIA Document G702and G703
	City of Mobile DBE Utilization Report
	Certificate of Substantial Completion - AIA Document G704
	Contractor’s Affidavit of Payment of Debts and Claims - AIA Document G706
	Contractor’s Affidavit of Release of Liens - AIA Document G706A
	Consent of Surety to Final Payment - AIA Document G707
	Request for Taxpayer Identification Number and Certification W9 Tax Form and City of Mobile Vendor Information Form
Section 00 70 00	General Conditions of the Contract for Construction - AIA Document A201

Init.

User Notes:

§ 9.2.2 Best Management Practices (BMPs): The Contractor shall be responsible for providing, implementing and maintaining BMPs for sediment and erosion control in full compliance with all applicable Local, State and Federal Codes and Ordinances throughout the contract period. All Work shall be in accordance with the Clean Water Act; the Alabama Water Pollution Control Act; the current version of the Alabama Handbook for Erosion Control, Sediment Control Storm water Management on Construction sites and Urban Areas; and the current version of the Mobile, Alabama City Code Chapter 17 Storm water Management and Flood Control. All Wastewater with oils, grease, paint, mortar, etc., shall be properly contained and disposed of.

§ 9.2.3 Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, *inter alia*, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under contract be awarded to socially and economically disadvantaged individuals and business entities.

§ 9.2.4 By signing this contract, the contracting parties affirm, for the duration of 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 in breach of the agreement and shall be responsible for all damages resulting therefrom.

§ 9.2.5 Public Contracts with Entities Engaging in certain Boycott Activities:

By signing this contract, the Contractor further represents and agrees that it is not currently engaged in, nor will it engage in, any boycott of a person or entity based in or doing business with a jurisdiction with which the State of Alabama can enjoy open trade.

§ 9.2.6 Severability Clause:

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Agreement, but this Agreement shall be construed as if such invalid or illegal or unenforceable provision had never been contained herein. Upon such determination that any term or other provision is invalid, illegal or unenforceable, the court or other tribunal making such determination is authorized and instructed to modify this Agreement so as to effect the original intent of the parties as closely as possible so that the transactions and agreements contemplated herein are consummated as originally contemplated to the fullest extent possible.

§ 9.2.7 Non-Agency Clause:

Contractor, in the performance of its operations and obligations hereunder, shall not be deemed to be an agent of City but shall be deemed to be an independent Contractor in every respect and shall take all steps at its own expense, as City may from time to time request, to indicate that it is an independent Contractor. City does not and will not assume any responsibility for the means by which or the manner in which the services by Contractor provided for herein are performed, but on the contrary, Contractor shall be wholly responsible therefore.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

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

Owner: City of Mobile

Legal Name of Party to Contract:  
Contractor: <name of contractor>

\_\_\_\_\_  
**OWNER** *(Signature)*

\_\_\_\_\_  
**CONTRACTOR** *(By Signature)*

\_\_\_\_\_  
William S. Stimpson, Mayor  
*(Rows deleted)*  
*(Printed name and title)*

\_\_\_\_\_  
<Name of person signing form>  
*(Printed name and title)*

ATTEST:

\_\_\_\_\_  
City Clerk

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned a Notary Public in and for said County and State, personally appeared <Individual NAME> as <Title within Company> of <Company Legal Name> and after being duly sworn, did depose and say that he, as such officer and with full authority, signed the above and foregoing voluntarily as the act of said corporation on the day the same bears date.

Sworn to and subscribed for me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

Init.

/

SECTION 00600  
BONDS, CERTIFICATES AND AFFIDAVITS

**PART 1 GENERAL**

This section includes the Bond Forms and Certificates that are to be used on this Project. No other forms will be accepted. Forms may be obtained from the Architectural Engineering Department, City of Mobile, telephone number 251-208-7454.

1.1 FORMS

- A. PERFORMANCE BOND. Owner's modified Performance Bond form.
- B. LABOR AND MATERIAL PAYMENT BOND. Owner's modified Payment Bond form.
- C. E-Verify Documentation (Sample)
- D. APPLICATION AND CERTIFICATION FOR PAYMENT - AIA Document G702 and AIA Document G703 and DBE Utilization Report
- E. CERTIFICATE of SUBSTANTIAL COMPLETION – AIA Document G704-2017
- F. CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS - AIA Document G706
- G. CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIENS - AIA Document G706A.
- H. CONSENT OF SURETY TO FINAL PAYMENT - AIA Document G707
- I. Request for Taxpayer Identification Number and Certification, W-9 Form, and City of Mobile Vendor Information Form



# PERFORMANCE BOND

Any singular reference to Contractor, Surety, Owner or other Party shall be considered plural where applicable.

**KNOW ALL MEN BY THESE PRESENTS:** That the Contractor, \_\_\_\_\_, \_\_\_\_\_, hereinafter called the Principal, and \_\_\_\_\_, hereinafter called the Surety, are held and firmly bound unto the **City of Mobile, P. O. Box 1827, Mobile, AL 36633**, hereinafter called the Owner, in the penal sum of \_\_\_\_\_ and xx/100 Dollars (\$\_\_\_\_\_.00) for payment of which we bind ourselves, our heirs, executors, administrators, successors, and assigns for the faithful performance of a certain written Contract dated the \_\_\_\_ day of \_\_\_\_\_, 2024 entered into between the Principal and the City of Mobile for furnishing all labor, material, equipment and insurance and performing all Work required to properly complete Tricentennial Park Site Improvements, 2121 Bragg Ave. Mobile, AL 36617 – PR-004-23, a copy of which said Contract is incorporated herein by reference and is made a part hereof as if fully copied herein.

**NOW, THEREFORE**, the condition of this obligation is such that if 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 Owner 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 and liability resulting from negligence or otherwise on the part of such Principal and further save harmless the Owner 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 Owner for all expenditures of every kind, character, and description which may be incurred by the Owner 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 for all labor performed and material furnished in connection with the performance of the Contract, and that the failure to do so with such persons, firms, partnerships or corporations shall give them a direct obligation; and provided, however, that no suit, action, or proceedings by reason of any default whatever shall be brought on this bond after two years from the date on which the final payment on the Contract falls due, and provided, further, that if any alterations or additions which may be made under the Contract, or in the work to be done under it, or the giving by the Owner of any extensions of time for the performance of the Contract or any other forbearance being 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 addition to any other legal mode of service, service of summons, and other process in civil actions brought in Mobile County may be had on the Contractor or the Surety on the bond by leaving a copy of the summons and complaint or other pleading or process with the Mayor of the City of Mobile which shall bind the principal Contractor and Surety to the mode of service above described and that the service shall be the same as personal service on the contractor or surety. This Bond is given pursuant to the terms of Alabama Code, Title 39-1-1, et. al., As Amended.

**EXECUTED IN FOUR (4) COUNTERPARTS.**

SIGNED, SEALED AND DELIVERED this \_\_\_\_ day of \_\_\_\_\_, 2024.

**CONTRACTOR AS PRINCIPAL**  
Company: \_\_\_\_\_  
(Corporate Seal)

**SURETY**  
Company: \_\_\_\_\_  
(Corporate Seal)

By: \_\_\_\_\_  
(Signature)

By: \_\_\_\_\_  
(Signature)

Name and Title: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Resident Agent: \_\_\_\_\_  
(Signature)

Name and Title: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone and Fax: \_\_\_\_\_

Owner's Representative: Cassie Boatwright  
REAM Director  
PO Box 1827  
Mobile, AL 36633  
251-208-7454

# LABOR AND MATERIAL PAYMENT BOND

Any singular reference to Contractor, Surety, Owner or other Party shall be considered plural where applicable.

**KNOW ALL MEN BY THESE PRESENTS:** That the Contractor, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, as Principal, and \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, as Surety, are held and firmly bound unto the **City of Mobile, P. O. Box 1827, Mobile, AL 36633** (hereinafter called the "Obligee") in the penal sum of \_\_\_\_\_ and xx/100 (\$ \_\_\_\_\_ .00) 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 the \_\_\_\_ day of \_\_\_\_\_, 2024 (hereinafter called the "Contract") for furnishing all labor, material, equipment and insurance and perform all work required to properly complete complete Tricentennial Park Site Improvements, 2121 Bragg Ave. Mobile, AL 36617 – PR-004-23, which, **THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH** that if said Principal and all subcontractors to whom any portion of work provided for in said Contract is sublet and all assignees of said Principal and of such subcontractors shall promptly make payments to all persons supplying him or them with labor, materials 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 on each bond, then the above obligations 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 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 and Surety does business. Such right of action shall be asserted in a proceeding 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 rendered thereon.
- (b) The Principal and Surety hereby designate and appoint \_\_\_\_\_ **Attorney-In-Fact,** 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. In addition to any other legal mode of service, service of summons, and other process in civil actions brought in Mobile County may be had on the Contractor or the Surety on the bond by leaving a copy of the summons and complaint or other pleading or process with the Mayor of the City of Mobile which shall bind the principal Contractor and Surety to the mode of service above described and that the service shall be the same as personal service on the contractor or surety.
- (c) The Surety shall not be liable hereunder for damage or compensation recoverable under any Workmen's 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 proceeding thereon that is instituted later than two years after the final settlement of said Contract.
- (e) This bond is given pursuant to the terms of Alabama Code, Title 39-1-1, et. al., As Amended.

**EXECUTED IN FOUR (4) COUNTERPARTS.**

SIGNED, SEALED AND DELIVERED this \_\_\_\_ day of \_\_\_\_\_, 2024

**CONTRACTOR AS PRINCIPAL**  
Company: \_\_\_\_\_  
(Corporate Seal)

**SURETY**  
Company: \_\_\_\_\_  
(Corporate Seal)

By: \_\_\_\_\_  
(Signature)

By: \_\_\_\_\_  
(Signature)

Name and Title: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Resident Agent: \_\_\_\_\_  
(Signature)

Owner's Representative: Cassie Boatwright  
REAM Director  
PO Box 1827  
Mobile, AL 36633  
251-208-7454

Name and Title: \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone and Fax: \_\_\_\_\_

Company ID Number:

Approved by:

Employer	
Name (Please Type or Print)	
Signature	Date
Department of Homeland Security, Division	
Name (Please Type or Print)	Title
Signature	Date

**SAMPLE**

Company ID Number:

Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name	
Company Facility Address	
Company Alternate Address	
County or Parish	
Employer Identification Number	
North American Industry Classification Systems Code	
Parent Company	
Number of Employees	
Number of Sites Verified for	

**SAMPLE**

TO OWNER City of Mobile  
P. O. Box 1827  
Mobile, Alabama 36633-1827

PROJECT:

APPLICATION NO:

Distribution to:

<input type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

PERIOD TO:

FROM CONTRACTOR:

VIA ARCHITECT:

PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

**CONTRACTOR'S APPLICATION FOR PAYMENT**

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

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

- 1. ORIGINAL CONTRACT SUM \$ \_\_\_\_\_
- 2. Net change by Change Orders \$ \_\_\_\_\_
- 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ \_\_\_\_\_
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ \_\_\_\_\_
- 5. RETAINAGE:
  - a. \_\_\_\_\_ % of Completed Work \$ \_\_\_\_\_  
(Column D + E on G703)
  - b. \_\_\_\_\_ % of Stored Material \$ \_\_\_\_\_  
(Column F on G703)
  - Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ \_\_\_\_\_
- 6. TOTAL EARNED LESS RETAINAGE \$ \_\_\_\_\_  
(Line 4 Less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ \_\_\_\_\_
- 8. CURRENT PAYMENT DUE \$ \_\_\_\_\_
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ \_\_\_\_\_  
(Line 3 less Line 6)

CONTRACTOR:

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

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

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . \$ \_\_\_\_\_

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

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

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

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
<b>TOTALS</b>		
NET CHANGES by Change Order		

# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO:  
APPLICATION DATE:

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO:

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

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

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity



# AIA<sup>®</sup> Document G704™ – 2017

## Certificate of Substantial Completion

**PROJECT:** *(name and address)*

**CONTRACT INFORMATION:**

**CERTIFICATE INFORMATION:**

Contract For: Construction  
Date:

Certificate Number: 001  
Date:

Contract #

**OWNER:** *(name and address)*

**ARCHITECT:** *(name and address)*

**CONTRACTOR:** *(name and address)*

City of Mobile - AE Department  
P. O. Box 1827  
Mobile, Alabama 36633

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

*(Identify the Work, or portion thereof, that is substantially complete.)*

Work of the Contract for Construction.

\_\_\_\_\_  
**ARCHITECT** *(Firm Name)*

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**PRINTED NAME AND TITLE**

\_\_\_\_\_  
**DATE OF SUBSTANTIAL COMPLETION**

### WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

*(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)*

### WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

*(Identify the list of Work to be completed or corrected.)*

See attached punch list.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within ( ) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

*(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)*

Per the Contract Documents, the Contractor shall be responsible for damages to the Work and providing all Insurance required under the AIA A101-Agreement Between Owner and the Contractor for a Stipulated Sum, Article 8.5.1, until Final Payment. The Contractor shall also be responsible for labor and materials as required to provide repairs to the work for one calendar year following the substantial completion date. The Owner shall be responsible for general security, heat, and utilities at the facility.

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

\_\_\_\_\_  
**CONTRACTOR** *(Firm Name)*

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**PRINTED NAME AND TITLE**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
City of Mobile

\_\_\_\_\_  
**OWNER** *(Firm Name)*

\_\_\_\_\_  
**SIGNATURE**

Cassie Boatwright  
Assistant Director

\_\_\_\_\_  
**PRINTED NAME AND TITLE**

\_\_\_\_\_  
**DATE**



# AIA<sup>®</sup> Document G706<sup>™</sup> – 1994

## Contractor's Affidavit of Payment of Debts and Claims

PROJECT: <i>(Name and address)</i>	ARCHITECT'S PROJECT NUMBER:	OWNER: <input type="checkbox"/>
		ARCHITECT: <input type="checkbox"/>
TO OWNER: <i>(Name and address)</i>	CONTRACT FOR: General Construction	CONTRACTOR: <input type="checkbox"/>
	CONTRACT DATED:	SURETY: <input type="checkbox"/>
		OTHER: <input type="checkbox"/>

STATE OF:  
COUNTY OF:

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered.

### EXCEPTIONS:

#### SUPPORTING DOCUMENTS ATTACHED HERETO:

- Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required. AIA Document G707, Consent of Surety, may be used for this purpose

Indicate Attachment  Yes  No

CONTRACTOR: *(Name and address)*

BY: \_\_\_\_\_  
*(Signature of authorized representative)*

\_\_\_\_\_  
*(Printed name and title)*

*The following supporting documents should be attached hereto if required by the Owner:*

- Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
- Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.
- Contractor's Affidavit of Release of Liens (AIA Document G706A).

Subscribed and sworn to before me on this date:

Notary Public:  
My Commission Expires:





# AIA<sup>®</sup> Document G706A<sup>™</sup> – 1994

## Contractor's Affidavit of Release of Liens

<b>PROJECT:</b> <i>(Name and address)</i>	<b>ARCHITECT'S PROJECT NUMBER:</b>	OWNER: <input type="checkbox"/>
	<b>CONTRACT FOR:</b> General Construction	ARCHITECT: <input type="checkbox"/>
<b>TO OWNER:</b> <i>(Name and address)</i>	<b>CONTRACT DATED:</b>	CONTRACTOR: <input type="checkbox"/>
		SURETY: <input type="checkbox"/>
		OTHER: <input type="checkbox"/>

**STATE OF:**  
**COUNTY OF:**

The undersigned hereby certifies that to the best of the undersigned's knowledge, information and belief, except as listed below, the Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of Work, labor or services who have or may have liens or encumbrances or the right to assert liens or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

**EXCEPTIONS:**

**SUPPORTING DOCUMENTS ATTACHED HERETO:**

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

**CONTRACTOR:** *(Name and address)*

**BY:**

\_\_\_\_\_  
*(Signature of authorized representative)*

\_\_\_\_\_  
*(Printed name and title)*

Subscribed and sworn to before me on this date:

Notary Public:  
My Commission Expires:



# AIA<sup>®</sup> Document G707<sup>™</sup> – 1994

## Consent Of Surety to Final Payment

PROJECT: *(Name and address)*

ARCHITECT'S PROJECT NUMBER:

OWNER:

CONTRACT FOR: General Construction

ARCHITECT:

TO OWNER: *(Name and address)*

CONTRACT DATED:

CONTRACTOR:

SURETY:

OTHER:

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the  
*(Insert name and address of Surety)*

on bond of  
*(Insert name and address of Contractor)*

, SURETY,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the  
Surety of any of its obligations to  
*(Insert name and address of Owner)*

, CONTRACTOR,

as set forth in said Surety's bond.

, OWNER,

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date:  
*(Insert in writing the month followed by the numeric date and year.)*

\_\_\_\_\_  
*(Surety)*

\_\_\_\_\_  
*(Signature of authorized representative)*

Attest:  
*(Seal):*

\_\_\_\_\_  
*(Printed name and title)*

**CITY OF MOBILE, AL  
VENDOR INFORMATION FORM**

*Company Information:*

1. City Vendor Number:

2. Name of Company:

3. Company D.B.A. Name, if any:

4. Mailing Address:

5. Remittance Address:

6. Telephone:

7. Fax

8. Main Email:

*Primary Contact:*

9. Contact Name and Title:

10. Contact Phone:

11. Contact Fax:

12. Contact Email:

*Alternate Contact (if applicable):*

13. Alt. Contact Name and Title:

14. Alt. Contact Phone:

15. Alt. Contact Fax:

16. Alt. Contact Email:

*City of Mobile Business License Information:*

17. City of Mobile Business License No. (if required):

*Please attach additional sheets if necessary.*

## Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return)	
	Business name/disregarded entity name, if different from above	
	Check appropriate box for federal tax classification: <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate  <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____  <input type="checkbox"/> Other (see instructions) ▶ _____	
	<input type="checkbox"/> Exempt payee	
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
City, state, and ZIP code		
List account number(s) here (optional)		

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number									

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number									

### Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶
------------------	----------------------------	--------

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

#### Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

Tricentennial Park Site Improvements  
Mobile, AL  
PR-004-23

SECTION 00700  
GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION,  
AIA DOCUMENT A201 - 2007

**PART 1 GENERAL**

This section includes the GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA Document A-201, that is to be used for this Project. The document has been electronically modified to meet the City of Mobile's requirements and shall be used for the project.



# AIA<sup>®</sup> Document A201<sup>™</sup> – 2007

## **General Conditions of the Contract for Construction**

for the following PROJECT:

Tricentennial Park Site Improvements

*(Name, legal status and address)*

City of Mobile  
Architectural Engineering Department  
P. O. Box 1827  
Mobile, Alabama 36633-1827

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

**THE ARCHITECT:**

*(Name, legal status and address)*

WAS Design

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User Notes:

(1383216234)

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## ARTICLE 1 GENERAL PROVISIONS

### § 1.1 BASIC DEFINITIONS

#### § 1.1.1 THE CONTRACT DOCUMENTS

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

#### § 1.1.2 THE CONTRACT

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

#### § 1.1.3 THE WORK

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

#### § 1.1.4 THE PROJECT

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

#### § 1.1.5 THE DRAWINGS

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

#### § 1.1.6 THE SPECIFICATIONS

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

#### § 1.1.7 INSTRUMENTS OF SERVICE

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

#### § 1.1.8 INITIAL DECISION MAKER

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

### § 1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

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

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

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

### § 1.3 CAPITALIZATION

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

### § 1.4 INTERPRETATION

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

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

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

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

### § 1.6 TRANSMISSION OF DATA IN DIGITAL FORM

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

## ARTICLE 2 OWNER

### § 2.1 GENERAL

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

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

### § 2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER

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

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

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

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

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

§ 2.2.5 ~~Unless otherwise provided in the Contract Documents, the~~ The Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2, up to ten copies of the drawings and specifications as required for Contractor's execution of the Work. Any additional sets of documents that the contractor desires for construction of the Project will be issued to contractor at actual printing and handling costs.

#### § 2.3 OWNER'S RIGHT TO STOP THE WORK

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

#### § 2.4 OWNER'S RIGHT TO CARRY OUT THE WORK

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

### ARTICLE 3 CONTRACTOR

#### § 3.1 GENERAL

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

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

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

### § 3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

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

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

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

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

### § 3.3 SUPERVISION AND CONSTRUCTION PROCEDURES

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

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

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

3.3.4 Three (3) days after the opening of the Bids, the Contractor shall furnish for written approval, an outline of the education, experience and character of the Contractor's project manager, superintendent and engineer. Any future substitution must have prior written approval of the Architect.

### § 3.4 LABOR AND MATERIALS

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

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

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

3.4.4 The Contractor's or his Subcontractor's supervisors and workmen engaged on special work or skilled Work in any supervisory position or trade shall be qualified and have had sufficient education, training and experience as a recognized professional or master mechanic in such Work to perform it properly and satisfactorily as prescribed in the Contract Documents.

3.4.5 Any project manager, superintendent, engineer, foreman or workman employed by the Contractor or by a subcontractor who, in the sole opinion of the Architect, does not perform his Work in a proper and skillful manner or becomes party to disrespectful, intemperate, disorderly, intoxicated, or dishonest behavior, or uses foul language, fights, commits criminal act(s) falsifies records and construction, covers-up faulty Work or materials, does not comprehend or follow instructions, does not get along with the Architect or Owner's representative, or is otherwise objectionable, shall, at the written request by the Architect, be discharged 24 hours by the Contractor or Subcontractor employing such project manager, superintendent, engineer, foreman or workman, and shall not be employed again or any portion of the Work without the written consent of the Architect.

3.4.6 Should the Contractor fail to remove such person or persons specified in Article 3.4.5 hereinabove or fail to furnish suitable and sufficient machinery, equipment, materials or qualified labor force for the proper execution of the Work, the Architect may withhold all payments which are or may become due the Contractor or may suspend the Work until such orders are complied with.

3.4.7 Contractor shall abide by provisions of Section 14-1 and Section 14.2, Code of the City of Mobile, originally adopted December 10, 1991. Prohibiting Discrimination in Employment by Contractors, Subcontractors and Vendors performing Work and providing materials and supplies for the City of Mobile. A copy of said Code is located in the City's Projects Architectural Engineering Department. Certification of compliance with this requirement shall be made for all persons involved in the Work by the signature of the General Contractor on the Bid Form (Section 00410).

### § 3.5 WARRANTY

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

### § 3.6 TAXES

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

**§ 3.7 PERMITS, FEES, NOTICES AND COMPLIANCE WITH LAWS**  
**PERMITS, FEES, NOTICES, AND COMPLIANCE WITH LAWS**

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure ~~and pay for the building permit as well as for City of Mobile building permit without cost~~ and shall secure and pay for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

3.7.1.1 The Contractor shall secure building and other permits customarily obtained from the City of Mobile at no cost.

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

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

§ 3.7.4 **Concealed or Unknown Conditions.** If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature, that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 21 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend an equitable adjustment in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor in writing, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may proceed as provided in Article 15.

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

**§ 3.8 ALLOWANCES**

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

§ 3.8.2 Unless otherwise provided in the Contract Documents,

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

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

### § 3.9 SUPERINTENDENT

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

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

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

### § 3.10 CONTRACTOR'S CONSTRUCTION SCHEDULES

§ 3.10.1 The Contractor, ~~promptly within ten (10) business days~~ after being awarded the Contract, shall prepare and submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work.

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

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

### § 3.11 DOCUMENTS AND SAMPLES AT THE SITE

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

### § 3.12 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

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

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

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

§ 3.12.4 Shop Drawings, Product Data, Samples and similar submittals are not Contract Documents. Their purpose is to demonstrate the way by which the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals

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upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve and submit to the Architect Shop Drawings, Product Data, Samples and similar submittals required by the Contract Documents in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of separate contractors. Submittals which are not marked as reviewed for compliance with the Contract Documents and approved by the Contractor may be returned by the Architect without action. Wherever Shop Drawings are required in these Specifications, Shop Drawings shall be submitted for approval before materials are fabricated. Drawings shall show complete details. The General Contractor shall check and approve them either in writing or by stamp before forwarding to the Architect. The Architect will mark copies "Approved" if correct; or, "Approved As Noted" if only minor corrections are necessary. If major corrections are necessary they will be noted on the Shop Drawings and they will be returned to the Contractor for correction and resubmission. Submit four (4) copies for Architect's and Owner's use plus the number of copies the contractor requires for his own use.

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

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

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

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

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

shall not be responsible for the adequacy of the performance and design criteria specified in the Contract Documents.

### § 3.13 USE OF SITE

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

### § 3.14 CUTTING AND PATCHING

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

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

### § 3.15 CLEANING UP

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

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

### § 3.16 ACCESS TO WORK

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

### § 3.17 ROYALTIES, PATENTS AND COPYRIGHTS

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

### § 3.18 INDEMNIFICATION

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

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be

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liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

3.19 As applicable, the Contractor shall be responsible at the appropriate time during construction of the Project to have all permanent meters installed (electrical, water, gas, etc.) and all utilities connected prior to the time of Final Inspection. The Contractor shall pay all utilities costs until the Project is accepted by the City of Mobile.

#### ARTICLE 4 ARCHITECT

##### § 4.1 GENERAL

§ 4.1.1 The Owner shall retain an architect lawfully licensed to practice architecture or an entity lawfully practicing architecture in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number. "Architect" may also designate the Licensed Designer of the Project and may be an Engineer or Landscape Architect.

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

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

##### § 4.2 ADMINISTRATION OF THE CONTRACT

§ 4.2.1 ~~The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment: (1) during construction (2) until all conditions necessary for the final completion and payment have been fulfilled and (3) with the Owner's concurrence, from time to time during the one-year period for correction of Work described in Section 12.2. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents, unless otherwise modified in writing in accordance with other provisions of the Contract.~~

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for, the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents, except as provided in Section 3.3.1.

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

##### § 4.2.4 COMMUNICATIONS FACILITATING CONTRACT ADMINISTRATION

Except as otherwise provided in the Contract Documents or when direct communications have been specially authorized, the Owner and Contractor shall endeavor to communicate with each other through the Architect about matters arising out of or relating to the Contract. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and material suppliers shall be through the Contractor. Communications by and with separate contractors shall be through the Owner.

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

§ 4.2.6 The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.5.2 and 13.5.3, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5 and 3.12. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

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

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

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

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

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

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

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

## ARTICLE 5 SUBCONTRACTORS

### § 5.1 DEFINITIONS

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

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

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

§ 5.2.1 ~~Unless otherwise stated in the Contract Documents or the bidding requirements, the Contractor, as soon as practicable after award of the Contract, The apparent low bidder, within (3) days after bids are opened shall furnish in writing to the Owner through the Architect the names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each principal portion of the Work. The Architect may reply within 14 days to the Contractor in writing stating (1) whether the Owner or the Architect has reasonable objection to any such proposed person or entity or (2) that the Architect requires additional time for review. Failure of the Owner or Architect to reply within the 14-day-14 day period shall constitute notice of no reasonable objection.~~

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

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

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

### § 5.3 SUBCONTRACTUAL RELATIONS

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

### § 5.4 CONTINGENT ASSIGNMENT OF SUBCONTRACTS

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

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- .1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor in writing; and
- .2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

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

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

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

## ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

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

§ 6.1.1 The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project or other construction or operations on the site under Conditions of the Contract identical or substantially similar to these including those portions related to insurance and waiver of subrogation. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided in Article 15.

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

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each separate contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with other separate contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to the construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, separate contractors and the Owner until subsequently revised.

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

### § 6.2 MUTUAL RESPONSIBILITY

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

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

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

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

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

#### § 6.3 OWNER'S RIGHT TO CLEAN UP

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

### ARTICLE 7 CHANGES IN THE WORK

#### § 7.1 GENERAL

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents. The total of all Change Orders on each contract shall not exceed ten percent (10%) of the contract price for each project and shall be subject to at least one of the following criteria:

- .1 Minor changes for a total monetary value less than required for competitive bidding under the State Competitive Bid Laws.
- .2 Changes for matters relatively minor and incidental to the original contract necessitated by unforeseen circumstances arising during the course of the Work.
- .3 Emergencies arising during the course of the Work on the Contract.
- .4 Changes or Alternates provided for in the original bidding where there is no difference in price on the Change Order from the original best bid on the Alternate.
- .5 Changes of relatively minor items not contemplated when the plans and specifications were prepared and the project was bid which are in the public interest.

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

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

#### § 7.2 CHANGE ORDERS

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

- .1 The change in the Work;
- .2 The amount of the adjustment, if any, in the Contract Sum; and
- .3 The extent of the adjustment, if any, in the Contract Time.
- .4 There shall be attached to each Change Order a signed statement from the Architect containing the following:
  - A. A statement of what the Change Order covers and who instituted the Change Order and why it is necessary or desired.
  - B. A statement setting forth the reasons for using the Change Order method rather than taking new competitive bids.
  - C. A statement that all prices have been reviewed and found reasonable, fair and equitable and recommending approval of the same.

#### § 7.3 CONSTRUCTION CHANGE DIRECTIVES

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes

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in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

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

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

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

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

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

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

§ 7.3.7 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the method and the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, ~~an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount, allowance of 10% mark-up on Subcontractor's direct cost (actual cost of Labor & Materials) and 15% mark-up on a Contractor's direct (actual cost of Labor & Materials).~~ In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.7 shall be limited to the following:

- .1 Costs of labor, including social security, old age and unemployment insurance, fringe benefits required by agreement or custom, and workers' compensation insurance;
- .2 Costs of materials, supplies and equipment, including cost of transportation, ~~whether incorporated or consumed; actually incorporated or consumed in the work;~~
- .3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented ~~from by~~ the Contractor or others;
- .4 Costs of premiums for all bonds and insurance, permit fees, and sales, use or similar taxes related to the Work; and
- .5 Additional costs of supervision and field office personnel directly attributable to the change.

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

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be

reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

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

#### § 7.4 MINOR CHANGES IN THE WORK

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

### ARTICLE 8 TIME

#### § 8.1 DEFINITIONS

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

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

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

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

#### § 8.2 PROGRESS AND COMPLETION

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

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

1. No Work shall commence and no materials ordered until the Owner issues the written Notice to Proceed.

2. The Work shall be commenced within ten (10) days of the date of a written Notice to Proceed.

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

#### § 8.3 DELAYS AND EXTENSIONS OF TIME

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

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

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

#### 8.4 LIQUIDATED DAMAGES

8.4.1 Time is the essence of the Contract. Any delay in the completion of the Work as provided for in the Contract Documents will cause inconvenience to the public and loss and damage to the Owner in interest, and in additional administrative, architectural, inspection, and supervision charges.

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Therefore, a time charge equal to \$250.00 per calendar day will be made against the Contractor for the entire period that any part of the Work remains uncompleted or any required closeouts documents are not acceptably submitted for more than 30 days after the time specified for the Substantial Completion of the Work, the amount of which shall be deducted by the Owner, and shall be retained by the Owner out of monies otherwise due the Contractor in the final payment, not as a penalty, but as liquidated damages sustained.

## ARTICLE 9 PAYMENTS AND COMPLETION

### § 9.1 CONTRACT SUM

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

### § 9.2 SCHEDULE OF VALUES

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

.1 Unit Prices and Allowances, if stated in the Contract Documents, shall be identified within the Schedule of Values.

### § 9.3 APPLICATIONS FOR PAYMENT

~~§ 9.3.1 At least ten days before the date established for each progress payment, the~~ The Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the on the first of each month, for Work done through the 25<sup>th</sup> of the preceding month, four (4) original, itemized Applications for Payment for Work completed in accordance with the accepted schedule of values, if required under Section 9.2, 9.2., for completed portions of the Work. Such application shall be notarized, if required, notarized and supported by such data substantiating the Contractor's right to payment as the Owner or Architect may require, such as copies of requisitions from Subcontractors subcontractors and material suppliers, and shall reflect retainage if provided for in the Contract Documents and documents as follows:

.1 Until the final payment is made, the Owner shall pay ninety-seven and one half percent (97.5%) of the amount due the Contractor on account of progress payments (note: the 2-1/2% retainage is calculated by withholding the first 5% of the first 50% of the work completed); and

.2 The Contractor shall provide documentation substantiating that test, inspections and approvals for portions of Work included in an Application for Payment and required by the Contract Documents, or by laws, ordinances, rules, regulations or orders of public authorities having jurisdiction were made at the appropriate time.

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

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or material supplier, unless such Work has been performed by others whom the Contractor intends to pay. Such applications may include requests for payment on account of changes in the Work, which have been authorized and approve by properly executed Change Order(s).

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

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

#### § 9.4 CERTIFICATES FOR PAYMENT

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

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

#### § 9.5 DECISIONS TO WITHHOLD CERTIFICATION

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

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

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

§ 9.5.3 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or material or equipment suppliers to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the

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Owner makes payments by joint check, the Owner shall notify the Architect and the Architect will reflect such payment on the next Certificate for Payment.

#### § 9.6 PROGRESS PAYMENTS

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

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

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

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and material and equipment suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay or to see to the payment of money to a Subcontractor, except as may otherwise be required by law.

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

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

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

#### § 9.7 FAILURE OF PAYMENT

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

#### § 9.8 SUBSTANTIAL COMPLETION

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

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

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

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

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

#### § 9.9 PARTIAL OCCUPANCY OR USE

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

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

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

#### § 9.10 FINAL COMPLETION AND FINAL PAYMENT

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

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be canceled or allowed

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to expire until at least 30 days' prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment and (5), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees payment. (5) contractors Affidavit of Release of Liens. (6) separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers (7) written warranty on Contractor's letterhead covering materials and labor for one year. and (8) the advertisement of completion. The Contractor shall provide proof of publication of Advertisement of completion in a local newspaper for four (4) consecutive weeks, as required in Title 39, Section 39-1-1, Subsection (f), of the Code of Alabama. The final 2.5% retained will not be paid until proof of publication is submitted and all written claims paid in full. This advertisement shall not begin until the City of Mobile has accepted the Project.

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

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

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

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

## ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

### § 10.1 SAFETY PRECAUTIONS AND PROGRAMS

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

### § 10.2 SAFETY OF PERSONS AND PROPERTY

§ 10.2.1 The Contractor shall comply with all Federal, State and Local law regarding safety including the requirements of the Occupational Safety and Health Act of 1970, Public Law #91-596, latest revision. Contractor shall take all other reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to

- .1 employees on the Work and other persons who may be affected thereby;
- .2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's Subcontractors or Sub-subcontractors; and
- .3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.
- .4 The Contractor shall be responsible for damage done to buried cables and other utilities by its equipment and shall contact the appropriate offices prior to construction for information depth, etc., of utilities in the area.

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

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

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

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

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

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

#### § 10.2.8 INJURY OR DAMAGE TO PERSON OR PROPERTY

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

#### § 10.3 HAZARDOUS MATERIALS

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

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

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

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

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

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

#### § 10.4: EMERGENCIES

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

### ARTICLE 11 INSURANCE AND BONDS

#### § 11.1 CONTRACTOR'S LIABILITY INSURANCE

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

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

The Contractor shall take out and maintain during the life of the Contract no less than the following amounts of insurance with the Owner named as an additional insured. Contractor shall submit a Certificate of Insurance and a supplemental Attachment for Certificate of Insurance 25-2 (7/90), AIA Document G715, Insurance companies listed as the "Companies Affording Coverage"

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shall be authorized by the Secretary of the State of Alabama. Insurance produced out of the State of Alabama must be signed or counter signed by a Resident Agent of Alabama, with the Resident Agent's name, address and telephone number typed or printed on the face of the Certificate of Insurance.

1. Workmen's Compensation and Employer's Liability Insurance: - Statutory-amount and coverage as required by law of place in which the Work is performed.

2. Employee's Liability Insurance shall be provided for limits of liability not less than:

- |    |                           |                           |
|----|---------------------------|---------------------------|
| A. | Bodily Injury by Accident | \$1,000,000 each accident |
| B. | Bodily Injury by Disease  | \$1,000,000 each employee |

3. The Contractor shall provide Broad Form (commonly termed Comprehensive) General Liability Insurance (including premises-product-completed operations) for limits of liability not less than:

- |    |                                    |  |
|----|------------------------------------|--|
| A. | Bodily Injury                      | \$1,000,000 each person<br>\$1,000,000 each occurrence |
| B. | Property Damage                    | \$1,000,000 each occurrence; or                        |
| C. | Bodily Injury &<br>Property Damage | \$1,000,000 combined single limit                      |

4. Such comprehensive policy shall include the following:

- |    |   |
|----|---|
| A. | All liability of the Contractor, for the Contractor's Direct Operations.  |
| B. | Subcontractor's Operations.   |
| C. | Completed Operations Cover, thereby meaning any loss which shall occur after the contract has been completed, but which can be traced back to the Contract.   |
| D. | Contractual Liability, meaning thereby, any risk assumed by the Contractor under Hold Harmless Agreements or any other assumption of liability, but specifically items 11.1, 1.8, 3G herein below   |
| E. | Broad Form Property damage Coverage, including Completed Operations.  |
| F. | Personal Injury Liability, with employee's exclusions removed.  |
| G. | The Contractor shall indemnify and save harmless the Owner against all loss, cost, or damaged on account of injuries to persons or property occurring in the performance of the Contract, including all reasonable attorney's fees incurred by the Owner, on account thereof. |
| H. | Explosion and Collapse Hazard:<br>Included or <input checked="" type="checkbox"/> Not Applicable.   |
| I. | Underground Hazard:<br>Included or <input checked="" type="checkbox"/> Not Applicable.  |

5. The Contractor shall carry for himself and shall require that all Subcontractors and all Owners of Automobiles or trucks rented or hired on the contract carry until the Contract is completed, Comprehensive Automobile Liability Coverage for Bodily Injury and property Damage in amounts not less than the minimum amounts as indicated. The Contractor and Subcontractor shall also carry for themselves insurance for all non-owned and hired automobile at the limits of liability as indicated below:

- |    |                                    |  |
|----|------------------------------------|--|
| A. | Bodily Injury                      | \$1,000,000 each person<br>\$1,000,000 each occurrence |
| B. | Property damage                    | \$1,000,000 each occurrence; or                        |
| C. | Bodily Injury &<br>Property damage | \$1,000,000 combined single limit                      |

6. Excess Liability: \$2,000,000 limit

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7. Builder's Risk Coverage. The Contractor shall carry for the Owner, himself, and all Subcontractor's a Builder's Risk Policy to cover the full amount of the Contract during construction, fabrications or erection of any equipment.

8. A Surety authorized to do business in the State of Alabama shall furnish the required insurance.

9. The ACCORD™ Certificate must be signed or countersigned by a Licensed Resident Agent of the State of Alabama and the agent's name, address and telephone number must appear on the face of the certificate.

10. The Surety must have a minimum rating of A/Class VI as reported in the latest issue of Best's Key Rating Guide Property-Casualty, published by Alfred M. Best Company, Inc., if the bid price exceeds \$50,000.00

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

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

§ 11.1.4 The Contractor shall cause the commercial liability coverage required by the Contract Documents to include (1) the Owner, the Architect and the Architect's ~~consultants~~ Consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's completed operations.

#### § 11.2 OWNER'S LIABILITY INSURANCE

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

#### § 11.3 PROPERTY INSURANCE

§ 11.3.1 ~~Unless otherwise provided, the Owner~~ The Contractor shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus value of subsequent Contract Modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional ~~deductibles~~, deductibles (See 11.1.1 Supplement Builder's Risk Coverage). Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made as provided in Section 9.10 or until no person or entity other than the Owner has an insurable interest in the property required by this Section 11.3 to be covered, whichever is later. This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project.

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

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

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

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

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

~~§ 11.3.2 BOILER AND MACHINERY INSURANCE~~

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

~~§ 11.3.3 LOSS OF USE INSURANCE~~

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

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

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

~~§ 11.3.6 Before an exposure to loss may occur, the Owner shall file with the Contractor a copy of each policy that includes insurance coverages required by this Section 11.3. Each policy shall contain all generally applicable~~

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conditions, definitions, exclusions and endorsements related to this Project. Each policy shall contain a provision that the policy will not be canceled or allowed to expire, and that its limits will not be reduced, until at least 30 days' prior written notice has been given to the Contractor.

#### § 11.3.7 WAIVERS OF SUBROGATION

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

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

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

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

#### § 11.4 PERFORMANCE BOND AND PAYMENT BOND

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

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

11.4.3. The Labor and Material Payment Bond and Performance Bond shall each be for one hundred percent (100%) of the Contract price if the Contract Price is greater than \$10,000.00

1. Cost of the bonds shall be included in the bid.

2. Bonds shall be submitted with the executed agreement on provided form(s).

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3. Power of Attorney is required for both bonds.
4. A Surety authorized to do business in the State of Alabama shall furnish both bonds.
5. A Surety licensed to do business in the State of Alabama must execute the bonds.
6. ~~Each bond must be signed or countersigned by a Resident Agent of the State of Alabama.~~
7. The Surety must have a minimum rating of A/Class VI as reported in the latest issue of Best's Key Rating Guide Property-Casualty, published by Alfred M. Best Company, Inc., if the bid price exceeds \$50,000.00.
8. The Surety company shall be required to execute AIA Document G-707, "Consent of Surety to Final Payment" prior to Final Payment being made to the Contractor.

## ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

### § 12.1 UNCOVERING OF WORK

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

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

### § 12.2 CORRECTION OF WORK

#### § 12.2.1 BEFORE OR AFTER SUBSTANTIAL COMPLETION

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

#### § 12.2.2 AFTER SUBSTANTIAL COMPLETION

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

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

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

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

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

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

### § 12.3 ACCEPTANCE OF NONCONFORMING WORK

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

## ARTICLE 13 MISCELLANEOUS PROVISIONS

### § 13.1 GOVERNING LAW

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

State of Alabama.

### § 13.2 SUCCESSORS AND ASSIGNS

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

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

13.2.3 No assignment of the Contract shall be made without the written permission of Surety providing bonding and the City of Mobile.

### § 13.3 WRITTEN NOTICE

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

### § 13.4 RIGHTS AND REMEDIES

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

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

### § 13.5 TESTS AND INSPECTIONS

§ 13.5.1 Tests, inspections and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public

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authority, and shall bear all related costs of tests, inspections and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of (1) tests, inspections or approvals that do not become requirements until after bids are received or negotiations concluded, and (2) tests, inspections or approvals where building codes or applicable laws or regulations prohibit the Owner from delegating their cost to the Contractor.

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

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

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

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

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

13.5.7 Test, inspections or approvals made in addition to the Architects normal design and contract administration services caused by the Contractor shall be paid for by the Contractor. The normal service schedule is contained in Article 2.8.1 of AIA B102-2007 as amended by the Owner and is available to Contractor on request.

13.5.8 The Contractor must call the Urban Development Department of the City of Mobile for their inspections and approval at the times required by the Urban Development Department, as well as notify the Architect. Consulting Engineer, and/or Test Laboratory, for inspection and approval of sub-grade conditions, under slab and footing Conditions, vapor barrier placement, reinforcing steel placement, all structural connections, electrical, mechanical, etc. None of the above will be accepted that have been covered up before receiving approval of the Architect or his Consultant.

#### § 13.6 INTEREST

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

#### § 13.7 TIME LIMITS ON CLAIMS

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

#### 13.8 COMMENCEMENT OF STATUTORY LIMITATION PERIOD

13.8.1 As between the Owner and Contractor:

- I. Before Substantial Completion. As to acts or failures to act occurring prior to the relevant date of Substantial Completion, any applicable statute of limitations shall commence to run and any alleged cause of action shall be deemed to have accrued in any and all events not later than such date of Substantial Completion;

2. Between Substantial Completion and Final Payment. As to acts or failures to act occurring subsequent to the relevant date of Substantial Completion and prior to the final payment, any applicable statute of limitations shall commence to run and any alleged cause of action shall be deemed to have accrued in any and all event not later than the date of issuance of the final Certificate for Payment; and
3. After Final Payment. As to acts or failures to act occurring after the relevant date of the final Payment, any applicable statute of limitations shall commence to run and any alleged cause of action shall be deemed to have accrued in any and all events not later than the date of any act or failure to act by the Contractor pursuant to any Warranty provided under Section 3.5, the date of any correction of the Work or failure to correct the Work by the Contractor under Section 3.5, the date of any correction of the Work or failure to correct the Work by the Contractor under Section 12.2, or the date of actual commission of any other act or failure to perform any duty or obligation by the Contractor or Owner, whichever occurs last.

### 13.9 SUBSTITUTION OF MATERIALS AND EQUIPMENT

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

## **ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT**

### **§ 14.1 TERMINATION BY THE CONTRACTOR**

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

1. Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
2. An act of government, such as a declaration of national emergency that requires all Work to be stopped;
3. Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
4. The Owner has failed to furnish to the Contractor promptly, upon the Contractor's request, reasonable evidence as required by Section 2.2.1.

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

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

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

**§ 14.2 TERMINATION BY THE OWNER FOR CAUSE**

**§ 14.2.1** The Owner may terminate the Contract if the Contractor

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

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

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

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

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

**§ 14.3 SUSPENSION BY THE OWNER FOR CONVENIENCE**

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

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

- .1 that performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Contractor is responsible; or
- .2 that an equitable adjustment is made or denied under another provision of the Contract.

**§ 14.4 TERMINATION BY THE OWNER FOR CONVENIENCE**

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

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

- .1 cease operations as directed by the Owner in the notice;
- .2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

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

## ARTICLE 15 CLAIMS AND DISPUTES

### § 15.1 CLAIMS

#### § 15.1.1 DEFINITION

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

#### § 15.1.2 NOTICE OF CLAIMS

~~Claims by either the Owner or Contractor must be initiated by written notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party must be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes acting with due diligence, reasonable should have first recognized the condition giving rise to the Claim, whichever is later. Claims must be initiated by written notice to the Architect and the other party.~~

#### § 15.1.3 CONTINUING CONTRACT PERFORMANCE

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

#### § 15.1.4 CLAIMS FOR ADDITIONAL COST

If the Contractor wishes to make a Claim for an increase in the Contract Sum, written notice as provided herein shall be given before proceeding to execute the Work. Work giving rise to such claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

#### § 15.1.5 CLAIMS FOR ADDITIONAL TIME

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

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

#### § 15.1.6 CLAIMS FOR CONSEQUENTIAL DAMAGES

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

- .1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
- .2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

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

### § 15.2 INITIAL DECISION

§ 15.2.1 Claims, excluding those arising under Sections 10.3, 10.4, 11.3.9, and 11.3.10, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim arising prior to the date final payment is due, unless 30 days have passed after the Claim has been referred to the Initial Decision Maker with no decision having been

rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

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

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

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

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

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

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

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

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

### § 15.3 MEDIATION

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.6 shall not be subject to mediation as a condition precedent to binding dispute resolution.

~~§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in~~



writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

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

#### § 15.4 ARBITRATION

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

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

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

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

#### § 15.4.4 CONSOLIDATION OR JOINDER

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

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

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

SECTION 010100  
SUMMARY OF WORK

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Summary of Work: Contract, contractor use of premises.
- B. Contract Considerations: Contingency allowance, schedule of values, applications for payment, change procedures, alternates.
- C. Coordination and Meetings: Coordination, field engineering, meetings, progress meetings, examination and preparation.
- D. Submittals: Submittal procedures, construction progress schedules, proposed products list, shop drawings, product data, samples, manufacturers' installation instructions, manufacturers' certificates.
- E. Quality Control: Quality assurance - control of installation, Tolerances, References, Mock-ups, Manufacturers' field services and reports.
- F. Construction Facilities and Temporary Controls: Electricity, temporary lighting for construction purposes, heat, temporary ventilation, telephone service, water service, temporary sanitary facilities, barriers and fencing, exterior enclosures, protection of installed work, security, access roads, parking, progress cleaning and waste removal, project identification, field offices and sheds, removal of utilities, facilities, and controls.
- G. Material and Equipment: Products, transportation, handling, storage, and protection, products options, substitutions.
- H. Contract Closeout: Contract closeout procedures, final cleaning, adjusting, project record documents, operation and maintenance data, spare parts and maintenance materials, warranties.

1.2 CONTRACT

- A. Summary of Work  
Principal features of the improvements include dog park, concrete walks and pavement, asphalt paving, fencing, security lighting, concrete ribbon curb, site grading and drainage, landscaping and site amenities to include drinking fountains, trash receptacles, benches, flag poles and swing arbors.
- B. Contract Description: Stipulated sum.

1.3 CONTRACTOR USE OF PREMISES

- A. Contractor shall have access to the park from 7:30 AM to 5:00 PM, Monday

through Friday, and at other times as permitted by Owner. Work areas shall be limited to the Park site as indicated on the drawings. Areas of the Park may be used for staging/storage only as permitted by owner.

- B. Contractor shall coordinate all Work with work of separate contractors and Owner's own forces.

#### 1.4 CONTINGENCY ALLOWANCE

- A. Include in the Contract the stipulated amount for use upon Owner's instruction.
- B. Contractor's costs for products, delivery, installation, labor, insurance, payroll, taxes, bonding, equipment rental, overhead and profit are included in Change or Field Orders authorizing expenditure of funds from this Contingency Allowance.

#### 1.5 SCHEDULE OF VALUES

- A. Submit Schedule of Values on AIA Form G703 with G702 Application and Certification for Payment.

#### 1.6 APPLICATIONS FOR PAYMENT

- A. Submit three signed and notarized originals of each application on AIA Form G702 with AIA Form G703.
- B. Content and Format: Utilize Schedule of Values for listing items in Application for Payment.
- C. Payment Period: See General Conditions.

#### 1.7 CHANGE ORDER PROCEDURES

- A. All contract changes involving a change in scope, payment and/or time shall be made by Change Order.
- B. Stipulated Sum/Price Change Order: Based on Unit Prices established in the Contract, Proposal Request and Contractor's fixed price quotation or Contractor's request for a Change Order as approved, in writing, by Owner.
- C. Change Order Forms: Submit form approved by Owner's Project Manager.

#### 1.8 ALTERNATE BID ITEMS

- A. Alternates quoted on Bid Form, if any, will be reviewed and accepted in the order listed.
- B. Coordinate related Work and modify surrounding Work as required.
- C. Schedule of Alternates: Listed on bid form, as applicable.

1.9 COORDINATION

- A. Coordinate scheduling, submittals, and Work in the various areas of the facility to ensure an efficient and orderly sequence of installation.

1.10 PRECONSTRUCTION MEETINGS

- A. Contractor is to coordinate work around scheduled activity at the facility. Contractor shall schedule a meeting with the Project Manager and the Owner for a review prior to start of work.

1.11 PROGRESS MEETINGS

- A. Schedule and administer meetings throughout progress of the Work at pre-approved intervals.
- B. Preside at meetings, record minutes, and distribute copies within two days to those affected by decisions made.

1.12 CONSTRUCTION PROGRESS SCHEDULES

- A. Submit revised schedules with each Application for Payment, identifying changes since previous version. Indicate estimated percentage of completion for each item of Work at each submission.

1.13 SHOP DRAWINGS

- A. Shop Drawings for Review: Submit to Project Manager/Owner for review for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.
- B. Submit three copies for use by the Owner plus the number of copies that Contractor requires. Electronic submittals may be acceptable with prior approval of the Project Manager. Close Out documents shall include hard copies of all submittals.

1.14 QUALITY ASSURANCE - 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' written instructions.
- C. Comply with specified standards as minimum quality for the Work except when more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

- D. Supply certification from manufacturer that the installed Work meets or exceeds all manufacturers' requirements.

#### 1.15 EXAMINATION

- A. Prior to start of Work, verify that existing site conditions and subsurfaces are acceptable for subsequent Work. Beginning new Work means acceptance of existing conditions.
- B. Verify that utility services are available, of the correct characteristics, and in the correct location (if applicable).

#### 1.16 TOLERANCES

- A. Monitor fabrication and installation tolerance control of installed Products over suppliers, manufacturers, Products, site conditions, and workmanship, to produce acceptable Work. Do not permit tolerances to accumulate. Comply fully with manufacturers' tolerances.

#### 1.17 REFERENCES

- A. Conform to reference standards by date of issue current as of date of Contract Documents.
- B. Should specified reference standard conflict with Contract Documents, request clarification from Project Manager before proceeding.

#### 1.18 ELECTRICITY

- A. Contractor shall be responsible for providing portable power for work as required.

#### 1.19 WATER SERVICE

- A. Contractor shall be allowed to use existing potable water, if available.

#### 1.20 TEMPORARY SANITARY FACILITIES

- A. Contractor shall provide temporary sanitary facilities for Contractor's own workers. Temporary facilities shall be maintained clean and in a sanitary condition by the Contractor.

#### 1.21 BARRIERS AND FENCING

- A. Provide barriers and fencing as needed to prevent unauthorized entry to construction areas.

#### 1.22 SPECIAL PROVISIONS FOR EROSION AND SEDIMENT CONTROL

- A. All construction sites for City of Mobile projects shall be undertaken in accordance with the Clean Water Act; the Alabama Water Pollution Control act; the current version of the Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas; and the current version of the Mobile, Alabama City Code Chapter 17 Stormwater Management and Flood Control.

The Owner shall be responsible for providing, implementing and maintaining temporary “Best Management Practices” (BMPs) in full accordance compliance with all applicable Local, State and Federal Codes and Ordinances throughout the period of construction.

Contractor shall protect existing BMP's and shall repair/re-establish damage to BMP's by Contractor's own forces.

#### 1.23 PROTECTION OF INSTALLED WORK

- A. Protect installed Work and provide special protection where specified in individual specification sections.

#### 1.24 SECURITY

- A. Contractor shall be responsible for providing his own security to protect the Work during construction.

#### 1.25 ACCESS ROADS & HAULING

- A. Maintain temporary access routes through the public thoroughfare and parking areas to serve the construction area as required without obstructing traffic or blocking access for facility staff or participants. Provide drive pads as required.
- B. Restore site to pre-construction condition. Fill ruts, replace broken or damaged amenities, sod disturbed areas.

#### 1.26 PARKING

- A. Contractor parking is available on site in area(s) designated by owner. Do not block traffic.

#### 1.27 PROGRESS CLEANING AND WASTE REMOVAL

- A. Collect and maintain work areas free of waste materials, debris, and rubbish on a daily basis. Maintain site in a clean and orderly condition. Provide refuse containers and dispose of construction debris legally off site. The Owner may request load tickets from landfills permitted to accept construction debris.

#### 1.28 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

- A. Remove temporary utilities, equipment, facilities and materials, prior to Substantial Completion review.
- B. Clean and repair damage caused by installation or use of temporary work.
- C. Restore existing facilities used during construction to original condition. Restore permanent facilities used during construction to specified condition.

#### 1.29 PRODUCTS

- A. Products: Means new material, machinery, components, equipment, fixtures, and systems forming the Work, but does not include machinery and equipment used for preparation, fabrication, conveying and erection of the Work.

#### 1.30 TRANSPORTATION, HANDLING, STORAGE AND PROTECTION

- A. Transport, handle, store, and protect Products in accordance with manufacturer's instructions.

#### 1.31 PRODUCT OPTIONS

- A. Products Specified by Naming One Manufacturer or equal: Products of manufacturer named approved as "Basis of Design". Equal alternate products to be reviewed for approval by Owner as Substitutions. Submit product data as required in substitutions.

#### 1.32 SUBSTITUTIONS

- A. Project Manager will consider requests for Substitutions only if submitted in writing at least 10 calendar days or more before bid date with all back up data to show that all characteristics of the Basis of Design product are met with the substituted product or material.
- B. Document each request with complete backup data substantiating compliance of proposed Substitution with all characteristics of the materials specified in the Contract Documents.
- C. Submit three copies of request for Substitution for consideration. Limit each request to one proposed Substitution.
- D. Substitution shall indicate all product properties and show that they are equal to that Specified.

#### 1.33 CONTRACT CLOSEOUT PROCEDURES

- A. Submit written certification that Contract Documents have been reviewed, Work has been inspected, and that Work is complete in accordance with Contract Documents and ready for Project Manager's inspection.

- B. Contractor shall, immediately after completion of the Contract, give notice of completion, by an advertisement in the local newspaper, for a period of Four (4) successive weeks. Final settlement shall not be made until Thirty (30) days after completion of the notice.
- C. Submit final Application for Payment identifying total adjusted Contract Sum/Price, previous payments, and amount remaining due. For final payment of retainage, submit invoice, consent of surety, certificates of no liens, Contractors one year labor and materials warranty on Contractors letterhead, proof of advertisement and other documents required by the Owner and State law.
- D. Submit a set of drawings with all variations neatly noted for use as record drawings.

#### 1.34 FINAL CLEANING

- A. Execute final cleaning prior to final inspection of each work area. Entire project shall be ready for use by Owner once all areas of work are completed.
- B. Clean debris from site and drainage systems.
- C. Remove waste and surplus materials, rubbish, and construction facilities from the facility and the site.

#### 1.35 PROJECT RECORD DOCUMENTS

- A. Maintain on site one set of Contract Documents to be utilized only for record documents.
- B. Record actual revisions to the Work. Record information concurrent with construction progress.
- C. Specifications: Legibly mark and record at each Product section a description of actual Products installed.
- D. Record Documents and Shop Drawings: Legibly mark each item to record actual construction.
- E. Submit documents to Project Manager with claim for final Application for Payment.

#### 1.36 WARRANTIES

- A. All materials and labor to be warranted for minimum of one year after Substantial Completion of the entire project. Contractor to promptly repair all deficiencies within that time. A warranty inspection shall be scheduled by the owner, with the Contractor and Owner representative, before the end of the warranty period to review the work and note deficiencies for the contractor to correct. Said meeting



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may be waived if no deficiencies are noted.

PART 2 PRODUCTS Not Used.

PART 3 EXECUTION Not Used.

END OF SECTION 010100

SECTION 010500  
FIELD ENGINEERING

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Quality Control.
- B. Submittals.
- C. Project Record Documents.

1.2 RELATED SECTIONS

- A. Contractor is responsible for coordination of work included in this specification with all other specification sections related to furnishing of all materials, labor, permits, fees, and services necessary for completion of work in this section.

1.3 QUALITY CONTROL

- A. Employ a Land Surveyor registered in the State of Alabama and acceptable to Architect/Engineer for layout and staking of project grades, construction location and utility requirements.

1.4 SUBMITTALS

- A. Submit name, address, and telephone number of Surveyor before starting survey work.
- B. On request, submit documentation verifying accuracy of survey work.

1.5 PROJECT RECORD DOCUMENTS

- A. Maintain a complete and accurate log of control and survey work as it progresses.
- B. On completion of foundation and major site improvements, prepare a certified survey illustrating dimensions, locations, angles, and elevations of construction and site work.
- C. Submit Record Documents under provisions of Section 01781.

1.6 EXAMINATION

- A. Verify locations of survey control points prior to starting work.

- B. Promptly notify Architect/Engineer of any discrepancies discovered.

#### 1.7 SURVEY REFERENCE POINTS

- A. Contractor to locate and protect survey control and reference points.
- B. Control datum for survey is that established by Owner provided survey and indicated on Drawings.

#### 1.8 SURVEY REQUIREMENTS

- A. Provide field engineering services. Utilize recognized engineering survey practices.
- B. Establish a minimum of two (2) permanent benchmarks on site, referenced to established control points. Record locations with horizontal and vertical data on Project Record Documents.
- C. 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.
- D. Periodically verify layouts by same means.

#### PART 2 - PRODUCTS

Not Used.

#### PART 3 - EXECUTION

Not Used.

END OF SECTION 010500

SECTION 012100  
ALLOWANCES

PART 1 GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Allowances will be utilized to:

1. Defer selection of certain items until more information is available.
2. Provide for discretionary installation of materials where exact and specific conditions cannot be determined in advance.
3. Provide for the discretionary use of labor where tasks and time frames cannot be determined in advance.

B. Include in Total Bid a stipulated lump sum allowance amount as specified in these Sections.

1.3 ALLOWANCE

A. Include in the Total Base Quote a stipulated allowance(s) as indicated on the Quote Form for the use upon Owner's instruction. Upon Contractor inspection and Owner approval, any additional work that may be required, but not covered in the original Scope of Work (Base Scope Quote), shall be added to the scope and cost charged against the Contingency Allowance. Contractor's cost for products, delivery, installation labor, insurance, payroll, bonding, equipment rental and overhead and profit will be included in the Allowances. Contractor's markups on allowances are limited to 10% for subcontractor's work and 15% for his own forces.

B. Use of Contingency Allowance(s) shall be approved in writing by the Owner before any materials are ordered or work performed.

C. Upon completion of the Work, any unused portion of the Allowances shall be credited back to the City of Mobile in the form of a Change Order.

D. Contractor shall provide a detailed proposal of the work with overhead and profit broken out. Such proposals shall include proposals from subcontractors, also showing their detailed proposal with overhead and profit broken out.

1.4 SELECTION AND PURCHASE

- A. Advise the Project Manager when final selection and purchase of allowance item must be complete to avoid delay.

#### 1.5 SUBMITTALS

- A. Request for Use of Allowance: Submit proposals for approval that detail and break out costs for contractors and subcontractor's markups.
- B. After Use of Allowance: Submit invoices to show quantity delivered to the site for each allowance.

#### PART 2 PRODUCTS

Not used

#### PART 3 EXECUTION

##### 3.1 INSPECTION

- A. Promptly inspect all Allowance items upon delivery. Immediately report any shortage, damage, or defects to Project Manager.

##### 3.2 PREPARATION

- A. Coordinate materials and installation to assure that each item is integrated with related construction activities.

##### 3.3 ALLOWANCE SCHEDULE

- A. Include as a Contingency Allowance the lump sum amount of fifty thousand dollars and no cents (\$20,000.00).

END OF SECTION 012100

SECTION 012200  
UNIT PRICES

PART 1 GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section Includes:
1. Measurement.
  2. Payment.

1.3 UNIT PRICES

- A. Provide unit prices for items listed, for inclusion in Contract, guaranteed to apply for duration of Project as basis for additions to or deductions from Contract Sum.
- B. Take measurements and compute quantities.
- C. Quantities and measurements indicated are for Contract purposes only. Actual quantities and measurements supplied or placed in the Work will determine payment.
- D. Payment includes full compensation for all required labor, Products, tools, equipment, plant, transportation, services, and incidentals, and for erection, application, or installation of an item of the Work.
- E. The unit prices provided by the Contractor will be used to calculate changes to the contract sum for both additive and deductive changes in the work.

PART 2 PRODUCTS  
Not used

PART 3 EXECUTION

- 3.1 UNIT PRICE FORM: -This form is required to be included with the Bid Form.

END OF SECTION 012200

UNIT PRICE FORM

Prepared by WAS Design, Inc.

8/2/24 10:21 AM

Note: All specific manufacturer equipment is "Basis of Design". Equal materials may be submitted as substitutions per specifications.

<u>Code</u>		<u>Units</u>	<u>Estimated Quantity</u>	<u>Unit Cost</u>	<u>Total</u>
32-01	6' PEDESTRIAN CONCRETE:	LF			
32-02	RIBBON CURB: 8"	LF			
32-03	VEHICULAR CONCRETE: 6"	SF			
32-04	CONCRETE PAD: 4"	EA			
32-05	CONCRETE PAD	EA			
32-06	ASPHALT PAVING: VEHICULAR	SF			
32-07	WHEEL STOP: CONCRETE	EA			
32-08	CONCRETE PAD: 4" DRINKING FOUNTAIN PAD;	SF			
32-09	BENCH: 6' BENCH	EA			
32-14	SWING ARBOR;	EA			
32-15	SWAY BENCH:	EA			
32-16	DRINKING FOUNTAIN W/ BOTTLE FILLER: W/INFILTRATION CHAMBER	EA			
32-17	DRINKING FOUNTAIN; W/ PET STATION; W/INFILTRATION CHAMBER	EA			
32-18	TRASH RECEPTACLE:	EA			
32-20	FENCE: WOOD FENCE; W/4' GATE; .	LF			
32-22	FENCE: 6' CHAINLINK FENCE	LF			
32-23	FENCE: 6' 2019 CHAINLINK FENCE IN CONC.;	LF			
32-24	GATE: 4' CHAINLINK GATE;	EA			
32-25	GATE: 10' DOUBLE LEAF CHAINLINK	EA			
32-26	TRUNCATED DOME: PER ADA GUIDELINES;	EA			
32-29	CONCRETE GUTTER:	LF			
32-30	RIPRAP: #1; 4" OF CRUSHED LIMESTONE	SF			
32-33	HEADWALL: 3,000 PSI CONCRETE; COLOR: NATURAL GREY	SF			
32-35	CURB RAMP: 3,000 PSI CONCRETE; LIGHT BROOM FINISH.	EA			
32-36	HANDICAP RAMP W/ RETURN CURB;	EA			
32-37	UTILITY WATER LINE;	LF			
	SOD	SY			

SECTION 012300  
ALTERNATES

PART 1 GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section Includes
  - 1. Documentation of changes to Contract Sum and/or Contract Time.
- B. Contract Documents contain pertinent requirements for materials and methods to accomplish work described herein.
- C. Provide alternate costs for inclusion in Contract Sum if accepted by the City of Mobile.

1.3 RELATED REQUIREMENTS

- A. Standard Form of Agreement Between Owner and Contractor: Alternates accepted by the City of Mobile for incorporation into the Work.
- B. Individual specification sections identified.

1.4 PROCEDURES

- A. Alternates will be exercised at the option of the City of Mobile.
- B. Coordinate related work and modify surrounding work as required to complete the work, including changes under each Alternate, when acceptance is designated in Owner-Contractor Agreement.

1.5 DESCRIPTION OF ALTERNATES

- A. Alternate No. 1: Consists of Architectural Renovations to an existing Restroom Building. Scope of Work is listed on the Add Alternative Volume of Drawings Re: TC100 For Drawings Set Designation.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION – NOT USED

END OF SECTION 012300



SECTION 012510  
PREBID SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 PROCEDURES FOR "PRE-BID APPROVAL"

- A. If it is desired that a product, material, system, piece of equipment, or service from a source different from those sources identified in the Bid Documents be approved as an acceptable source, application for the approval must reach the hands of the Architect at least ten days prior to the date set for the opening of bids. At the Architect's discretion, this ten-day provision may be waived. The application for approval of a proposed source must be accompanied by technical data which the applicant desires to submit in support of the application. The Architect will give consideration to reports from reputable independent testing laboratories, verified experience records showing the reputation of the proposed source with previous users, evidence of reputation of the source for prompt delivery, evidence of reputation of the source for efficiency in servicing its products, or any other pertinent written information. The application to the Architect for approval of a proposed source must be accompanied by a schedule setting forth in which respects the materials or equipment submitted for consideration differ from the materials or equipment designated in the Bid Documents. The burden of proof of the merit of the proposed substitution is upon the proposer. To be approved, a proposed source must also meet or exceed all express requirements of the Bid Documents and a statement must be submitted with the request confirming that. Approval, if granted, shall not be effective until published by the Architect in an addendum to the Bid Documents.

END OF SECTION 012510

SECTION 012600  
CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for handling and processing Contract modifications.

1.2 MINOR CHANGES IN THE WORK

- A. Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on Architect's form.

1.3 PROPOSAL REQUESTS

- A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
  - 1. Work Change Proposal Requests issued by Architect are not instructions either to stop work in progress or to execute the proposed change.
  - 2. Within time specified in Proposal Request after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
- B. Contractor-Initiated Work Change Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Architect.
  - 1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
  - 2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
  - 3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
  - 4. Include costs of labor and supervision directly attributable to the change.
  - 5. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.

1.4 ADMINISTRATIVE CHANGE ORDERS

- A. Allowance Adjustment: See Section "Allowances" for administrative procedures for preparation of Change Order Proposal for adjusting the Contract Sum to reflect actual costs of allowances.

1.5 CHANGE ORDER PROCEDURES

- A. On Owner's approval of a Work Changes Proposal Request, **Architect** will issue a Change Order for signatures of Owner and Contractor on form included in Project Manual.

1.6 CONSTRUCTION CHANGE DIRECTIVE

- A. Construction Change Directive: Architect may issue a Construction Change Directive on AIA Document G714. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
  - 1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.
- B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.
  - 1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

PART PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 012600

SECTION 012900  
PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements necessary to prepare and process Applications for Payment.
- B. Related Requirements:
  - 1. Section "Allowances" for procedural requirements governing the handling and processing of allowances.
  - 2. Section "Contract Modification Procedures" for administrative procedures for handling changes to the Contract.
  - 3. Section "Project Management and Coordination" for administrative requirements governing the preparation and submittal of the Contractor's construction schedule.

1.2 SCHEDULE OF VALUES

- A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.
  - 1. Coordinate line items in the schedule of values with other required administrative forms and schedules, including the following:
    - a. Application for Payment forms with continuation sheets.
    - b. Submittal schedule.
    - c. Items required to be indicated as separate activities in Contractor's construction schedule.
  - 2. Submit the schedule of values to Architect at earliest possible date but no later than seven days before the date scheduled for submittal of initial Applications for Payment.
- B. Format and Content: Use Project Manual table of contents as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.
  - 1. Identification: Include the following Project identification on the schedule of values:
    - a. Project name and location.
    - b. Name of Architect.
    - c. Architect's project number.
    - d. Contractor's name and address.
    - e. Date of submittal.

2. Arrange schedule of values consistent with format of AIA Document G703.
3. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with Project Manual table of contents. Provide multiple line items for principal subcontract amounts in excess of ten percent of the Contract Sum.
4. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
5. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
  - a. Allowances: Provide a separate line item in the schedule of values for each allowance. Each item in the schedule of values and Applications for Payment shall be complete. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the schedule of values.
6. Schedule Updating: Update and resubmit the schedule of values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

### 1.3 APPLICATIONS FOR PAYMENT

- A. Each Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.
  1. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.
- B. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction work covered by each Application for Payment is the period indicated in the Agreement.
- C. Application for Payment Forms: Use AIA Document G702 and AIA Document G703 as form for Applications for Payment.
- D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.
  1. Entries shall match data on the schedule of values and Contractor's construction schedule. Use updated schedules if revisions were made.
  2. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
- E. Transmittal: Submit four signed and notarized original copies of each Application for Payment to Architect by a method ensuring receipt within 24 hours. One copy shall

include waivers of lien and similar attachments if required.

1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.
- F. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from entities lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment.
1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
  2. When an application shows completion of an item, submit conditional final or full waivers.
  3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
  4. Waiver Forms: Submit executed waivers of lien on forms acceptable to Owner.
- G. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:
1. List of subcontractors.
  2. Schedule of values.
  3. Contractor's construction schedule (preliminary if not final).
  4. List of Contractor's staff assignments.
  5. Copies of building permits.
  6. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
  7. Initial progress report.
  8. Report of preconstruction conference.
  9. Certificates of insurance and insurance policies.
- H. Application for Payment at Substantial Completion: After Architect issues the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.
1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
- I. Final Payment Application: After completing Project closeout requirements, submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited to, the following:
1. Evidence of completion of Project closeout requirements.
  2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
  3. Updated final statement, accounting for final changes to the Contract Sum.
  4. AIA Document G706-1994, "Contractor's Affidavit of Payment of Debts and Claims."
  5. AIA Document G706A-1994, "Contractor's Affidavit of Release of Liens."
  6. AIA Document G707-1994, "Consent of Surety to Final Payment."

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7. Evidence that claims have been settled.
8. Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Substantial Completion or when Owner took possession of and assumed responsibility for corresponding elements of the Work.
9. Final liquidated damages settlement statement.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 012900

SECTION 013100  
PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:
  - 1. Requests for Information (RFIs).
  - 2. Project meetings.
  - 3. Construction Schedule
- B. Related Requirements:
  - 1. Section "Execution" for procedures for coordinating general installation and field-engineering services, including establishment of benchmarks and control points.

1.2 DEFINITIONS

- A. RFI: Request from Owner, Architect, or Contractor seeking information required by or clarifications of the Contract Documents.

1.3 INFORMATIONAL SUBMITTALS

- A. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Include the following information in tabular form:
  - 1. Name, address, and telephone number of entity performing subcontract or supplying products.
  - 2. Number and title of related Specification Section(s) covered by subcontract.
  - 3. Drawing number and detail references, as appropriate, covered by subcontract.

1.4 GENERAL COORDINATION PROCEDURES

- A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections which depend on each other for proper installation, connection, and operation.
  - 1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
  - 2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
  - 3. Make adequate provisions to accommodate items scheduled for later installation.



- B. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.
- C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
  - 1. Preparation of Contractor's construction schedule and provide a critical path schedule for completion of the project. The schedule shall be updated before each scheduled meeting. In the event of delays impacting the critical path schedule the Contractor shall make recommendations for corrective action.
  - 2. Preparation of the schedule of values.
  - 3. Installation and removal of temporary facilities and controls.
  - 4. Delivery and processing of submittals.
  - 5. Progress meetings.
  - 6. Preinstallation conferences.
  - 7. Project closeout activities.

#### 1.5 REQUESTS FOR INFORMATION (RFIs)

- A. General: Immediately on discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.
  - 1. Architect will return RFIs submitted to Architect by other entities controlled by Contractor 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 information or interpretation and the following:
  - 1. Project name.
  - 2. Project number.
  - 3. Date.
  - 4. Name of Contractor.
  - 5. Name of Architect.
  - 6. RFI number, numbered sequentially.
  - 7. RFI subject.
  - 8. Specification Section number and title and related paragraphs, as appropriate.
  - 9. Drawing number and detail references, as appropriate.
  - 10. Field dimensions and conditions, as appropriate.
  - 11. Contractor's suggested resolution. If Contractor's solution(s) impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
  - 12. Contractor's signature.
  - 13. Attachments: Include sketches, descriptions, measurements, photos, Product

Data, Shop Drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.

- C. RFI Forms: AIA Document G716.
- D. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow seven working days for Architect's response for each RFI. RFIs received by Architect after 1:00 p.m. will be considered as received the following working day.
  - 1. The following RFIs will be returned without action:
    - a. Requests for approval of submittals.
    - b. Requests for approval of substitutions.
    - c. Requests for coordination information already indicated in the Contract Documents.
    - 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 inaccurately prepared RFIs.
  - 2. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt of additional information.
  - 3. 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 Section "Contract Modification Procedures."
    - a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within **10** days of receipt of the RFI response.

#### 1.6 PROJECT MEETINGS

- A. General: Schedule and conduct meetings and conferences at Project site unless otherwise indicated.
  - 1. 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.
  - 2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
  - 3. Minutes: Entity responsible for conducting meeting will record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner, Construction Manager, and Architect, within three days of the meeting.
- B. Preconstruction Conference: Architect will schedule and conduct a preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than 15 days after Notice to Proceed.

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1. Attendees: Authorized representatives of Owner Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Discuss items of significance that could affect progress, including the following:
  - a. Tentative construction schedule.
  - b. Designation of key personnel and their duties.
  - c. Procedures for processing field decisions and Change Orders.
  - d. Procedures for RFIs.
  - e. Procedures for testing and inspecting.
  - f. Procedures for processing Applications for Payment.
  - g. Distribution of the Contract Documents.
  - h. Submittal procedures.
  - i. Preparation of record documents.
  - j. Use of the premises and existing building.
  - k. Work restrictions.
  - l. Working hours.
  - m. Owner's occupancy requirements.
  - n. Responsibility for temporary facilities and controls.
  - o. Construction waste management and recycling.
  - p. Parking availability.
  - q. Office, work, and storage areas.
  - r. Equipment deliveries and priorities.
  - s. Security.
  - t. Progress cleaning.
3. Minutes: Entity responsible for conducting meeting will record and distribute meeting minutes.

C. Progress Meetings: Conduct progress meetings at appropriate intervals.

1. Attendees: In addition to representatives of Owner and Architect, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
  - a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will

be completed within the Contract Time.

- 1) Review schedule for next period.
3. Minutes: Entity responsible for conducting the meeting will record and distribute the meeting minutes to each party present and to parties requiring information.
  - a. Schedule Updating: Revise Contractor's construction schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 013100

SECTION 013300  
SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes requirements for the submittal schedule and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.
- B. Related Sections:
  - 1. Division 1 Section "Payment Procedures" for submitting Applications for Payment and the schedule of values.
  - 2. Division 1 Section "Construction Progress Documentation" for submitting schedules and reports, including Contractor's construction schedule.
  - 3. Division 1 Section "Project Record Documents" for submitting record Drawings, record Specifications, and record Product Data.

1.3 DEFINITIONS

- A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action. Action submittals are those submittals indicated in individual Specification Sections as action submittals.
- B. Informational Submittals: Written and graphic information and physical samples that do not require Architect's responsive action. Submittals may be rejected for not complying with requirements. Informational submittals are those submittals indicated in individual Specification Sections as informational submittals.
- C. Portable Document Format (PDF): An open standard file format licensed by Adobe Systems used for representing documents in a device-independent and display resolution-independent fixed-layout document format.

1.4 ACTION SUBMITTALS

- A. Due to funding restrictions, the contractor is encouraged to submit long lead time items for review as soon as construction contract has been received in unexecuted form.

## PART 2 - PRODUCTS

### 2.1 SUBMITTAL PROCEDURES

- A. General Submittal Procedure Requirements: Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections. Submit submittals in pdf format by way of email except as stated below.
1. Submit paper copies only when electronic pdf submittals cannot be submitted or when paper originals are specifically required.
    - a. Paper copies required for Project Record Document, Operations and Maintenance Manuals or additional distribution shall be color copies when color is contained in the document.
    - b. Shop drawings on sheets in excess of 11x17 inches shall be submitted in both electronic and non-electronic formats.
  2. Submit electronic submittals via email as PDF electronic files.
    - a. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project record document file.
    - b. Print and retain one copy as a Project Record Document. Make additional copies where copies are required for operation and maintenance manuals
  3. Number of Non-electronic Copies:
    - a. Submit five copies, unless otherwise indicated. Architect will return annotated electronic data file or one marked and one unmarked paper copy.
    - b. Mark-up and retain one returned copy as a Project Record Document. Make additional copies where copies are required for operation and maintenance manuals.
  4. Samples, color chips and other physical materials shall be submitted as indicated herein in the appropriate Article.
  5. Closeout Submittals and Maintenance Material Submittals: Comply with requirements specified in Division 1 Section "Closeout Procedures."
  6. Certificates and Certifications Submittals: Provide a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.
    - a. For digital submittals provide a digital signature with digital certificate on electronically-submitted certificates and certifications where indicated.
    - b. For paper submittals provide a notarized statement on original paper copy certificates and certifications where indicated.
  7. Test and Inspection Reports Submittals: Comply with requirements specified in Division 1 Section "Quality Requirements."
- B. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
1. If information must be specially prepared for submittal because standard published data are not suitable for use, submit as Shop Drawings, not as Product Data.
  2. Mark each copy of each submittal to show which products and options are applicable.

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3. Include the following information, as applicable:
    - a. Manufacturer's catalog cuts.
    - b. Manufacturer's product specifications.
    - c. Standard color charts.
    - d. Statement of compliance with specified referenced standards.
    - e. Testing by recognized testing agency.
    - f. Application of testing agency labels and seals.
    - g. Notation of coordination requirements.
    - h. Availability and delivery time information.
  4. For equipment, include the following in addition to the above, as applicable:
    - a. Wiring diagrams showing factory-installed wiring.
    - b. Printed performance curves.
    - c. Operational range diagrams.
    - d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.
  5. Submit Product Data before or concurrent with Samples.
- C. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data, unless submittal based upon Architect's digital data drawing files is otherwise permitted.
1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
    - a. Identification of products.
    - b. Schedules.
    - c. Compliance with specified standards.
    - d. Notation of coordination requirements.
    - e. Notation of dimensions established by field measurement.
    - f. Relationship and attachment to adjoining construction clearly indicated.
    - g. Seal and signature of professional engineer if specified.
  2. Sheet Size: Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 8-1/2 by 11 inches (215 by 280 mm) but no larger than 30 by 42 inches (750 by 1067 mm).
    - a. Submit documents larger than 11 inches x 17 inches in both PDF electronic format and in paper format as described in Paragraph "General Submittal Procedure Requirements".
- D. Contractor's Construction Schedule: Comply with requirements specified in Division 1 Section "Construction Progress Documentation."
- E. Application for Payment: Comply with requirements specified in Division 1 Section "Payment Procedures."
- F. Schedule of Values: Comply with requirements specified in Division 1 Section "Payment Procedures."
- G. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Include the following information in tabular form:

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1. Name, address, and telephone number of entity performing subcontract or supplying products.
  2. Number and title of related Specification Section(s) covered by subcontract.
  3. Drawing number and detail references, as appropriate, covered by subcontract.
  4. Submit subcontract list in the following format:
    - a. PDF electronic file.
- H. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.
- I. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.
- J. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.
- K. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
- L. Product Test Reports: Submit written reports indicating current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.
- M. Schedule of Tests and Inspections: Comply with requirements specified in Division 1 Section "Quality Requirements."
- N. Preconstruction Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements in the Contract Documents.
- O. Compatibility Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for primers and substrate preparation needed for adhesion.
- P. Field Test Reports: Submit reports indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements in the Contract Documents.
- Q. Maintenance Data: Comply with requirements specified in Division 1 Section "Operation and Maintenance Data."
- R. Design Data: Prepare and submit written and graphic information, including, but not limited to, performance and design criteria, list of applicable codes and regulations, and calculations. Include list of assumptions and other performance and design criteria and a summary of loads. Include load diagrams if applicable. Provide name and version of



software, if any, used for calculations. Include page numbers.

### PART 3 - EXECUTION

#### 3.1 CONTRACTOR'S REVIEW

- A. Action and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.
- B. Project Closeout and Maintenance/Material Submittals: Refer to requirements in Division 1 Section "Closeout Procedures."
- C. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.
- D. Contractor's action shall include the word "Approved" as part of the approval indication.
- E. Submission of partial or incomplete submittal shall constitute the Contractor's acceptance of responsibility for correcting construction or product non-compliances resulting from partial or incomplete submissions.

#### 3.2 ARCHITECT'S ACTION

- A. General: Architect will not review submittals that do not bear Contractor's approval and will return them without action
- B. Action Submittals: Architect will review each submittal, make marks to indicate corrections or modifications required, and return it. Action shall be marked as follows:
- C. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.
- D. Partial or incomplete submittals may be considered nonresponsive and may be returned without review.
  - 1. Review of partial or incomplete submittals shall constitute review of only that information submitted and not be considered acceptance of any subsequent submittal or data that may result in the original submittal becoming non-conforming.
  - 2. Conditions or construction non-compliances are the responsibility of the Contractor regardless of the review action taken by the Architect.
- E. Submittals not required by the Contract Documents may not be reviewed and may be discarded.

END OF SECTION 013300

SECTION 014010  
QUALITY CONTROL TESTING PROCEDURES

PART 1 - GENERAL

1.1 DESCRIPTION OF SCOPE AND INTENT

- A. The intent of this section is to establish quality control standards. Where trade industry standards exceed this section's content, the more stringent requirements shall be required.

1.2 SECTION INCLUDES

- A. Quality assurance and control of installation.
- B. References.
- C. Field Samples.
- D. Mock-up.
- E. Inspection and testing laboratory services to be provided by the Owner. All Testing to be coordinated with the Owner.
- F. Contractor is responsible for coordination of work included in this specification with all other specification sections related to furnishing of all materials, labor, permits, fees, and services necessary for completion of work in this section.
- G. Additionally, required quality control measures, testing and quantity of tests required are provided in technical specifications sections.

1.3 QUALITY ASSURANCE/CONTROL OF INSTALLATION

- A. The Architect may require that any or all materials, before use or after placing, items of equipment, or other items be tested, if in his opinion tests are necessary to assure that all material and construction operations are in compliance with the Plans and Specifications. All tests shall be performed by a reputable testing laboratory, subject to the approval of the Owner, and at the Contractor's expense, unless specified otherwise in the Contract Documents.
- B. The test requirements set forth hereinafter shall be the minimum required and if, in the opinion of the Architect, the materials or construction operations required for the prosecution of the work merit further tests or other testing procedures than those specified herewith, or if any deviation from the procedures set forth is considered necessary then such tests or procedures shall be performed as outlined above.
- C. Materials or construction operations not listed hereinafter but of which tests are necessary in the opinion of the Architect to ensure compliance with the Plans and Specifications, shall be tested in accordance with a procedure as directed by the Architect.

- D. Where ASTM Specifications and serial numbers are stipulated, the reference shall be construed to be the specification and serial number as amended to date of opening Bids for the Contract, either as an adopted standard, an adopted tentative standard, or an adopted supplement. When the term "Federal Specifications," or "Federal Board Specifications," is cited, the reference shall be construed to mean the specification as modified by any amendments promulgated "Federal Board Specification" has been superseded by a date of opening Bids for the Contract, citation of such "Federal Board Specifications" shall be construed to mean the superseding "Federal Standard Specification".
- E. The Contractor is not responsible for any "Special Inspections". Special Inspections should be coordinated with the Architect and provided by the Owners.

#### 1.4 QUALITY CONTROL

- A. Quality control testing as outlined in the Project Documents is the responsibility of the Contractor and costs for same shall be included in the Project Base Bid price.
- B. All test requirements per Division Two

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION – NOT USED

END OF SECTION 014010

SECTION 015000  
CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

PART 1 - GENERAL

1.1 DESCRIPTION OF SCOPE AND INTENT

- A. The intent of this section is to provide guidelines for construction facilities standards and temporary controls. Where local codes or environmental authorities' requirements exceed the standards of this section, the contractor is to include the requirements of such authorities.
- B. The General Contractor can use Owner's water and sewer utilities necessary for construction.
- C. The General Contractor shall be responsible for electrical power connection to the Owner's existing electrical service necessary for construction.

1.2 SECTION INCLUDES

- A. Temporary Utilities: Electricity, lighting, heat, ventilation, telephone and facsimile service, water, and sanitary facilities.
- B. Temporary Controls: Barriers, enclosures and fencing, protection of the Work, and water control.
- C. Construction Facilities: Progress cleaning, project signage, and temporary buildings.
- D. Permits and Fees.

1.3 INFORMATIONAL SUBMITTALS

- A. Site Plan: Show temporary facilities, utility hookups, staging areas, and parking areas for construction personnel and area of security fencing around construction.
- B. Erosion- and Sedimentation-Control Plan: Per Civil Engineering.

1.4 QUALITY ASSURANCE

- A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.
- B. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.

1.5 PROJECT CONDITIONS

- A. Temporary Use of Permanent Facilities: Engage Installer of each permanent service to assume responsibility for operation, maintenance, and protection of each permanent

service during its use as a construction facility before Owner's acceptance, regardless of previously assigned responsibilities.

#### 1.6 TEMPORARY ELECTRICITY

- A. Provide temporary electric feeder from electrical service at location as directed.
- B. Provide power outlets for construction operations, with branch wiring and distribution boxes located. Provide flexible power cords as required.
- C. Provide main service disconnect and over-current protection at convenient location.
- D. Permanent convenience receptacles may be utilized during construction.
- E. Provide adequate distribution equipment, wiring, and outlets to provide single phase branch circuits for power and lighting.
  - 1. Provide 20 ampere duplex outlets, single phase circuits for power tools for of active work areas. Outlets shall be ground fault protected in wet or hazardous areas.
  - 2. Provide 20 ampere, single phase branch circuits for lighting.

#### 1.7 TEMPORARY LIGHTING

- A. Provide and maintain lighting for construction operations to achieve a minimum lighting level of 2 watt/sf.
- B. Provide and maintain 1 watt/sf lighting to exterior staging and storage areas after dark for security purposes.
- C. Provide and maintain 0.25 watt/sq ft H.I.D. lighting to interior work areas after dark for security purposes.
- D. Provide branch wiring from power source to distribution boxes with lighting conductors, pigtails, and lamps as required.
- E. Maintain lighting and provide routine repairs.
- F. Permanent building lighting may be utilized during construction.

#### 1.8 TELEPHONE SERVICE

- A. Provide, maintain and pay for cellular telephone service for construction personnel on site at all times they are on site.

#### 1.9 TEMPORARY WATER SERVICE

- A. Provide and maintain suitable quality water service required for construction.

1.10 TEMPORARY SANITARY FACILITIES

- A. Provide and maintain required facilities and enclosures.

1.11 BARRIERS

- A. Provide barriers to prevent unauthorized entry to construction areas and adjacent properties from damage from construction operations.
- B. Provide protection for plant life designated to remain. Replace damaged plant life.
- C. Contractor shall protect non-owned vehicular traffic, stored materials, site and structures from damage.
- D. Contractor is responsible for maintaining proper traffic control for public safety adjacent to the construction site.
- E. Contractor shall furnish erect and maintain barricades, warning signs, lights and other traffic control devices in conformity with the Federal Highway Administration Manual on uniform traffic control. Devices for Streets and Highways.

1.12 FENCING

- A. Construction: Contractor to provide security of construction materials and install fencing at site as required in order to control traffic, protect the public and/or materials. **Location of fencing shall be PRE-APPROVED.**

1.13 WATER CONTROL

- 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. Provide silting screen barricades at site run-off.
- D. Contractor shall use Best Management Practices (BMP's) and is responsible for the construction and maintenance of erosion and sedimentation controls during construction for protection of adjacent properties, roadways, and waterways.

1.14 PROTECTION OF INSTALLED WORK

- A. The Contractor shall notify the City/County Engineer prior to beginning work on City/County Right of Way (ROW).
- B. Protect installed Work and 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 minimize damage.
- D. Prohibit traffic from landscaped areas.

#### 1.15 PROGRESS CLEANING

- A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition with minimum weekly cleaning and haul-off of waste materials.

#### 1.16 LOCATING AND/OR REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

- A. It is the Contractor's sole responsibility to locate any and all buried utilities prior to the commencement of work. Contractor is responsible for buried utilities damaged by Contractor during construction.
- B. Remove temporary above grade or buried utilities, equipment, facilities, materials, prior to Substantial Completion inspection.
- C. Remove underground installations.
- D. Clean and repair damage caused by installation or use of temporary work.
- E. Restore permanent facilities used during construction to specified condition.

### PART 2 - PRODUCTS

#### 2.1 EQUIPMENT

- A. Fire Extinguishers: Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.

#### 2.2 MATERIALS

- A. Chain Link Fencing: Minimum 2-inch (50 mm), 0.148 inch (3.8 mm) thick, galvanized steel, chain link fabric fencing; minimum 6 feet (1.8 m) high with galvanized steel pipe posts; minimum 2 3/8 inch (60 mm) OD line posts and 2 7/8 inch (73 mm) OD corner and pull posts with 1 5/8 inch (42 mm) OD top rails.

### PART 3 - EXECUTION

#### 3.1 TEMPORARY UTILITY INSTALLATION

- A. General: Install temporary service or connect to existing service.
  - 1. Arrange with utility company, Owner, and existing users for time when service can be interrupted, if necessary, to make connections for temporary services.

- B. Sewers and Drainage: Provide temporary utilities to remove effluent lawfully.
- C. Water Service: Install water service and distribution piping in sizes and pressures adequate for construction.
- D. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.
- E. Electric Power Service: Connect to Owner's existing electric power service. Maintain equipment in a condition acceptable to Owner.
- F. Electric Power Service: Provide electric power service and distribution system of sufficient size, capacity, and power characteristics required for construction operations.
  - 1. Install electric power service overhead/underground unless otherwise indicated.
  - 2. Connect temporary service to Owner's existing power source, as directed by Owner.
- G. Cellular telephone service and e-mail to construction personnel must be provided at all times during working hours and other times when personnel are on site.
- H. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.
  - 1. Install and operate temporary lighting that fulfills security and protection requirements without operating entire system.

### 3.2 SUPPORT FACILITIES INSTALLATION

- A. Temporary Roads and Paved Areas: Construct and maintain temporary roads and paved areas adequate for construction operations. Locate temporary roads and paved areas within construction limits indicated on Drawings.
  - 1. Provide dust-control treatment that is nonpolluting and nontracking. Reapply treatment as required to minimize dust.
- B. Traffic Controls: Comply with requirements of authorities having jurisdiction.
  - 1. Protect existing site improvements to remain including curbs, pavement, and utilities.
  - 2. Maintain access for fire-fighting equipment and access to fire hydrants.
- C. Parking: For construction personnel use area designated and approved in the site plan referenced this Section, Item 1.3.
- D. Project Signs: Provide Project sign. Unauthorized signs are not permitted.
  - 1. Identification Signs: Provide Project identification signs as included at end of this Section.
  - 2. Temporary Signs: Provide other signs as indicated and as required to inform public and individuals seeking entrance to Project.
    - a. Provide temporary, directional signs for construction personnel and visitors.
  - 3. Maintain and touchup signs so they are legible at all times.



- E. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of authorities having jurisdiction. Perform progress cleaning every day of construction activity.
- F. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.
  - 1. Truck cranes and similar devices used for hoisting materials are considered "tools and equipment" and not temporary facilities.

### 3.3 SECURITY AND PROTECTION FACILITIES INSTALLATION

- A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.
- B. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.
- C. Temporary Erosion and Sedimentation Control: Provide measures to prevent soil erosion and discharge of soil-bearing water runoff and airborne dust to undisturbed areas and to adjacent properties and walkways, according to requirements of 2003 EPA Construction General Permit or authorities having jurisdiction, whichever is more stringent.
- D. Stormwater Control: Comply with requirements of authorities having jurisdiction. Provide barriers in and around excavations and subgrade construction to prevent flooding by runoff of stormwater from heavy rains.
- E. Tree and Plant Protection: Install temporary fencing located as indicated or outside the drip line of trees to protect vegetation from damage from construction operations. Protect tree root systems from damage, flooding, and erosion.
- F. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.
- G. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241; manage fire prevention program.
  - 1. Prohibit smoking in construction areas.
  - 2. Supervise welding operations, combustion-type temporary heating units, and similar sources of fire ignition according to requirements of authorities having jurisdiction.
  - 3. Develop and supervise an overall fire-prevention and -protection program for personnel at Project site. Review needs with local fire department and establish procedures to be followed. Instruct personnel in methods and procedures. Post warnings and information.

3.4 OPERATION, TERMINATION, AND REMOVAL

- A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.
- B. Maintenance: Maintain facilities in good operating condition until removal.
  - 1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.
- C. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.
  - 1. Materials and facilities that constitute temporary facilities are property of Contractor. Owner reserves right to take possession of Project identification signs.
  - 2. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Section "Closeout Procedures."

END OF SECTION 015000

SECTION 017000  
EXECUTION REQUIREMENTS

1.1 RELATED DOCUMENTS

PART 1 - GENERAL

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

1.2 SUMMARY

- A. Section includes general administrative and procedural requirements governing execution of the Work including, but not limited to, the following:

- 1. Environmental concerns.
- 2. Installation of the Work.
- 3. Cutting and patching.
- 4. Progress cleaning.
- 5. Starting and adjusting.
- 6. Protection of installed construction.
- 7. Correction of the Work.

- B. Related Sections:

- 1. Division 1 Sections "Scope of Work", "Project Record Documents", or "Closeout Procedures", if included in Project Manual, for submitting closeout documents and final cleaning.

1.3 DEFINITIONS

- A. Cutting: Removal of in-place construction necessary to permit installation or performance of other work.
- B. Patching: Fitting and repair work required to restore construction to original conditions after installation of other work.

1.4 INFORMATIONAL SUBMITTALS

- A. Cutting and Patching Plan: Submit plan describing procedures at least 10 days prior to the time cutting and patching will be performed. Include the following information:
  - 1. Extent: Describe reason for and extent of each occurrence of cutting and patching.
  - 2. Changes to In-Place Construction: Describe anticipated results. Include changes to structural elements and operating components as well as changes in building appearance and other significant visual elements.

3. Products: List products to be used for patching and firms or entities that will perform patching work.
4. Dates: Indicate when cutting and patching will be performed.
5. Utilities and Mechanical and Electrical Systems: List services and systems that cutting and patching procedures will disturb or affect. List services and systems that will be relocated and those that will be temporarily out of service. Indicate how long services and systems will be disrupted.

## 1.5 QUALITY ASSURANCE

- A. Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. General: Comply with requirements specified in other Sections.
- B. In-Place Materials: Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
  1. If identical materials are unavailable or cannot be used, use materials that, when installed, will provide a match acceptable to the Architect for the visual and functional performance of in-place materials.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning work, investigate and verify the existence and location of underground utilities, mechanical and electrical systems, and other construction affecting the Work.
  1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, and water-service piping; underground electrical services, and other utilities.
  2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.
- B. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where

indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.

1. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:
  - a. Description of the Work.
  - b. List of detrimental conditions, including substrates.
  - c. List of unacceptable installation tolerances.
  - d. Recommended corrections.
2. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
3. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
4. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
5. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

### 3.2 PREPARATION

- A. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
- B. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.
- C. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of the Contractor, submit a request for information to Architect according to requirements in Division 1 Section "Project Management and Coordination."
- D. Surface and Substrate Preparation: Comply with manufacturer's recommendations for preparation of substrates to receive subsequent work.

### 3.3 INSTALLATION

- A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.
  1. Make vertical work plumb and make horizontal work level.
  2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
  3. Conceal pipes, ducts, and wiring in finished areas, unless otherwise indicated.

4. Maintain minimum headroom clearance of 96 inches, but in no case shall the new piping be lower than the existing piping.
  - B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.
  - C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.
  - D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.
  - E. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.
  - F. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.
  - G. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions.
    1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.
    2. Allow for building movement, including thermal expansion and contraction.
    3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.
  - H. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.
  - I. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous, and meet environmental requirements.
- 3.4 CUTTING AND PATCHING
- A. Cutting and Patching, General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
    1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.

- B. Temporary Support: Provide temporary support of work to be cut.
- C. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- D. Adjacent Occupied Areas: Where interference with use of adjoining areas or interruption of free passage to adjoining areas is unavoidable, coordinate cutting and patching in accordance with requirements of Division 1 Section "Summary."
- E. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to prevent interruption to occupied areas.
- F. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
  - 1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots neatly to minimum size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
  - 2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
  - 3. [Concrete] [and] [Masonry]: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
  - 4. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
  - 5. Proceed with patching after construction operations requiring cutting are complete.
- G. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other work. Patch with durable seams that are as invisible as practicable. Provide materials and comply with installation requirements specified in other Sections, where applicable.
  - 1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical integrity of installation.
  - 2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will minimize evidence of patching and refinishing.
    - a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
    - b. Restore damaged pipe covering to its original condition.
  - 3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if

necessary, to achieve uniform color and appearance.

- a. Where patching occurs in a painted surface, prepare substrate and apply primer and intermediate paint coats appropriate for substrate over the patch, and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.
4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
  5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.
- H. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

### 3.5 PROGRESS CLEANING

- A. General: Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.
1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
  2. Do not hold waste materials more than seven days during normal weather or three days if the temperature is expected to rise above 80 deg F (27 deg C).
  3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.
    - a. Utilize containers intended for holding waste materials of type to be stored.
  4. Coordinate progress cleaning for joint-use areas where more than one installer has worked.
- B. Site: Maintain Project site free of waste materials and debris.
- C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.
1. Remove liquid spills promptly.
  2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.
- D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.
- E. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as



necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

- F. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways.
- G. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
- H. Clean completed construction as frequently as necessary through the remainder of the construction period.

### 3.6 STARTING AND ADJUSTING

- A. Coordinate startup and adjusting of equipment and operating components with requirements in other Division 2 -16 Sections."
- B. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.
- C. Adjust equipment for proper operation. Adjust operating components for proper operation without binding.
- D. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- E. Manufacturer's Field Service: Comply with qualification requirements in other Division 2-16 Sections.

### 3.7 PROTECTION OF INSTALLED CONSTRUCTION

- A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.
- B. Comply with manufacturer's written instructions for temperature and relative humidity.

### 3.8 CORRECTION OF THE WORK

- A. Repair or remove and replace defective construction. Restore damaged substrates and finishes.
  - 1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.
- B. Restore permanent facilities used during construction to their specified condition.
- C. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.

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- D. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.
- E. Remove and replace chipped, scratched, and broken glass or reflective surfaces.

3.9 ENVIRONMENTAL CONCERNS

- 1. Provide protection and conduct construction in ways that comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.

3.10 STORMWATER CONTROL AND DISCHARGE

- 1. Comply with City of Mobile and Alabama Department of Environmental Management requirements. Pay particular attention to Water Regulations and Allowable Discharges.
- 2. See City of Mobile Code, Chapter 17, Storm Water Management and Flood Control.
- 3. Obtain any necessary permits that may be required due to discharges.

END OF SECTION 017000

SECTION 017310  
CUTTING AND PATCHING

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes procedural requirements for cutting and patching.
- B. Definition: Cutting and patching includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and repair required to restore surfaces to their original condition.
- C. Refer to other sections for other requirements and limitations applicable to cutting and patching individual parts of the Work.

1.2 SUBMITTALS

- A. Cutting and Patching Plan: Submit a proposal to the Architect, describing procedures at least 14 calendar days in advance of the time cutting and patching will initially be performed.
  - 1. Include the following information, as applicable:
    - a. Description of the extent of cutting and patching required. Show how it will be performed and indicate why it cannot be avoided.
    - b. Description of the anticipated results in terms of changes to existing construction. Include changes to structural elements and operating components as well as changes in appearance and other significant visual elements.
    - c. List of products to be used and entities that will perform work.
    - d. Dates and hours of operation when cutting and patching will be performed.
    - e. Compatibility and cohesion characteristics of patching compounds with adjacent materials.
  - 2. Approval by the Architect to proceed with cutting and patching does not waive the right to later require complete removal and replacement of unsatisfactory work.

1.3 QUALITY ASSURANCE

- A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
  - 1. The cutting and patching plan shall include but not be necessarily limited to work required at the following structural elements if they are present:
    - a. Concrete walls.
    - b. Structural concrete.
    - c. Structural steel.
    - d. Lintels.
    - e. Miscellaneous structural metals.
    - f. Equipment supports.
    - g. Piping, ductwork, vessels and equipment.
    - h. Structural systems of other construction

- B. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or in increased maintenance or decreased operational life or safety.
1. The cutting and patching plan shall include but not be necessarily limited to work required at the following operating elements or safety related systems if they are present:
    - a. Primary operational systems and equipment.
    - b. Air or smoke barriers.
    - c. Water, moisture or vapor barriers.
    - d. Membranes and flashings.
    - e. Fire protection systems.
    - f. Noise and vibration control elements and systems.
    - g. Control systems.
    - h. Communication systems.
    - i. Conveying systems.
    - j. Electrical wiring systems.
    - k. Operating systems of other construction.
- C. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
1. Engage a specialist who is specifically experienced in the work.
  2. The cutting and patching plan shall include but not be necessarily limited to work required at the following visual elements if they are present:
    - a. Processed concrete finishes.
    - b. Firestopping.
    - c. Acoustical ceilings.
    - d. Finished flooring.
    - e. Carpeting.
    - f. Aggregate wall.
    - g. Wall covering.

#### 1.4 EXISTING WARRANTIES

- A. Replace, patching and repair material and surfaces cut or damaged by methods and with materials in such a manner as not to avoid any existing warranties.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Use materials identical to existing materials to the maximum extent available.

- B. For exposed surfaces, use materials that visually matching existing adjacent surfaces to the fullest extent possible.
- C. Use materials whose installed performance will equal or surpass that of existing materials.

### PART 3 - EXECUTION

#### 3.1 INSPECTION

- A. Before cutting, examine surfaces to be cut and patched and conditions under which cutting and patching is to be performed. If unsafe or unsatisfactory conditions are encountered, take corrective action before proceeding.
- B. Before proceeding with cutting and patching involving two or more trades, meet at the Project site with the entities providing or affected by the cutting and patching. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

#### 3.2 PREPARATION

- A. Temporary Support: Provide temporary support of Work to be cut.
- B. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.
- D. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to prevent interruption to occupied areas.

#### 3.3 PERFORMANCE

- A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
- B. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
  - 1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.

2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
  3. Concrete, Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond- core drill.
  4. Excavating and Backfilling: Comply with requirements in applicable Division 2 Sections where required by cutting and patching operations.
  5. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
  6. Proceed with patching after construction operations requiring cutting are complete.
- C. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections.

#### 3.4 CLEANING

- A. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.
- B. Thoroughly clean piping, conduit and similar features before applying paint, restored pipe coverings, or other finishing materials.

END OF SECTION 017310

SECTION 01732 0  
SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- A. This section includes the following:
  - 1. Demolition and removal of selected site elements.
  - 2. Repair procedures for selective demolition operations.
- B. Definitions:
  - 1. Remove: Detach items from existing construction and legally dispose of them.
  - 2. Remove and Salvage: Detach items from existing construction and deliver them to Owner ready for reuse.
  - 3. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.
  - 4. Existing to Remain: Existing items of construction that are not to be removed.

1.2 MATERIALS OWNERSHIP

- A. Except for items or materials indicated to be salvaged, reinstalled or otherwise indicated to remain the Owner's property, demolished materials shall become the Contractor's property and shall be removed from the site with further disposition at Contractor's option.

1.3 SUBMITTALS

- A. Proposed dust-control measures.
- B. Proposed noise-control measures.
- C. Schedule of Selective Demolition Activities: Indicate the following:
  - 1. Detailed sequence of selective demolition work, with starting and ending dates for each activity.
  - 2. Interruption of utility services.
  - 3. Coordination for shutoff, capping, and continuation of utility services.
  - 4. Locations of temporary partitions and means of egress.
  - 5. Procedures to ensure uninterrupted progress of Owner's on-site operations.
  - 6. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.
- D. Photographs or Videotape: Before work begins, submit sufficiently detailed photographs or videotapes showing existing conditions of adjoining construction and site improvements, including finish surfaces, which might be misconstrued as damage caused by selective demolition operations.

#### 1.4 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with governing EPA notification regulations before starting selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with NFPA 241 and ANSI A10.6.
- C. Pre-Demolition Conference: Conduct conference at Project site to comply with requirements in Division 1 section "Project Management and Coordination." 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 and finalize demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
  - 3. Review requirements of work performed by other trades that rely on substrates exposed by demolition operations.

#### 1.5 PROJECT CONDITIONS

- A. The Contractor shall remove the existing items required for installation of New Work.
- B. The Contractor shall remove and reinstall existing items required for the installation of New Work.
- C. On-site storage or sale of removed items or materials will not be permitted.
- D. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
- E. Fire Protection: Maintain fire-protection services during selective demolition operations.

### PART 2 - PRODUCTS

#### 2.1 REPAIR MATERIALS

- A. Where available and appropriate for use, provide repair materials that are identical to existing materials.
- B. Where identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.
- C. Use materials whose installed performance equals or surpasses that of existing materials.



## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Verify that utilities to be removed have been disconnected and capped.
- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- C. When encountering unanticipated mechanical, electrical or structural elements that conflict with the intended function or design, investigate and measure the nature and extent of the conflict. Promptly submit a written report to the Owner's Representative.
- D. Survey the condition of the building to determine whether removing any element might result in a structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during selective demolition.
- E. Perform surveys as the selective demolition progresses to detect hazards resulting from the activities.

### 3.2 UTILITY SERVICES

- A. Existing Utilities: Maintain services and protect them against damage during selective demolition operations.
- B. Do not interrupt existing utilities serving occupied or operating facilities, except when authorized in writing by authorities having jurisdiction.
  - 1. Provide not less than 5 working days' notice to the Owner's Representative if shutdown of service is required.
- C. Utility Requirements:
  - 1. Owner will arrange to shut off utilities when requested by Contractor.
  - 2. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve or plug and seal the remaining portion of pipe or conduit after bypassing.
  - 3. Do not start selective demolition work until utility disconnection and sealing have been completed and verified.
  - 4. Cap water piping below grade. Prepare for possible re-use. Mark off end of piping below grade.
  - 5. Cap waste piping below grade. Prepare for possible re-use. Mark off end of piping below grade.

### 3.3 PREPARATION

- A. Dangerous Materials: Drain, purge or otherwise remove, collect and dispose of chemicals, gases, explosives, acids, flammables or other dangerous materials before proceeding with selective demolition operations.

- B. Temporary Site Control: Remove debris and conduct demolition operations in a manner to ensure minimum interference with roads, streets, walks, walkways, corridors, and other adjacent occupied or used facilities.
  - 1. Do not close or obstruct streets, walks, walkways, corridors, or other adjacent occupied or used facilities without permission from the Owner's Representative and authorities having jurisdiction.
- C. Temporary Facilities: Conduct demolition operations in a manner to prevent injury to people and damage to adjacent building and facilities to remain. Provide for safe passage of people around selective demolition area.
  - 1. Erect temporary protection, such as walks, fences, railings, canopies and covered passageways, where required for safety of persons.
  - 2. Protect existing site improvements, appurtenances and landscaping to remain.
  - 3. Protect walls, ceilings, floors and other existing finish work that are to remain and are exposed during selective demolition operations.
- D. Temporary Shoring: Provide and maintain shoring, bracing or other structural support to preserve stability and prevent movement, settlement or collapse of building to be selectively demolished. Strengthen or add new supports when required during the progress of selective demolition.

### 3.4 POLLUTION CONTROLS

- A. Dust Control: Use temporary enclosures and other suitable methods complying with governing environmental protection regulations to limit the spread of dust and dirt.
  - 1. Do not use water when it may damage existing construction or create hazardous or objectionable conditions, such as ice, flooding or pollution.
- B. Disposal: Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas. Clean evidence of tracking by transport means on interior.
- C. Cleaning: Clean adjacent structures and site improvements of dust, dirt and debris caused by selective demolition operations. Return adjacent areas to condition existing before start of selective demolition.

### 3.5 SELECTIVE DEMOLITION

- A. Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete selective demolition within limitations of governing regulations and as follows:
  - 1. Proceed with selective demolition systematically. Conduct work in an order that avoids transporting removed items and debris through areas with completed

- selective demolition work, and that allows for removal of items before supports for those items are removed in another area.
2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage adjoining construction to remain. Use hand or small power tools designed for sawing or grinding, not for hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
  3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
  4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations, and maintain adequate ventilation when using cutting torches.
  5. Remove decayed, vermin-infested and other dangerous or unsuitable materials, and promptly dispose of these materials off-site.
  6. Lower removed structural framing members to ground by method suitable to avoid free fall and to prevent floor impact or dust generation.
  7. Return elements of construction and surfaces to remain to condition existing before start of selective demolition operations.
- B. Existing Facilities: Comply with building Owner's regulations for using and protecting corridors, stairs, walkways, loading docks, building entries and other building facilities during selective demolition operations.
- C. Disposal of Salvaged Items and Items to be Reinstalled:
1. Reinstallation: Where items are indicated to be removed and reinstalled, install the materials and equipment in locations indicated. Comply with installation requirements for new materials and equipment.
  2. Delivery to Owner: Where items are indicated to be removed and salvaged, transport the materials and equipment to the area on-site designated by the Owner's Representative or indicated on the Drawings.
- D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by the Owner's Representative, items may be removed to a suitable, protected storage location during selective demolition and then cleaned and reinstalled in their original locations.
- E. Concrete: Demolish concrete in small sections. At junctures with construction to remain, cut concrete using power-driven masonry saw or hand tools; do not use power-driven impact tools.
- 3.6 PATCHING AND REPAIRS
- A. Promptly patch and repair holes and damaged surfaces caused to adjacent construction by selective demolition operations.

- B. Repairs: Where repairs to existing surfaces are required, patch to produce surfaces suitable for new materials.
- C. Finishes: Restore exposed finishes of patched areas and extend finish restoration into adjoining construction to remain in a manner that eliminates evidence of patching and refinishing.
- D. Wall Surfaces: Patch and repair wall surfaces in each space where demolished walls or partitions result in extending one finished area into another. Provide a flush and even surface of uniform color and appearance.
  - 1. Closely match texture and finish of existing adjacent surface.
  - 2. Patch with durable seams that are as invisible as possible. Comply with specified tolerances.
  - 3. Where patching smooth painted surfaces, extend final paint coat over entire unbroken surface containing the patch after the patched surface has received primer and other specified undercoats.
  - 4. Where feasible, inspect and test patched areas to demonstrate integrity of the installation.

### 3.7 DISPOSAL OF DEMOLISHED MATERIALS

- A. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
- B. Do not burn demolished materials.
- C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

END OF SECTION 017320

SECTION 017350  
SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for substitutions.
- B. Related Sections:
  - 1. Divisions 2 through 16 Sections for specific requirements and limitations for substitutions.

1.3 DEFINITIONS

- A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
  - 1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
  - 2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

1.4 SUBMITTALS

- A. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
  - 1. Substitution Request Form: Use CSI Form 13.1A.
  - 2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
    - a. Statement indicating why specified product or fabrication or installation cannot be provided, if applicable.
    - b. Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by Owner and separate contractors that will be necessary to accommodate proposed substitution.
    - c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of applicable specification section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
    - d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.

- e. Samples, where applicable or requested.
  - f. Certificates and qualification data, where applicable or requested.
  - g. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
  - h. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
  - i. Research reports evidencing compliance with building code in effect for Project, from ICC-ES.
  - j. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
  - k. Cost information, including a proposal of change, if any, in the Contract Sum.
  - l. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.
  - m. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
- a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
  - b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

## 1.5 QUALITY ASSURANCE

- A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage qualified testing agency to perform compatibility tests recommended by manufacturers.

## 1.6 PROCEDURES

- A. Coordination: Modify or adjust affected work as necessary to integrate work of the approved substitutions.

## PART 2 – PRODUCTS

### 2.1 SUBSTITUTIONS

- A. Substitutions for Cause: Submit requests for substitution immediately upon discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.
1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
    - a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
    - b. Substitution request is fully documented and properly submitted.
    - c. Requested substitution will not adversely affect Contractor's construction schedule.
    - d. Requested substitution has received necessary approvals of authorities having jurisdiction.
    - e. Requested substitution is compatible with other portions of the Work.
    - f. Requested substitution has been coordinated with other portions of the Work.
    - g. Requested substitution provides specified warranty.
    - h. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.
- B. Substitutions for Convenience: Architect will consider requests for substitution if received within 60 days after the Notice to Proceed. Requests received after that time may be considered or rejected at discretion of Architect.
1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
    - a. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
    - b. Requested substitution does not require extensive revisions to the Contract Documents.
    - c. Requested substitution is consistent with the Contract Documents and will produce indicated results.
    - d. Substitution request is fully documented and properly submitted.
    - e. Requested substitution will not adversely affect Contractor's construction schedule.
    - f. Requested substitution has received necessary approvals of authorities having jurisdiction.
    - g. Requested substitution is compatible with other portions of the Work.
    - h. Requested substitution has been coordinated with other portions of the Work.

- i. Requested substitution provides specified warranty.
- j. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

PART 3 - EXECUTION (Not Used)

END OF SECTION 017350



SECTION 017700  
CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:
  - 1. Substantial Completion procedures.
  - 2. Final completion procedures.
  - 3. Warranties.
  - 4. Final cleaning.
- B. Related Sections:
  - 1. Division 1 Section "Project Record Documents" for submitting Record Drawings, Record Specifications, and Record Product Data.
  - 2. Divisions 2 through 16 Sections for specific closeout and special cleaning requirements for the Work in those Sections.

1.3 SUBSTANTIAL COMPLETION

- A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete with request.
  - 1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.
  - 2. Advise Owner of pending insurance changeover requirements.
  - 3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
  - 4. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
  - 5. Prepare and submit Project Record Documents, operation and maintenance manuals, final completion construction photographic documentation, damage or settlement surveys, property surveys, and similar final record information.
  - 6. Submit test records.
  - 7. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
  - 8. Complete final cleaning requirements.
  - 9. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

- B. Inspection: Submit a written request for inspection for Substantial Completion Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.
  - 1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
  - 2. Results of completed inspection will form the basis of requirements for final completion.

#### 1.4 FINAL COMPLETION

- A. Preliminary Procedures: Before requesting final inspection for determining final completion, complete the following:
  - 1. Submit a final Application for Payment according to Division 1 Section "Payment Procedures."
  - 2. Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. The certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
  - 3. Submit evidence of final, continuing insurance coverage complying with insurance requirements.
- B. Inspection: Submit a written request for final inspection for acceptance. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.
  - 1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.

### PART 2 - PRODUCTS – NOT

### USED PART 3 - EXECUTION

#### 3.1 FINAL CLEANING

- A. General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
  - 1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a portion of Project:
    - a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.

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- b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
  - c. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.
  - d. Remove tools, construction equipment, machinery, and surplus material from Project site.
- C. Construction Waste Disposal: Comply with waste disposal requirements in Division 1 Section "Temporary Facilities and Controls."

END OF SECTION 017700

SECTION 017820  
OPERATION AND MAINTENANCE DATA

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for preparing operation and maintenance manuals, including the following:
  - 1. Operation and maintenance documentation directory.
  - 2. Emergency manuals.
  - 3. Operation manuals for systems, subsystems, and equipment.
  - 4. Maintenance manuals for the care and maintenance of products, materials, and finishes, systems and equipment.
- B. Related Sections include the following:
  - 1. Division 1 Section "Submittal Procedures" for submitting copies of submittals for operation and maintenance manuals.
  - 2. Division 1 Section "Closeout Procedures" for submitting operation and maintenance manuals.
  - 3. Division 1 Section "Project Record Documents" for preparing Record Drawings for operation and maintenance manuals.
  - 4. Divisions 2 through 16 Sections for specific operation and maintenance manual requirements for the Work in those Sections.

1.3 DEFINITIONS

- A. System: An organized collection of parts, equipment, or subsystems united by regular interaction.
- B. Subsystem: A portion of a system with characteristics similar to a system.

1.4 QUALITY ASSURANCE

- A. Maintenance Manual Preparation: In preparation of maintenance manuals, use personnel thoroughly trained and experienced in operation and maintenance of equipment or system involved.
  - 1. Where maintenance manuals require written instructions, use personnel skilled in technical writing where necessary for communications of essential data. Where maintenance manuals require drawings or diagrams, use draftsmen capable of

preparing drawings clearly in an understandable format.

- B. Instructions for the Owner's Personnel: Use experienced instructors thoroughly trained and experienced in operation and maintenance of equipment or system involved to instruct the Owner's operation and maintenance personnel.

## 1.5 SUBMITTALS

- A. Initial Submittal: Submit 2 draft copies of each manual at least 15 days before requesting inspection for Substantial Completion. Include a complete operation and maintenance directory. Architect will return one copy of draft and mark whether general scope and content of manual are acceptable.
- B. Final Submittal: Submit one copy of each manual in final form at least 15 days before final inspection. Architect will return copy with comments within 15 days after final inspection.
  - 1. Correct or modify each manual to comply with Architect's comments. Submit specified number of copies of each corrected manual within 15 days of receipt of Architect's comments.

## 1.6 COORDINATION

- A. Where operation and maintenance documentation includes information on installations by more than one factory-authorized service representative, assemble and coordinate information furnished by representatives and prepare manuals.

## PART 2 - PRODUCTS

### 2.1 OPERATION AND MAINTENANCE DOCUMENTATION DIRECTORY

- A. Organization: Include a section in the directory for each of the following:
  - 1. List of documents.
  - 2. List of systems.
  - 3. List of equipment.
  - 4. Table of contents.
- B. List of Systems and Subsystems: List systems alphabetically. Include references to operation and maintenance manuals that contain information about each system.
- C. List of Equipment: List equipment for each system, organized alphabetically by system. For pieces of equipment not part of system, list alphabetically in separate list.
- D. Tables of Contents: Include a table of contents for each emergency, operation, and maintenance manual.

- E. Identification: In the documentation directory and in each operation and maintenance manual, identify each system, subsystem, and piece of equipment with same designation used in the Contract Documents. If no designation exists, assign a designation according to ASHRAE Guideline 4, "Preparation of Operating and Maintenance Documentation for Building Systems."

## 2.2 MANUALS, GENERAL

- A. Organization: Unless otherwise indicated, organize each manual into a separate section for each system and subsystem, and a separate section for each piece of equipment not part of a system. Each manual shall contain the following materials, in the order listed:
  - 1. Title page.
  - 2. Table of contents.
  - 3. Manual contents.
- B. Title Page: Enclose title page in transparent plastic sleeve. Include the following information:
  - 1. Subject matter included in manual.
  - 2. Name and address of Project.
  - 3. Name and address of Owner.
  - 4. Date of submittal.
  - 5. Name, address, and telephone number of Contractor.
  - 6. Name and address of Architect.
  - 7. Cross-reference to related systems in other operation and maintenance manuals.
- C. Table of Contents: List each product included in manual, identified by product name, indexed to the content of the volume, and cross-referenced to Specification Section number in Project Manual.
  - 1. If operation or maintenance documentation requires more than one volume to accommodate data, include comprehensive table of contents for all volumes in each volume of the set.
- D. Manual Contents: Organize into sets of manageable size. Arrange contents alphabetically by system, subsystem, and equipment. If possible, assemble instructions for subsystems, equipment, and components of one system into a single binder.
  - 1. Binders: Heavy-duty, 3-ring, vinyl-covered, loose-leaf binders, in thickness necessary to accommodate contents, sized to hold 8-1/2-by-11-inch (215-by-280-mm) paper; with clear plastic sleeve on spine to hold label describing contents and with pockets inside covers to hold folded oversize sheets.
    - a. If two or more binders are necessary to accommodate data of a system, organize data in each binder into groupings by subsystem and related components. Cross-reference other binders if necessary to provide essential information for proper operation or maintenance of equipment or system.
    - b. Identify each binder on front and spine, with printed title "OPERATION AND MAINTENANCE MANUAL," Project title or name, and subject matter of contents. Indicate volume number for multiple-volume sets.
  - 2. Dividers: Heavy-paper dividers with plastic-covered tabs for each section. Mark each tab to indicate contents. Include typed list of products and major

components of equipment included in the section on each divider, cross-referenced to Specification Section number and title of Project Manual.

3. Protective Plastic Sleeves: Transparent plastic sleeves designed to enclose diagnostic software diskettes for computerized electronic equipment.
4. Supplementary Text: Prepared on 8-1/2-by-11-inch (215-by-280-mm) 20 lb. white bond paper.
5. Drawings: Attach reinforced, punched binder tabs on drawings and bind with text.
  - a. If oversize drawings are necessary, fold drawings to same size as text pages and use as foldouts.
  - b. If drawings are too large to be used as foldouts, fold and place drawings in labeled envelopes and bind envelopes in rear of manual. At appropriate locations in manual, insert typewritten pages indicating drawing titles, descriptions of contents, and drawing locations.
6. Text Material: Where maintenance manuals require written materials, use manufacturer's standard printed material. If manufacturer's standard printed material is not available, provide specifically prepared data, neatly typewritten, per Item #4 above.

## 2.3 EMERGENCY MANUALS

- A. Content: Organize manual into a separate section for each of the following:
  1. Type of emergency.
  2. Emergency instructions.
  3. Emergency procedures.
- B. Type of Emergency: Where applicable for each type of emergency indicated below, include instructions and procedures for each system, subsystem, piece of equipment, and component:
  1. Fire.
  2. Flood.
  3. Gas leak.
  4. Water leak.
  5. Power failure.
  6. Water outage.
  7. System, subsystem, or equipment failure.
  8. Chemical release or spill.
- C. Emergency Instructions: Describe and explain warnings, trouble indications, error messages, and similar codes and signals. Include responsibilities of Owner's operating personnel for notification of Installer, supplier, and manufacturer to maintain warranties.
- D. Emergency Procedures: Include the following, as applicable:
  1. Instructions on stopping.
  2. Shutdown instructions for each type of emergency.
  3. Operating instructions for conditions outside normal operating limits.
  4. Required sequences for electric or electronic systems.
  5. Special operating instructions and procedures.

## 2.4 MANUAL CONTENT

- A. In each manual include information specified in the individual Specification Section and the following information for each major component of building equipment and its controls.
1. General system or equipment description.
  2. Design factors and assumptions.
  3. Copies of applicable shop drawings and product data.
  4. System or equipment identification, including:
    - a. Name of manufacturer.
    - b. Model number.
    - c. Serial number of each component.
  5. Operating instructions.
  6. Emergency instructions.
  7. Wiring diagrams,
  8. Inspection and test procedures.
  9. Maintenance procedures and schedules.
  10. Precautions against improper use and maintenance.
  11. Copies of warranties.
  12. Repair instructions including spare parts listing.
  13. Sources of required maintenance materials and related services.
  14. Manual Index.
  15. Material Safety Data Sheets (MSDS) for products and materials.
- B. Organize each manual into separate Sections for each piece of related equipment. As a minimum, each manual shall contain a title page, a table of contents, copies of product data, supplemented by drawings and written text, and copies of each warranty, bond and service contract issued.
1. Title Page: Provide a title page in a transparent, plastic envelope as the first sheet of each manual. Provide the following information:
    - a. Subject matter covered by the manual.
    - b. Name and address of the Project.
    - c. Date of submittal.
    - d. Name, address and telephone number of the Contractor.
    - e. Name and address of the Architect.
    - f. Cross-reference to related systems in other operation and maintenance manuals.
  2. Table of Contents: After title page, include a typewritten table of contents for each volume, arranged systematically according to the Project Manual format. Include a list of each product included, identified by product name or other appropriate identifying symbol and indexed to the content of the volume.
    - a. Where a system requires more than one volume to accommodate data, provide a comprehensive table of contents for all volumes in each volume of the set.
  3. General Information: Provide a general information Section immediately following table of contents, listing each product included in the manual, identified by product name. Under each product, list the name, address, and telephone number of the subcontractor or installer and the maintenance contractor. Clearly delineate the extent of responsibility of each of these entities. Include a local



- source for replacement parts and equipment.
4. **Product Data:** Where the manuals include manufacturer's standard printed data, include only sheets that are pertinent to the part or product installed. Mark each sheet to identify each part or product included in the installation. Where the Project includes more than one item in a tabular format, identify each item, using appropriate references from the Contract Documents. Identify data that is applicable to the installation, and delete references to information that is not applicable.
  5. **Written Text:** Prepare written text to provide necessary information where manufacturer's standard printed data is not available, and the information is necessary for proper operation and maintenance of equipment or systems. Prepare written text where it is necessary to provide additional information or to supplement data included in the manual. Organize text in a consistent format under separate headings for different procedures. Where necessary, provide a logical sequence of instruction for each operation or maintenance procedure.
  6. **Drawings:** Provide specially prepared drawings where necessary to supplement manufacturer's printed data to illustrate the relationship of component parts of equipment or systems or to provide control or flow diagrams. Coordinate these drawings with information contained in project record drawings to assure correct illustration of the completed installation.
    - a. Do not use original project record documents as part of operation and maintenance manuals.
  7. **Warranties, Bonds and Service Contracts:** Provide a copy of each warranty, bond or service contract in the appropriate manual for the information of the Owner's operating personnel. Provide written data outlining procedures to follow in the event of product failure. List circumstances and conditions that would affect validity of warranty or bond.

## 2.5 MATERIAL AND FINISHES MAINTENANCE MANUAL

- A. Submit 3 copies of each manual, in final form, on material and finishes to the Architect for distribution. Provide one section for architectural products, including applied materials and finishes. Provide a second section for products designed for moisture protection and products exposed to the weather.
  1. Refer to individual specification sections for additional requirements on care and maintenance of materials and finishes.
- B. **Architectural Products:** Provide manufacturer's data and instructions on care and maintenance of architectural products, including applied materials and finishes.
  1. **Manufacturer's Data:** Provide complete information on architectural products, including the following, as applicable:
    - a. Manufacturer's catalog number.
    - b. Size.
    - c. Material composition.
    - d. Color.
    - e. Texture.
    - f. Reordering information for specially manufactured products.
  2. **Care and Maintenance Instructions:** Provide information on care and maintenance, including manufacturer's recommendations for types of cleaning agents to be used and methods of cleaning. Provide information on cleaning

agents and methods that could be detrimental to the product. Include manufacturer's recommended schedule for cleaning and maintenance.

- C. Moisture Protection and Products Exposed to the Weather: Provide complete manufacturer's data with instructions on inspection, maintenance, and repair of products exposed to the weather or designed for moisture-protection purposes.
1. Manufacturer's Data: Provide manufacturer's data giving detailed information, including the following, as applicable:
    - a. Applicable standards.
    - b. Chemical composition.
    - c. Installation details.
    - d. Inspection procedures.
    - e. Maintenance information.
    - f. Repair procedures.

## 2.6 EQUIPMENT AND SYSTEMS MAINTENANCE MANUAL

- A. Submit 6 copies of each manual, in final form, on equipment and systems to the Architect for distribution. Provide separate manuals for each unit of equipment, each operating system, and each electric and electronic system.
1. Refer to individual specification sections for additional requirements on operation and maintenance of the various pieces of equipment and operating systems.
- B. Equipment and Systems: Provide the following information for each piece of equipment, each building operating system and each electric or electronic system.
1. Description: Provide a complete description of each unit and related component parts, including the following:
    - a. Equipment or system function.
    - b. Operating characteristics.
    - c. Limiting conditions.
    - d. Performance curves.
    - e. Engineering data and tests.
    - f. Complete nomenclature and number of replacement parts.
  2. Manufacturer's Information: For each manufacturer of a component part or piece of equipment, provide the following:
    - a. Printed operation and maintenance instructions.
    - b. Assembly drawings and diagrams required for maintenance.
    - c. List of items recommended to be stocked as spare parts.
  3. Maintenance Procedures: Provide information detailing essential maintenance procedures, including the following:
    - a. Routine operations.
    - b. Troubleshooting guide.
    - c. Disassembly, repair and reassembly.
    - d. Alignment, adjusting and checking.
  4. Operating Procedures: Provide information on equipment and system operating procedures, including the following:
    - a. Startup procedures.
    - b. Equipment or system break-in.
    - c. Routine and normal operating instructions.
    - d. Regulation and control procedures.

- e. Instructions on stopping.
  - f. Shutdown and emergency operating instructions.
  - g. Summer and winter operating instructions.
  - h. Required sequences for electric or electronic systems.
  - i. Special operating instructions.
5. Servicing Schedule: Provide a schedule of routine servicing and lubrication requirements, including a list of required lubricants for equipment with moving parts.
  6. Controls: Provide a description of the sequence of operation and as-installed control diagrams by the control manufacturer for systems requiring controls.
  7. Coordination Drawings: Provide each Contractor's Coordination Drawings.
    - a. Provide as-installed, color-coded, piping diagrams, where required for identification.
  8. Valve Tags: Provide charts of valve-tag numbers, with the location and function of each valve.
  9. Circuit Directories: For electric and electronic systems, provide complete circuit directories of panelboards, including the following:
    - a. Electric service.
    - b. Controls.
    - c. Communication.

## 2.7 INSTRUCTIONS FOR THE OWNER'S PERSONNEL

- A. Prior to final inspection, instruct the Owner's personnel in operation, adjustment, and maintenance of products, equipment and systems. Provide instruction at mutually agreed upon times.
  1. For equipment that requires seasonal operation, provide similar instruction during other seasons.
  2. Use operation and maintenance manuals for each piece of equipment or system as the basis of instruction. Review contents in detail to explain all aspects of operation and maintenance.

## PART 3 - EXECUTION (NOT USED)

END OF SECTION 017820

SECTION 017830  
PROJECT RECORD DOCUMENTS

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes administrative and procedural requirements for Project Record Documents, including the following:
  - 1. Record Drawings.
  - 2. Record Specifications.
  - 3. Record Product Data.
- B. See Division 01 Section "Operation and Maintenance Data" for operation and maintenance manual requirements.
- C. See Divisions 01 through 16 Sections for specific requirements for Project Record Documents of the Work in those Sections.

1.2 SUBMITTALS

- A. Record Drawings: Comply with the following:
  - 1. Number of Copies: Submit two sets of marked-up Record Prints.
  - 2. Number of Copies: Submit copies of Record Drawings as follows:
    - a. Final Submittal: Submit two sets of marked-up Record Prints
- B. Record Specifications: Submit two copies of Project's Specifications, including addenda and contract modifications.
- C. Record Product Data: Submit two copies of each Product Data submittal.
- D. Submit PDF's of Record Drawings, Record Specifications, Record Change Orders, Requests for Proposal, Documentation of use of Allowances, Product and Contractor's Warrantees, Product Test Reports, Final Surveys, Record Product Data, etc on 2 discs.

PART 2 - PRODUCTS

2.1 RECORD DRAWINGS

- A. Record Prints: Maintain one set of blue- or black-line white prints of the Contract Drawings and Shop Drawings.
  - 1. Preparation: Mark Record Prints to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is Installer, subcontractor, or similar

entity, to prepare the marked-up Record Prints.

- a. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later.
  - b. Record data as soon as possible after obtaining it. Record and check the markup before enclosing concealed installations.
2. Mark the Contract Drawings or Shop Drawings, whichever is most capable of showing actual physical conditions, completely and accurately. If Shop Drawings are marked, show cross-reference on the Contract Drawings.
  3. Mark record sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at same location.
  4. Note Construction Change Directive numbers, alternate numbers, Change Order numbers, and similar identification, where applicable.
- B. Format: Identify and date each Record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location.
1. Record Prints: Organize Record Prints and newly prepared Record Drawings into manageable sets. Bind each set with durable paper cover sheets. Include identification on cover sheets.
  2. Record Transparencies: Organize into unbound sets matching Record Prints. Place transparencies in durable tube-type drawing containers with end caps. Mark end cap of each container with identification. If container does not include a complete set, identify Drawings included.
  3. Record CAD Drawings: Organize CAD information into separate electronic files that correspond to each sheet of the Contract Drawings. Name each file with the sheet identification. Include identification in each CAD file.
  4. Identification: As follows:
    - a. Project name.
    - b. Date.
    - c. Designation "PROJECT RECORD DRAWINGS."
    - d. Name of Architect and Engineer.
    - e. Name of Contractor.

## 2.2 RECORD SPECIFICATIONS

- A. Preparation: Mark Specifications to indicate the actual product installation where installation varies from that indicated in Specifications, addenda, and contract modifications.
1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
  2. Mark copy with the proprietary name and model number of products, materials, and equipment furnished, including substitutions and product options selected.
  3. Record the name of manufacturer, supplier, Installer, and other information necessary to provide a record of selections made.

4. Note related Change Orders, Record Product Data, and Record Drawings where applicable.

## 2.3 RECORD PRODUCT DATA

- A. Preparation: Mark Product Data to indicate the actual product installation where installation varies substantially from that indicated in Product Data submittal.
  1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
  2. Include significant changes in the product delivered to Project site and changes in manufacturer's written instructions for installation.
  3. Note related Change Orders, Record Specifications, and Record Drawings where applicable.

## 2.4 MISCELLANEOUS RECORD SUBMITTALS

- A. Assemble miscellaneous records required by other Specification Sections for miscellaneous record keeping and submittal in connection with actual performance of the Work. Bind or file miscellaneous records and identify each, ready for continued use and reference.
- B. Completed Test Reports.

## PART 3 - EXECUTION

### 3.1 RECORDING AND MAINTENANCE

- A. Recording: Maintain one copy of each submittal during the construction period for Project Record Document purposes. Post changes and modifications to Project Record Documents as they occur; do not wait until the end of Project.
- B. Maintenance of Record Documents and Samples: Store Record Documents and Samples in the field office apart from the Contract Documents used for construction. Do not use Project Record Documents for construction purposes. Maintain Record Documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to Project Record Documents for Architect's reference during normal working hours.

END OF SECTION 017830

SECTION 017310  
CUTTING AND PATCHING

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes procedural requirements for cutting and patching.
- B. Definition: Cutting and patching includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and repair required to restore surfaces to their original condition.
- C. Refer to other sections for other requirements and limitations applicable to cutting and patching individual parts of the Work.

1.2 SUBMITTALS

- A. Cutting and Patching Plan: Submit a proposal to the Architect, describing procedures at least 14 calendar days in advance of the time cutting and patching will initially be performed.
  - 1. Include the following information, as applicable:
    - a. Description of the extent of cutting and patching required. Show how it will be performed and indicate why it cannot be avoided.
    - b. Description of the anticipated results in terms of changes to existing construction. Include changes to structural elements and operating components as well as changes in appearance and other significant visual elements.
    - c. List of products to be used and entities that will perform work.
    - d. Dates and hours of operation when cutting and patching will be performed.
    - e. Compatibility and cohesion characteristics of patching compounds with adjacent materials.
  - 2. Approval by the Architect to proceed with cutting and patching does not waive the right to later require complete removal and replacement of unsatisfactory work.

1.3 QUALITY ASSURANCE

- A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
  - 1. The cutting and patching plan shall include but not be necessarily limited to work required at the following structural elements if they are present:
    - a. Concrete walls.
    - b. Structural concrete.

- c. Structural steel.
  - d. Lintels.
  - e. Miscellaneous structural metals.
  - f. Equipment supports.
  - g. Piping, ductwork, vessels and equipment.
  - h. Structural systems of other construction.
- B. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or in increased maintenance or decreased operational life or safety.
- 1. The cutting and patching plan shall include but not be necessarily limited to work required at the following operating elements or safety related systems if they are present:
    - a. Primary operational systems and equipment.
    - b. Air or smoke barriers.
    - c. Water, moisture or vapor barriers.
    - d. Membranes and flashings.
    - e. Fire protection systems.
    - f. Noise and vibration control elements and systems.
    - g. Control systems.
    - h. Communication systems.
    - i. Conveying systems.
    - j. Electrical wiring systems.
    - k. Operating systems of other construction.
- C. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- 1. Engage a specialist who is specifically experienced in the work.
  - 2. The cutting and patching plan shall include but not be necessarily limited to work required at the following visual elements if they are present:
    - a. Processed concrete finishes.
    - b. Firestopping.
    - c. Acoustical ceilings.
    - d. Finished flooring.
    - e. Carpeting.
    - f. Aggregate wall.
    - g. Wall covering.

#### 1.4 EXISTING WARRANTIES

- A. Replace, patching and repair material and surfaces cut or damaged by methods and with materials in such a manner as not to avoid any existing warranties.



## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Use materials identical to existing materials to the maximum extent available.
- B. For exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.
- C. Use materials whose installed performance will equal or surpass that of existing materials.

## PART 3 - EXECUTION

### 3.1 INSPECTION

- A. Before cutting, examine surfaces to be cut and patched and conditions under which cutting and patching is to be performed. If unsafe or unsatisfactory conditions are encountered, take corrective action before proceeding.
- B. Before proceeding with cutting and patching involving two or more trades, meet at the Project site with the entities providing or affected by the cutting and patching. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

### 3.2 PREPARATION

- A. Temporary Support: Provide temporary support of Work to be cut.
- B. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.
- D. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to prevent interruption to occupied areas.

### 3.3 PERFORMANCE

- A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.

- B. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
  - 1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
  - 2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
  - 3. Concrete, Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
  - 4. Excavating and Backfilling: Comply with requirements in applicable Division 2 Sections where required by cutting and patching operations.
  - 5. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
  - 6. Proceed with patching after construction operations requiring cutting are complete.
  
- C. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections.

#### 3.4 CLEANING

- A. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.
  
- B. Thoroughly clean piping, conduit and similar features before applying paint, restored pipe coverings, or other finishing materials.

END OF SECTION 017300

SECTION 017320  
SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- A. This section includes the following:
  - 1. Demolition and removal of selected portions of a building.
  - 2. Demolition and removal of selected site elements.
  - 3. Repair procedures for selective demolition operations.
- B. Definitions:
  - 1. Remove: Detach items from existing construction and legally dispose of them.
  - 2. Remove and Salvage: Detach items from existing construction and deliver them to Owner ready for reuse.
  - 3. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.
  - 4. Existing to Remain: Existing items of construction that are not to be removed.

1.2 MATERIALS OWNERSHIP

- A. Except for items or materials indicated to be salvaged, reinstalled or otherwise indicated to remain the Owner's property, demolished materials shall become the Contractor's property and shall be removed from the site with further disposition at Contractor's option.

1.3 SUBMITTALS

- A. Proposed dust-control measures.
- B. Proposed noise-control measures.
- C. Schedule of Selective Demolition Activities: Indicate the following:
  - 1. Detailed sequence of selective demolition work, with starting and ending dates for each activity.
  - 2. Interruption of utility services.
  - 3. Coordination for shutoff, capping, and continuation of utility services.
  - 4. Locations of temporary partitions and means of egress.
  - 5. Procedures to ensure uninterrupted progress of Owner's on-site operations.
  - 6. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.
- D. Photographs or Videotape: Before work begins, submit sufficiently detailed photographs or videotapes showing existing conditions of adjoining construction and

site improvements, including finish surfaces, which might be misconstrued as damage caused by selective demolition operations.

#### 1.4 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with governing EPA notification regulations before starting selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with NFPA 241 and ANSI A10.6.
- C. Pre-Demolition Conference: Conduct conference at Project site to comply with requirements in Division 1 section "Project Management and Coordination." 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 and finalize demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
  - 3. Review requirements of work performed by other trades that rely on substrates exposed by demolition operations.

#### 1.5 PROJECT CONDITIONS

- A. The Contractor shall remove the existing items required for installation of New Work.
- B. The Contractor shall remove and reinstall existing items required for the installation of New Work.
- C. On-site storage or sale of removed items or materials will not be permitted.
- D. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
- E. Fire Protection: Maintain fire-protection services during selective demolition operations.

### PART 2 - PRODUCTS

#### 2.1 REPAIR MATERIALS

- A. Where available and appropriate for use, provide repair materials that are identical to existing materials.
- B. Where identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.

- C. Use materials whose installed performance equals or surpasses that of existing materials.
- D. See schedule below for images of existing materials.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Verify that utilities to be removed have been disconnected and capped.
- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- C. When encountering unanticipated mechanical, electrical or structural elements that conflict with the intended function or design, investigate and measure the nature and extent of the conflict. Promptly submit a written report to the Owner's Representative.
- D. Survey the condition of the building to determine whether removing any element might result in a structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during selective demolition.
- E. Perform surveys as the selective demolition progresses to detect hazards resulting from the activities.

### 3.2 UTILITY SERVICES

- A. Existing Utilities: Maintain services and protect them against damage during selective demolition operations.
- B. Do not interrupt existing utilities serving occupied or operating facilities, except when authorized in writing by authorities having jurisdiction.
  - 1. Provide not less than 5 working days' notice to the Owner's Representative if shutdown of service is required.
- C. Utility Requirements:
  - 1. Owner will arrange to shut off utilities when requested by Contractor.
  - 2. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve or plug and seal the remaining portion of pipe or conduit after bypassing.
  - 3. Do not start selective demolition work until utility disconnection and sealing have been completed and verified.
  - 4. Cap water piping below grade. Prepare for possible re-use. Mark off end of piping below grade.
  - 5. Cap waste piping below grade. Prepare for possible re-use. Mark off end of piping below grade.

### 3.3 PREPARATION

- A. Dangerous Materials: Drain, purge or otherwise remove, collect and dispose of chemicals, gases, explosives, acids, flammables or other dangerous materials before proceeding with selective demolition operations.
- B. Temporary Site Control: Remove debris and conduct demolition operations in a manner to ensure minimum interference with roads, streets, walks, walkways, corridors, and other adjacent occupied or used facilities.
  - 1. Do not close or obstruct streets, walks, walkways, corridors, or other adjacent occupied or used facilities without permission from the Owner's Representative and authorities having jurisdiction.
- C. Temporary Facilities: Conduct demolition operations in a manner to prevent injury to people and damage to adjacent building and facilities to remain. Provide for safe passage of people around selective demolition area.
  - 1. Erect temporary protection, such as walks, fences, railings, canopies and covered passageways, where required for safety of persons.
  - 2. Protect existing site improvements, appurtenances and landscaping to remain.
  - 3. Protect walls, ceilings, floors and other existing finish work that are to remain and are exposed during selective demolition operations.
- D. Temporary Shoring: Provide and maintain shoring, bracing or other structural support to preserve stability and prevent movement, settlement or collapse of building to be selectively demolished. Strengthen or add new supports when required during the progress of selective demolition.

### 3.4 POLLUTION CONTROLS

- A. Dust Control: Use temporary enclosures and other suitable methods complying with governing environmental protection regulations to limit the spread of dust and dirt.
  - 1. Do not use water when it may damage existing construction or create hazardous or objectionable conditions, such as ice, flooding or pollution.
- B. Disposal: Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas. Clean evidence of tracking by transport means on interior.
- C. Cleaning: Clean adjacent structures and site improvements of dust, dirt and debris caused by selective demolition operations. Return adjacent areas to condition existing before start of selective demolition.

### 3.5 SELECTIVE DEMOLITION

- A. Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete selective demolition within limitations of governing regulations and as follows:
1. Proceed with selective demolition systematically. Conduct work in an order that avoids transporting removed items and debris through areas with completed selective demolition work, and that allows for removal of items before supports for those items are removed in another area.
  2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage adjoining construction to remain. Use hand or small power tools designed for sawing or grinding, not for hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
  3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
  4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations, and maintain adequate ventilation when using cutting torches.
  5. Remove decayed, vermin-infested and other dangerous or unsuitable materials, and promptly dispose of these materials off-site.
  6. Lower removed structural framing members to ground by method suitable to avoid free fall and to prevent floor impact or dust generation.
  7. Return elements of construction and surfaces to remain to condition existing before start of selective demolition operations.
- B. Existing Facilities: Comply with building Owner's regulations for using and protecting corridors, stairs, walkways, loading docks, building entries and other building facilities during selective demolition operations.
- C. Disposal of Salvaged Items and Items to be Reinstalled:
1. Reinstallation: Where items are indicated to be removed and reinstalled, install the materials and equipment in locations indicated. Comply with installation requirements for new materials and equipment.
  2. Delivery to Owner: Where items are indicated to be removed and salvaged, transport the materials and equipment to the area on-site designated by the Owner's Representative or indicated on the Drawings.
- D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by the Owner's Representative, items may be removed to a suitable, protected storage location during selective demolition and then cleaned and reinstalled in their original locations.
- E. Concrete: Demolish concrete in small sections. At junctures with construction to remain, cut concrete using power-driven masonry saw or hand tools; do not use power-driven impact tools.

### 3.6 PATCHING AND REPAIRS

- A. Promptly patch and repair holes and damaged surfaces caused to adjacent construction by selective demolition operations.
- B. Repairs: Where repairs to existing surfaces are required, patch to produce surfaces suitable for new materials.
- C. Finishes: Restore exposed finishes of patched areas and extend finish restoration into adjoining construction to remain in a manner that eliminates evidence of patching and refinishing.
- D. Wall Surfaces: Patch and repair wall surfaces in each space where demolished walls or partitions result in extending one finished area into another. Provide a flush and even surface of uniform color and appearance.
  - 1. Closely match texture and finish of existing adjacent surface.
  - 2. Patch with durable seams that are as invisible as possible. Comply with specified tolerances.
  - 3. Where patching smooth painted surfaces, extend final paint coat over entire unbroken surface containing the patch after the patched surface has received primer and other specified undercoats.
  - 4. Where feasible, inspect and test patched areas to demonstrate integrity of the installation.

### 3.7 DISPOSAL OF DEMOLISHED MATERIALS

- A. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
- B. Do not burn demolished materials.
- C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

END OF SECTION 017320



## SELECTIVE SITE DEMOLITION

### SECTION 020700

#### PART 1 - GENERAL

##### 1.1 RELATED DOCUMENTS

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

##### 1.2 SUMMARY

- A. This Section includes the following:
  - 1. Demolition and removal of selected site elements.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
  - 1. Division 2 Section "Site Clearing" for site clearing and removing above- and below-grade improvements.
  - 2. Division 2 Section "Earthwork" for soil materials, excavating, backfilling, and site grading.

##### 1.3 DEFINITIONS

- A. Remove: Remove and legally dispose of items except those indicated to be reinstalled, salvaged or to remain the Owner's property.
- B. Existing to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by the Landscape Architect, items may be removed to a suitable, protected storage location during selective demolition and then cleaned and reinstalled in their original locations.

##### 1.4 MATERIALS OWNERSHIP

- A. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain the Owner's property, demolished materials shall become the Contractor's property and shall be removed from the site with further disposition at the Contractor's option.

##### 1.5 SUBMITTALS

- A. General: Submit each item in this Article according to the Conditions of the Contract

and Division 1 Specification Sections, for information only, unless otherwise indicated.

- B. Inventory of items to be removed by Owner
- C. Photographs or videotape, sufficiently detailed, of existing conditions of adjoining construction and site improvements that might be misconstrued by selective demolition operations.

#### 1.6 PROJECT CONDITIONS

- A. Owner will occupy portions of park immediately adjacent to selective demolition area. Conduct selective demolition so that Owner's operations will not be disrupted. Provide not less than 72 hours notice to Owner of activities that will affect Owner's operations.
- B. Storage or sale of removed items or materials on-site will not be permitted.

#### 1.7 SCHEDULING

- A. Arrange selective demolition schedule so as not to interfere with Owner's on-site operations.

#### 1.8 WARRANTY

- A. Existing Special Warranty: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties.

### PART 2 - PRODUCTS

#### 2.1 REPAIR MATERIALS

- A. Use repair materials identical to existing materials.
  - 1. Where identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.
  - 2. Use materials whose installed performance equals or surpasses that of existing materials.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped.
- B. Survey existing conditions and correlate with requirements indicated to determine

extent of selective demolition required.

- C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.
- D. When unanticipated mechanical, electrical, or structural elements that conflict with the intended function or design are encountered, investigate and measure the nature and extent of the conflict. Promptly submit a written report to the Architect.

### 3.2 UTILITY SERVICES

- A. Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
  - 1. Do not interrupt existing utilities serving occupied or operating facilities, except when authorized in writing by Owner and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to Owner and to governing authorities.
    - a. Provide not less than 72 hours notice to Owner if shutdown of service is required during changeover.

### 3.3 PREPARATION

- A. Conduct demolition operations and remove debris to ensure minimum interference with roads, streets, walks, park facilities, and other adjacent occupied and used facilities.
  - 1. Do not close or obstruct streets, walks, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
- B. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around selective demolition area.
  - 1. Erect temporary protection, such as walks, fences, railings, as required.
  - 2. Protect existing site improvements, appurtenances, and landscaping to remain.
  - 3. Erect a plainly visible fence around drip line of individual trees or around perimeter drip line of groups of trees to remain.

### 3.4 POLLUTION CONTROLS

- A. Use water mist, temporary enclosures, and other suitable methods to limit the spread of dust and dirt. Comply with governing environmental protection regulations.
- B. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- C. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before start of selective demolition.

### 3.5 SELECTIVE DEMOLITION

- A. Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete Work within limitations of governing regulations and as follows:
  - 1. Dispose of demolished items and materials promptly. On-site storage or sale of removed items is prohibited.
  - 2. Return elements of construction and surfaces to remain to condition existing before start of selective demolition operations.
  - 3. Demolish concrete footings, pavement, walks and basketball court.
  - 4. Remove portions of chain-link and concrete footings - foundations
- B. Demolish concrete and masonry in small sections. Cut concrete and masonry at junctures with construction to remain, using power-driven masonry saw or hand tools; do not use power-driven impact tools.
- C. Break up and remove concrete slabs on grade, unless otherwise shown to remain.

### 3.6 PATCHING AND REPAIRS

- A. Promptly patch and repair holes and damaged surfaces caused to adjacent construction by selective demolition operations.
- B. Where repairs to existing surfaces are required, patch to produce surfaces suitable for new materials.
- C. Restore exposed finishes of patched areas and extend finish restoration into adjoining construction to remain in a manner that eliminates evidence of patching and refinishing.

### 3.7 DISPOSAL OF DEMOLISHED MATERIALS

- A. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
- B. Burning: Do not burn demolished materials. Burning of any nature on site is prohibited.
- C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

### 3.8 CLEANING

- A. Sweep adjacent walkways, streets and other areas broom clean on completion of selective demolition operation.

3.9 SELECTIVE DEMOLITION SCHEDULE

- A. Remove items indicated on the drawings.
- B. Remove, salvage, reconstruct and reinstall the items indicated on the drawings.

END OF SECTION 020700

SITE CLEARING  
SECTION 022300

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes the following:
  - 1. Protecting existing trees and vegetation to remain.
  - 2. Removing trees and other vegetation.
  - 3. Clearing and grubbing.
- B. Related Sections include the following:
  - 1. Division 2 Section "Earthwork" for soil materials, excavating, backfilling, and site grading.
  - 2. Division 2 Section "site clearing" for site for site clearing and removing above and below grade improvements.

1.3 MATERIALS OWNERSHIP

- A. Except for materials indicated to be stockpiled or to remain Owner's property, cleared materials shall become Contractor's property and shall be removed from the site.

1.4 SUBMITTALS

- A. Photographs or videotape, sufficiently detailed, of existing conditions of trees and plantings, adjoining construction, and site improvements that might be misconstrued as damage caused by site clearing.

1.5 PROJECT CONDITIONS

- A. Traffic: Minimize interference with adjoining roads, streets, walks, and other adjacent occupied or used facilities during site-clearing operations.
  - 1. Do not close or obstruct streets, walks, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction.
  - 2. Provide alternate routes around closed or obstructed traffic ways if required by authorities having jurisdiction.

B. Salvable Improvements: Carefully remove items indicated to be salvaged and store on Owner's premises where indicated.

C. Notify utility locator service for area where Project is located before site clearing.

## PART 2 - PRODUCTS (Not Applicable)

## PART 3 - EXECUTION

### 3.1 PREPARATION

- A. Protect and maintain benchmarks and survey control points from disturbance during construction.
- B. Provide erosion-control measures to prevent soil erosion and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- C. Locate and clearly flag trees and vegetation to remain or to be relocated.
- D. Protect existing site improvements to remain from damage during construction.
  - 1. Restore damaged improvements to their original condition, as acceptable to Owner.

### 3.2 UTILITIES

- A. Locate, identify, disconnect, and seal or cap off utilities indicated to be removed.
  - 1. Owner will arrange to shut off indicated utilities when requested by Contractor.
  - 2. Arrange to shut off indicated utilities with utility companies
- B. Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:
  - 1. Notify Landscape Architect not less than two days in advance of proposed utility interruptions.
  - 2. Do not proceed with utility interruptions without Owner's written Permission.
- C. Excavate for and remove underground utilities indicated to be removed.

### 3.3 CLEARING AND GRUBBING

- A. Remove obstructions, trees, shrubs, grass, and other vegetation to permit installation of new construction. Removal includes digging out stumps and obstructions and grubbing roots.

1. Do not remove trees, shrubs, and other vegetation indicated to remain or to be relocated or directed to remain by the Landscape Architect.
  2. Cut minor roots and branches of trees indicated to remain in a clean and careful manner where such roots and branches obstruct installation of new construction.
  3. Completely remove stumps, roots, obstructions, and debris extending to a depth of 18 inches below exposed subgrade.
  4. Use only hand methods for grubbing within drip line of remaining trees.
- B. Fill depressions caused by clearing and grubbing operations with satisfactory soil material, unless further excavation or earthwork is indicated.
1. Place fill material in horizontal layers not exceeding 8-inch loose depth, and compact each layer to a density equal to adjacent original ground.

### 3.4 DISPOSAL

- A. Disposal: Remove and legally dispose of any surplus soil material, unsuitable topsoil, obstructions, demolished materials, and waste materials, including trash and debris, and legally dispose of them off Owner's property.

### 3.5 SITE IMPROVEMENTS

- A. Remove existing above- and below-grade improvements as indicated and as necessary to facilitate new construction.
- B. Remove slabs, paving, curbs, gutters, walks and aggregate base as indicated.
1. Unless existing full-depth joints coincide with line of demolition, neatly saw-cut length of existing pavement to remain before removing existing pavement. Saw-cut faces vertically.

END OF SECTION 022300



SECTION 023000  
EARTHWORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes the following:
  - 1. Preparing subgrades for slabs-on-grade, walks, pavements, lawns, and plantings.
  - 2. Subbase course for concrete walks and courts.

1.3 DEFINITIONS

- A. Backfill: Soil materials used to fill an excavation.
- B. Borrow: Satisfactory soil imported from off-site for use as fill or backfill.
- C. Excavation: Removal of material encountered above subgrade elevations.
- D. Fill: Soil materials used to raise existing grades in lawns and areas not requiring excessive compaction.
- E. Select Fill: Structural fill for use under walks and paved areas.
- F. Subgrade: Surface or elevation remaining after completing excavation, or top surface of a fill or backfill immediately below subbase, drainage fill, or topsoil materials.
- G. Utilities include on-site underground pipes, conduits, ducts, and cables, as well as underground services within buildings.

1.4 PROJECT CONDITIONS

- A. Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted in writing by Landscape Architect and then only after arranging to provide temporary utility services according to requirements indicated:
  - 1. Notify Landscape Architect not less than two days in advance of proposed utility interruptions.
  - 2. Do not proceed with utility interruptions without Landscape Architect's written permission.

3. Contact utility-locator service for area where Project is located before excavating.
- B. Demolish and completely remove from site existing underground utilities indicated to be removed. Coordinate with utility companies to shut off services if lines are active.

## PART 2 - PRODUCTS

### 2.1 SOIL MATERIALS

- A. General: Inorganic sand with no more than 20% by weight passing a number 200 sieve with a plasticity index, PI, less than 6.

## PART 3 - EXECUTION

### 3.1 PREPARATION

- A. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.
- B. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

### 3.2 DEWATERING

- A. Prevent surface water and ground water from entering excavations, from ponding on prepared subgrades, and from flooding Project site and surrounding area.
- B. Protect subgrades from softening, undermining, washout, and damage by rain or water accumulation.
  1. Reroute surface water runoff away from excavated areas. Do not allow water to accumulate in excavations. Do not use excavated trenches as temporary drainage ditches.

### 3.3 EXCAVATION, GENERAL

- A. Unclassified Excavation: Excavation to subgrade elevations regardless of the character of surface and subsurface conditions encountered, including rock, soil materials, and obstructions.

### 3.4 EXCAVATION FOR WALLS AND OTHER STRUCTURAL ELEMENTS

- A. Excavate to indicated elevations and dimensions within a tolerance of plus or minus 1 inch. Extend excavations a sufficient distance from structures for placing and removing concrete formwork, for installing services and other construction, and for inspections.
  - 1. Excavations for Footings and Foundations: Do not disturb bottom of excavation. Excavate by hand to final grade just before placing concrete reinforcement. Trim bottoms to required lines and grades to leave solid base to receive other work.

### 3.5 EXCAVATION FOR WALKS AND PAVEMENTS

- A. Excavate surfaces under walks, pavements and courts to indicated cross sections, elevations, and grades.

### 3.6 EXCAVATION FOR PICKLEBALL COURTS AND PARKING

- A. Excavate to a depth of 8" below existing soils within the footprint of the pickleball courts and five (5) feet beyond the court perimeter.

### 3.7 APPROVAL OF SUBGRADE

- A. Notify Landscape Architect when excavations have reached required subgrade.
- B. If Landscape Architect determines that unsatisfactory soil is present, continue excavation and replace with compacted backfill or fill material as directed.
  - 1. Additional excavation and replacement material will be paid for according to Contract provisions for changes in the Work.

### 3.8 UNAUTHORIZED EXCAVATION

- A. Fill unauthorized excavation under foundations or wall footings by extending bottom elevation of concrete foundation or footing to excavation bottom, without altering top elevation. Lean concrete fill may be used when approved by Landscape Architect.

### 3.9 STORAGE OF SOIL MATERIALS

- A. Stockpile soil materials if required without intermixing. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.
  - 1. Stockpile soil materials away from edge of excavations. Do not store within drip line of remaining trees.

### 3.10 BACKFILL

- A. Place and compact backfill in excavations promptly.

### 3.11 UTILITY TRENCH BACKFILL

- A. Backfill trenches excavated under footings and within 18 inches of bottom of footings; fill with concrete to elevation of bottom of footings.
- B. Place and compact initial backfill of subbase material, free of particles larger than 1 inch, to a height of 12 inches over the utility pipe or conduit.
- C. Place and compact final backfill of satisfactory soil material to final subgrade.

### 3.12 FILL

- A. Remove vegetation, topsoil, debris, unsatisfactory soil materials, obstructions, and deleterious materials from ground surface before placing fills.
- B. Place and compact fill material in layers to required elevations.

### 3.13 MOISTURE CONTROL

- A. Uniformly moisten or aerate subgrade and each subsequent fill or backfill layer before compaction to within 2 percent of optimum moisture content.
  - 1. Do not place backfill or fill material on surfaces that are muddy.
  - 2. Remove and replace, or scarify and air-dry, otherwise satisfactory soil material that exceeds optimum moisture content by 2 percent and is too wet to compact to specified dry unit weight.

### 3.14 COMPACTION OF BACKFILLS AND FILLS

- A. Place backfill and fill materials in layers not more than 8 inches in loose depth for material compacted by heavy compaction equipment, and not more than 4 inches in loose depth for material compacted by hand-operated tampers.
- B. Place backfill and fill materials evenly on all sides of structures to required elevations, and uniformly along the full length of each.
- C. Compact soil to not less than the following percentages of maximum dry unit weight according to ASTM D 698:
  - 1. Under structures, building slabs, steps, and pavements, scarify and recompact top 12 inches of existing sub grade and each layer of backfill or fill material at 95 percent.
  - 2. Under walkways, scarify and recompact top 6 inches below subgrade and compact each layer of backfill or fill material at 92 percent.
  - 3. Under lawn or unpaved areas, scarify and recompact top 6 inches below subgrade and compact each layer of backfill or fill material at 85 percent.
  - 4. Under pickleball courts, compact top six (6) inches to at least 100% SPD.

### 3.15 GRADING

- A. General: Uniformly grade areas to a smooth surface, free from irregular surface changes. Comply with compaction requirements and grade to cross sections, lines, and elevations indicated.
  - 1. Provide a smooth transition between adjacent existing grades and new grades.
  - 2. Cut out soft spots, fill low spots, and trim high spots to comply with required surface tolerances.
- B. Site Grading: Slope grades to direct water away from buildings and to prevent ponding. Finish subgrades to required elevations within the following tolerances:
  - 1. Lawn or Unpaved Areas: Plus or minus 1 inch.
  - 2. Pavements: Plus or minus 1/2 inch.

### 3.16 SUBBASE AND BASE COURSES

- A. Under pavements, walks, and courts place subbase course on prepared subgrade and as follows:
  - 1. Place base course material over subbase.
  - 2. Compact subbase and base courses at optimum moisture content to required grades, lines, cross sections, and thickness to not less than 95 percent of maximum dry unit weight according to ASTM D 1557.
  - 3. Shape sub base and base to required crown elevations and cross-slope grades.
  - 4. When thickness of compacted subbase or base course is 6 inches or less, place materials in a single layer.

### 3.17 FIELD QUALITY CONTROL

- A. Testing Agency: The Owner will engage a qualified independent geotechnical engineering testing agency to perform field quality-control testing although testing is not anticipated for earthwork operations.
- B. Contact testing agency to inspect and test subgrades and each fill or backfill layer. Proceed with subsequent earthwork only after test results for previously completed work comply with requirements.
- C. When testing agency reports that subgrades, fills, or backfills have not achieved degree of compaction specified, scarify and moisten or aerate, or remove and replace soil to depth required; recompact and retest until specified compaction is obtained.

### 3.18 PROTECTION

- A. Protecting Graded Areas: Protect newly graded areas from traffic and erosion. Keep free of trash and debris.

- B. Repair and reestablish grades to specified tolerances where completed or partially completed surfaces become eroded, rutted, settled, or where they lose compaction due to subsequent construction operations or weather conditions.
  - 1. Scarify or remove and replace soil material to depth as directed by Landscape Architect; reshape and recompact.
  
- C. Where settling occurs before Project correction period elapses, remove finished surfacing, backfill with additional soil material, compact, and reconstruct surfacing.
  - 1. Restore appearance, quality, and condition of finished surfacing to match adjacent work, and eliminate evidence of restoration to the greatest extent possible.

### 3.19 DISPOSAL OF SURPLUS AND WASTE MATERIALS

- A. Remove and legally dispose of surplus waste material, including soil, trash, and debris off Owner's property.

END OF SECTION 023000

ASPHALTIC CONCRETE PAVING  
SECTION 025130

PART 1 - GENERAL

1.1 DESCRIPTION

A. Provide Asphaltic concrete paving as shown and specified. The work includes:

1. Final subgrade preparation and paving base.
2. Pickleball court paving.

B. Related work:

1. Section 02200: Earthwork
2. Section 02751: Cement Concrete Pavement
3. Section 02462: Pickleball Court Surfacing

1.2 QUALITY ASSURANCE

A. Comply with Section 02000 requirements.

B. Testing and inspection: Performed by a qualified independent testing laboratory.

C. City to provide and pay for testing and inspection during paving operations. Laboratory and inspection service shall be acceptable to the Landscape Architect.

D. Materials and methods of construction shall comply with the following standards:

1. Alabama State Highway Department Standard Specifications for Highways and Bridges, latest edition.
2. American Society for Testing and Materials, (ASTM).
3. American Association of State Highway and Transportation Officials, (AASHTO).
4. Asphalt Institute, (AI)
5. National Crushed Stone Association, (NCSA).
6. International Slurry Seal Association, (ISSA).

E. Provide material furnished by a bulk asphaltic concrete producer regularly engaged in the production of hot-mix, lot-laid asphaltic concrete paving materials.

F. Tolerances:

1. In-place compacted thickness:
  - a. Base Course: Plus or minus  $\frac{1}{2}$  in.
  - b. Surface course: Maximum  $\frac{1}{4}$ " plus, minus 0".
2. Finished surface smoothness:

- a. Surface course: Maximum 1/8" in 10'-0", any direction.
- b. Base Course: 1/4" in.

### 1.3 SUBMITTALS

#### A. Product data:

1. Submit mix design on asphalt for approval.
2. Submit herbicide product data.

#### B. Submit reports for testing and inspection of the following:

1. Subgrade surfaces.
2. Base materials.
3. Surface materials.
4. Compaction operations.

### 1.4 DELIVERY, STORAGE AND HANDLING

#### A. Deliver manufactured products in manufacturer's original, unopened, and undamaged containers with labels intact and legible.

#### B. Store and handle manufactured products to prevent damage and deterioration.

### 1.5 PROJECT CONDITIONS

#### A. Weather limitations:

1. Do not install base course materials over wet or frozen subgrade surfaces.
2. Do not apply prime and tack coat materials when temperature is 50 degrees F or below. Do not apply to wet base surface.

#### B. Grade control: Establish and maintain the required lines and grades, including crown, inverted crown, and cross-slopes, for each course during paving operations.

#### C. Provide temporary barricades and warning lights as required for protection of project work and public safety.

#### D. Protect adjacent work from damage, soiling, and staining during paving operations.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

#### A. Subgrade fill: In accordance with Section 02300: Earthwork.



- B. Aggregate base surface courts: In accordance with Section 02300: Earthwork.
  - 1. 6" crushed aggregate Base Course (ALDOT Section 825B) compacted to 100% standard Density.
- C. Soiler sterilizer: Granular weed growth inhibiting type herbicide, labeled for use under asphaltic concrete pavement surfaces. Material shall not damage trees and plants adjacent to pavement surfaces.
- D. Asphalt: Conform to Alabama Highway Department specification Section 429A Hot Bituminous Pavement and 429B Bituminous Binder. All aggregates, fine (sand type) and course shall be crushed stone (limestone) free of gravel, sand, and iron pyrites and conforming to Section 801.03. Submit mix design for approval.
- E. Pickleball court surface: See Section 02462 for pickleball court surfacing.
- F. Paving Geotextile: Nonwoven polypropylene, specifically designed for paving applications, resistant to chemical attack and mildew.

## 2.2 EQUIPMENT

- A. Paving equipment: Spreading, self-propelled asphalt paving machines capable of maintaining line, grade, and thickness shown.
- B. Compacting equipment: Self-propelled rollers, minimum 10-ton weight.
- C. Hand tools: Rakes, shovels, tampers, and other miscellaneous equipment required to complete the work.

## PART 3 - EXECUTION

### 3.1 INSPECTION

- A. Examine subgrades and installation conditions. Do not start asphaltic concrete paving work until unsatisfactory conditions are corrected.

### 3.2 INSTALLATION: GENERAL

- A. Comply with Asphaltic Institute (AI) MS-3 Asphalt Plant Manual for material storage, control and mixing, and for plant equipment and operation.
- B. Transport asphaltic concrete mixtures from the mixing plant to the project site in trucks with tight, clean compartments.

### 3.3 INSTALLATION: SURFACE MATERIALS

- A. Remove loose and foreign material from compacted base immediately before application of surface materials. Do not start surface work until all other work which may damage the finish surface is completed.
- B. Apply herbicide at manufacturer's recommended rates.
- C. Place paving geotextile promptly according to manufacturer's written instructions. Broom or roll geotextile smooth and free of wrinkles and folds. Overlap longitudinal joints 4 inches and transverse joints 6 inches.
  - 1. Protect paving geotextile from traffic and other damage and place overlay paving the same day.
- D. Install asphaltic material in one course, total compacted depth of not less than 2.5". Apply in a north/south direction.
- E. Place materials in strips not less than 10'-0" wide. After the first strip has been placed and rolled, place all succeeding strips and extend rolling to overlap previous strips.
- F. Carefully make joints between old and new pavements, and between successive day's work, to ensure a continuous bond between adjoining work. Construct joints to have the same texture, density, and smoothness as other sections of the asphalt concrete course.
- G. Begin rolling operations when the asphalt concrete mixture will bear the weight of the roller without excessive displacement.
- H. Perform breakdown, second and finish rolling until the asphalt concrete mixture has been compacted to the required surface density and smoothness. Continue rolling until all roller marks are eliminated. Provide a smooth compacted surface true to thickness and elevations required.
- I. After final rolling, do not permit vehicular traffic on to the pavement.
- J. Protect newly placed material from traffic by barricades or other suitable methods acceptable to the Landscape Architect.

#### 3.4 FIELD QUALITY CONTROL

- A. Provide field quality control testing and inspection during asphaltic concrete paving operations.
- B. Contractor shall provide adequate notice, cooperate with, provide access to the work, obtain samples, and assist Test Agency and their representatives in execution of their function.
- C. Before constructing base course, field verify subgrade surfaces are adequate and meet or exceed design bearing values.

- D. Coordinate laboratory tests on asphalt pavement mixes to determine compliance with specified requirements.
- E. Coordinate tests for aggregate base for each course for each day's work.
- F. Test in-place asphalt base course and surface courses for compliance with density and thickness. Take not less than 4" diameter pavement specimens of each completed course. Repair test specimen holes to match adjacent work.
  - 1. Average density of in-place material: Equal to or greater than 97%, with no individual determination less than 95% of average density of laboratory specimens.
  - 2. Perform 1 test for density for each course for each day's work.
  - 3. Thickness: Make 1 test (minimum) for each 2,500 sq. ft. of each type of paving.
- G. Test for surface smoothness with 10'-0" straight-edge. Deficient areas shall be defined, removed, and replaced, or adjusted to design thickness by methods acceptable to the Landscape Architect.
- H. When, during progress of work, field tests indicate that installed compacted materials do not meet specified requirements, remove defective materials, install new materials, and retest at contractor's expense, as directed by the Landscape Architect.

### 3.5 PROTECTION

- A. Protect paving from damage due to construction and vehicular traffic until final acceptance.

### 3.6 CLEANING

- A. Perform cleaning during installation of the work and upon completion of the work. Remove from site all excess materials, debris, and equipment. Repair damage resulting from paving operations.

END OF SECTION 025130

CEMENT CONCRETE PAVEMENT  
SECTION 027510

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes colored-textured exterior cement concrete pavement for the following:
  - 1. Walkways
  - 2. Sidewalks
  - 3. Paving Areas
- B. Related Sections include the following:
  - 1. Division 2 Section "Earthwork" for subgrade preparation, grading, and subbase course.

1.3 DEFINITIONS

- A. Cementitious Materials: Portland cement alone or in combination with one or more of blended hydraulic cement, fly ash and other pozzolans, and ground granulated blast-furnace slag, and silica fume.

1.4 SUBMITTALS

- A. Submit name of concrete plant meeting qualifications listed below:
- B. Design mixes and material certificates will not be required, provided that concrete materials are provided by approved concrete plant. Concrete must pass all strength testing.

1.5 INFORMATIONAL SUBMITTALS

- A. Installer Qualifications: An experienced installer who has completed concrete pavement work similar in material, design, size, and scope to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance with a minimum of 5 years experience.

- B. Manufacturer must be certified according to the National Ready Mix Concrete Association's Plant Certification Program.
- C. Source Limitations: Obtain each type or class of cementitious material of the same brand from the same manufacturer's plant and each aggregate from one source.
- D. Comply with ACI 301, "Specification for Structural Concrete," unless modified by the requirements of the Contract Documents.

## 1.6 PROJECT CONDITIONS

- A. Traffic Control: Maintain access for vehicular and pedestrian traffic as required for other construction activities.

## PART 2 - PRODUCTS

### 2.1 FORMS

- A. Form Materials: Plywood, metal, metal-framed plywood, or other approved panel-type materials to provide full-depth, continuous, straight, and smooth exposed surfaces.
  - 1. Use flexible or uniformly curved forms for curves with a radius of 100 feet or less.
- B. Form-Release Agent: Commercially formulated form-release agent that will not bond with, stain, or adversely affect concrete surfaces and that will not impair subsequent treatments of concrete surfaces.

### 2.2 STEEL REINFORCEMENT

- A. Plain-Steel Welded Wire Fabric: ASTM A 185, fabricated from as-drawn steel wire into flat sheets.
- B. Reinforcement Bars: ASTM A 615/A 615M, Grade 60 (Grade 420), deformed.
- C. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcement bars, welded wire fabric, and dowels in place. Manufacture bar supports according to CRSI's "Manual of Standard Practice" from steel wire, plastic, or precast concrete or fiber-reinforced concrete of greater compressive strength than concrete, and as follows:
  - 1. Equip wire bar supports with sand plates or horizontal runners where base material will not support chair legs.

### 2.3 CONCRETE MATERIALS

- A. General: Use the same brand and type of cementitious material from the same manufacturer throughout the Project.

- B. Portland Cement: ASTM C 150, Type I or II.
  - 1. Fly Ash: ASTM C 618, Class F or C.
  - 2. Ground Granulated Blast- Furnace slag: ASTM C 989, Grade JOO or 120
- C. Aggregate: ASTM C 33, uniformly graded, from a single source, with coarse aggregate as follows:
  - 1. Maximum Aggregate Size: 1 inch nominal.
  - 2. Do not use fine or coarse aggregates containing substances that cause spalling.

## 2.4 ADMIXTURES

- A. General: Admixtures certified by manufacturer to contain not more than 0.1 percent water-soluble chloride ions by mass of cement and to be compatible with other admixtures.
- B. Air-Entraining Admixture: ASTM C 260.
- C. Bars: ASTM A 615/A 615M, Grade 60 (Grade 420); deformed
- D. Synthetic Fiber: Fibrillated polypropylene fibers engineered and designed for use in concrete pavement, complying with ASTM C 1116, Type II, ½ to 1" (13 to 25mm) long.

## 2.5 RELATED MATERIALS

- A. Expansion- and Isolation-Joint-Filler Strips: ASTM D 1751, asphalt-saturated cellulosic fiber.

## 2.6 CONCRETE MIXES

- A. Prepare design mixes, proportioned according to ACI 211.1 and ACI 301, for each type and strength of normal-weight concrete determined by either laboratory trial mixes or field experience.
- B. Proportion mixes to provide concrete with the following properties:
  - 1. Compressive Strength (28 Days): 3000 psi or as noted in drawings.
  - 2. Maximum Water-Cementitious Materials Ratio: 0.50.
  - 3. Slump Limit: 4 inches.
- C. Cementitious Materials: Limit percentage, by weight, of cementitious materials other than portland cement according to ACI 301 requirements for concrete exposed to deicing chemicals.
- D. Add air-entraining admixture at manufacturer's prescribed rate to result in concrete at point of placement having an air content of 2.5 to 4.5 percent.

## 2.7 CONCRETE MIXING

- A. Ready-Mixed Concrete: Comply with requirements and with ASTM C 94 and ASTM C 1116.
  - 1. When air temperature is between 85 deg F (30 deg C) and 90 deg F (32 deg C), reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F (32 deg C), reduce mixing and delivery time to 60 minutes.
- B. Synthetic Fiber: Uniformly dispense in concrete mix at manufacturer's recommended rate but not less than 1.5 lb/cuyd.

## PART 3 - EXECUTION

### 3.1 PREPARATION

- A. Proof-roll prepared subbase surface to check for unstable areas and verify need for additional compaction. Proceed with pavement only after nonconforming conditions have been corrected and subgrade is ready to receive pavement.
- B. Remove loose material from compacted subbase surface immediately before placing concrete.

### 3.2 EDGE FORMS AND SCREED CONSTRUCTION

- A. Set, brace, and secure edge forms, bulkheads, and intermediate screed guides for pavement to required lines, grades, and elevations. Install forms to allow continuous progress of work and so forms can remain in place at least 24 hours after concrete placement.
- B. Clean forms after each use and coat with form release agent to ensure separation from concrete without damage.

### 3.3 STEEL REINFORCEMENT

- A. General: Comply with CRSI's "Manual of Standard Practice" for fabricating reinforcement and with recommendations in CRSI's "Placing Reinforcing Bars" for placing and supporting reinforcement.
  - 1. Apply epoxy repair coating to uncoated or damaged surfaces of epoxy-coated reinforcement.
- B. Clean reinforcement of loose rust and mill scale, earth, ice, or other bond-reducing materials.

- C. Arrange, space, and securely tie bars and bar supports to hold reinforcement in position during concrete placement. Maintain minimum cover to reinforcement.
- D. Install welded wire fabric in lengths as long as practicable. Lap adjoining pieces at least one full mesh, and lace splices with wire. Offset laps of adjoining widths to prevent continuous laps in either direction.

### 3.4 JOINTS

- A. General: Form construction, isolation, and contraction joints and tool edges true to line, with faces perpendicular to surface plane of concrete. Construct transverse joints at right angles to centerline, unless otherwise indicated.
  - 1. When joining existing pavement, place transverse joints to align with previously placed joints, unless otherwise indicated.
- B. Construction Joints: Set construction joints at side and end terminations of pavement and at locations where pavement operations are stopped for more than one-half hour unless pavement terminates at isolation joints.
  - 1. Provide preformed galvanized steel or plastic keyway-section forms or bulkhead forms with keys, unless otherwise indicated.
  - 2. Continue reinforcement across construction joints, unless otherwise indicated. Do not continue reinforcement through sides of pavement strips, unless otherwise indicated.
  - 3. Provide tie bars at sides of pavement strips where indicated.
  - 4. Use a bonding agent at locations where fresh concrete is placed against hardened or partially hardened concrete surfaces.
- C. Isolation Joints: Form isolation joints of preformed joint-filler strips or eurathane joints, as indicated when paving, abutting concrete curbs, catch basins, manholes, inlets, structures, other fixed objects, and where indicated.
  - 1. Locate expansion joints at intervals of **50 feet** unless otherwise indicated.
  - 2. Extend joint fillers full width and depth of joint.
  - 3. Terminate joint filler not less than 1/2 inch or more than 1 inch below finished surface if joint sealant is indicated.
  - 4. Furnish joint fillers in one-piece lengths. Where more than one length is required, lace or clip joint-filler sections together.
- D. Install dowel bars and support assemblies at joints where indicated. Lubricate or asphalt-coat one-half of dowel length to prevent concrete bonding to one side of joint.
- E. Contraction Joints: Form weakened-plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints as detailed.
  - 1. Grooved Joints: Form contraction joints after initial floating by grooving and finishing each edge of joint with grooving tool to the following radius. Repeat grooving of contraction joints after applying surface finishes. Eliminate groover marks on concrete surfaces.



- F. Edging: Tool edges of pavement, gutters, curbs, and joints in concrete after initial floating with an edging tool to the following radius. Repeat tooling of edges after applying surface finishes. Eliminate tool marks on concrete surfaces.
  - 1. Radius: 1/4 inch or as noted on drawings.

### 3.5 CONCRETE PLACEMENT

- A. Inspection Before placing concrete, inspect and complete formwork installation, reinforcement steel, and items to be embedded or cast-in.
- B. Moisten subbase to provide a uniform dampened condition at time concrete is placed. Do not place concrete around manholes or other structures until they are at required finish elevation and alignment.
- C. Comply with requirements and with recommendations in ACI 304R for measuring, mixing, transporting, and placing concrete.
- D. Do not add water to concrete during delivery, at Project site, or during placement.
- E. Deposit and spread concrete in a continuous operation between transverse joints. Do not push or drag concrete into place or use vibrators to move concrete into place.
- F. Consolidate concrete by mechanical vibrating equipment supplemented by hand spading, rodding, or tamping. Use equipment and procedures to consolidate concrete according to recommendations in ACI 309R.
  - 1. Consolidate concrete along face of forms and adjacent to transverse joints with an internal vibrator. Keep vibrator away from joint assemblies, reinforcement, or side forms. Use only square-faced shovels for hand spreading and consolidation. Consolidate with care to prevent dislocating reinforcement, dowels, and joint devices.
- G. Place concrete in two operations; strike off initial pour for entire width of placement and to the required depth below finish surface. Lay welded wire fabric or fabricated bar mats immediately in final position. Place top layer of concrete, strike off, and screed.
  - 1. Remove and replace portions of bottom layer of concrete that have been placed more than 15 minutes without being covered by top layer, or use bonding agent if approved by Landscape Architect.
- H. Screed pavement surfaces with a straightedge and strike off. Commence initial floating using bull floats or darbies to form an open textured and uniform surface plane before excess moisture or bleed water appears on the surface. Do not further disturb concrete surfaces before beginning finishing operations or spreading dry-shake surface treatments.
- I. Hot-Weather Placement: Place concrete according to recommendations in ACI 305R and as follows when hot-weather conditions exist:

1. Cool ingredients before mixing to maintain concrete temperature below 90 deg F (32 deg C) at time of placement. Chilled mixing water or chopped ice may be used to control temperature, provided water equivalent of ice is calculated in total amount of mixing water. Using liquid nitrogen to cool concrete is Contractor's option.
2. Cover steel reinforcement with water-soaked burlap so steel temperature will not exceed ambient air temperature immediately before embedding in concrete.
3. Fog-spray forms, steel reinforcement, and subgrade just before placing concrete. Keep subgrade moisture uniform without standing water, soft spots, or dry areas.

### 3.6 CONCRETE FINISHING

- A. General: Wetting of concrete surfaces during screeding, initial floating, or finishing operations is prohibited.
- B. Float Finish: Begin the second floating operation when bleed-water sheen has disappeared and concrete surface has stiffened sufficiently to permit operations. Float surface with power-driven floats or by hand floating if area is small or inaccessible to power units. Finish surfaces to true planes. Cut down high spots and fill low spots. Refloat surface immediately to uniform granular texture.
  1. Medium-to-Fine-Textured Broom Finish: Draw a soft bristle broom across float-finished concrete surface perpendicular to line of traffic to provide uniform, fine-line texture directions of brooming across walks or as noted on drawings.
  2. Smooth, steel-trunel, surface adjacent to joints as noted on drawings.

### 3.7 CONCRETE PROTECTION AND CURING

- A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and follow recommendations in ACI 305R for hot-weather protection during curing.
- B. Evaporation Retarder: Apply evaporation retarder to concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h (1 kg/sq. m x h) before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete but before float finishing.
- C. Begin curing after finishing concrete but not before free water has disappeared from concrete surface.
- D. Curing Methods: Cure concrete by moisture curing, moisture-retaining-cover curing, curing compound, or a combination of these as follows:
  1. Moisture Curing: Keep surfaces continuously moist for not less than seven days with the following materials:
    - a. Water.

- b. Continuous water-fog spray.
- c. Absorptive cover, water saturated and kept continuously wet. Cover concrete surfaces and edges with 12-inch lap over adjacent absorptive covers.

### 3.8 PAVING TOLERANCES

A. Comply with tolerances in ACI 117 and as follows:

1. Elevation: 1/4 inch
2. Thickness: Plus 3/8 inch, minus 1/4 inch.
3. Surface: Gap below 10-foot-long, unlevelled straightedge not to exceed 1/4 inch.
4. Lateral Alignment and Spacing of Tie Bars and Dowels: 1 inch.
5. Vertical Alignment of Tie Bars and Dowels: 1/4 inch.
6. Alignment of Tie-Bar End Relative to Line Perpendicular to Pavement Edge: 1/2 inch.
7. Alignment of Dowel-Bar End Relative to Line Perpendicular to Pavement Edge: Length of dowel 1/4 inch per 12 inches.
8. Joint Spacing: 3 inches.
9. Contraction Joint Depth: Plus 1/4 inch, no minus.
10. Joint Width: Plus 1/8 inch, no minus.

### 3.9 FIELD QUALITY CONTROL

- A. Testing Agency: The contractor will engage a qualified testing and inspection agency to sample materials, perform tests, and submit test reports during concrete placement. Assist with the taking of samples and preparation of test cylinders.

### 3.10 REPAIRS AND PROTECTION

- A. Remove and replace concrete pavement that is broken, damaged, or defective, or does not comply with requirements in this Section.
- B. Drill test cores, where directed by the Landscape Architect, when necessary to determine magnitude of cracks or defective areas. Fill drilled core holes in satisfactory pavement areas with portland cement concrete bonded to pavement with epoxy adhesive.
- C. Protect concrete paving from damage. Exclude traffic from paving for at least 14 days after placement. When construction traffic is permitted, maintain pavement as clean as possible by removing surface stains and spillage of materials as they occur.

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- D. Maintain concrete paving free of stains, discoloration, dirt, and other foreign material. Sweep concrete pavement not more than two days before date scheduled for Substantial Completion inspections.

END OF SECTION 027510

CHAIN-LINK FENCES AND GATES  
SECTION 028210

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes the following:
  - 1. PVC-coated, steel chain-link-fabric
  - 2. PVC-coated, galvanized, steel framework.
  - 3. Ten foot (10') high Pickleball Court fence galvanized steel chain link fabric, gates and accessories. Provide Top Rail and Bottom Tension Wire. Spot Weld at all fittings. Touch Up Paint coatings at welds.
- B. Related Sections include the following:
  - 1. Division 2 Section "Earthwork" for filling and for grading work.

1.3 DEFINITIONS

- A. CLFMI: Chain Link Fence Manufacturers Institute.

1.4 SUBMITTALS

- A. Product Data: Material descriptions, construction details, dimensions of individual components and profiles, and finishes for the following:
  - 1. Fence and gate posts, rails, and fittings.
  - 2. Chain-link fabric, reinforcements, and attachments.
  - 3. Gates and hardware.
- B. Qualification Data: For firms and persons specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Engage an experienced installer who has completed chain-link fences, backstops, and gates similar in material, design, and extent to those indicated

for this Project and whose work has resulted in construction with a record of successful in-service performance.

- B. Source Limitations for Chain-Link Fences and Gates: Obtain each color, grade, finish, type, and variety of component for chain-link fences and gates from one source with resources to provide chain-link fences and gates of consistent quality in appearance and physical properties.

## 1.6 PROJECT CONDITIONS

- A. Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others.
- B. Field Measurements: Verify layout information for chain-link fences and gates shown on Drawings in relation to property survey and existing structures. Verify dimensions by field measurements.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work.

### 2.2 CHAIN-LINK FENCE FABRIC

- A. Steel Chain-Link Fence Fabric: (10 feet minimum fabric height). Provide 9-gauge core fabric fabricated in one-piece widths for fencing in height of 10 feet and less. Comply with CLFMI's "Product Manual" and with requirements indicated below:
  - 1. Mesh and Wire Size: 2-inch mesh.
  - 2. PVC-Coated (Galvanized) Fabric: ASTM F 668, Class 2b applied to steel wire according to ASTM A 817.
  - 3. Coat selvage ends of fabric that is metallic coated during the weaving process with manufacturer's standard clear protective coating.
- B. Selvage: Knuckled at both selvages.

### 2.3 FENCE FRAMING

- A. Round Steel Pipe: Schedule 40, galvanized steel pipe complying with the following standard weight per foot: 1-5/8"–2.27 lbs, 2"–2.72.lbs, 2-1/2"–3.65 lbs, 3"–5.79 lbs, and 4"–9.11 lbs. Contractor to provide mill certifications.

- B. Post Brace Rails: Match top rail for coating and strength and stiffness requirements. Provide brace rail with truss rod assembly for each gate, end, and pull post. Provide two brace rails extending in opposing directions, each with truss rod assembly, for each corner post and for pull posts. Provide rail ends and clamps for attaching rails to posts.
- C. Top Rails: Fabricate top rail from lengths 21 feet or longer, with swaged-end or fabricated for expansion-type coupling, forming a continuous rail along top of chain-link fabric.
- D. Intermediate Rails: Match top rail for coating and strength and stiffness requirements.
- E. Color: Black complying with ASTM F 934

## 2.4 TENSION WIRE

- A. General: Provide horizontal tension wire at the following locations:
  - 1. Location: Extended along bottom of fence fabric.
- B. Metallic-Coated Steel Wire: 0.177-inch- diameter, marcelled tension wire complying with ASTM A 824 and the following:
  - 1. Coating: Type I, aluminum coated (aluminized).

## 2.5 SWING GATES

- A. General: Comply with ASTM F 900 for the following swing-gate types:
  - 1. Single gate.
  - 2. Double gate.
- B. Metal Pipe and Tubing: Schedule 40, galvanized steel pipe complying with the following standard weight per foot: 1-5/8"–2.27 lbs, 2"–2.72.lbs, 2-1/2"–3.65 lbs, 3"–5.79 lbs, and 4"–9.11 lbs. Contractor to provide mill certifications.
- C. Frames and Bracing: Fabricate members from round, galvanized steel Schedule 40 pipe with outside dimension and weight according to ASTM F 900 for the following gate fabric height:
  - 1. Gate Fabric Height: 6 feet or less.
- D. Frame Corner Construction:
  - 1. Assembled with corner fittings and 5/16-inch- diameter, adjustable truss rods for panels 5 feet wide or wider.
- E. Gate Posts: Fabricate members from round galvanized steel pipe with outside dimension and weight according to ASTM F 900 for the following gate fabric heights and leaf widths:
- F. Gate Posts: Fabricate members from round aluminum pipe with outside dimension and weight according to ASTM F 900.

- G. Hardware: Latches permitting operation from both sides of gate, hinges, center gate stops and, for each gate leaf more than 5 feet wide, keepers. Fabricate latches with integral eye openings for padlocking; padlock accessible from both sides of gate.

## 2.6 POLYMER FINISHES

- A. Supplemental Color Coating: Provide fence components with polymer coating
- B. Metallic-Coated Steel Tension Wire: PVC-coated wire complying with ASTM F 1664, Class 2b
- C. Metallic-Coated Steel Framing: Comply with ASTM F 1043 for polymer coating applied to exterior surfaces and, except for tubular shapes, to exposed interior surfaces.
  - 1. Polymer Coating: Not less than 10-mil-(0.254-mm-) thick PVC
- D. Fittings, Post and Line Caps, Rail and Brace Ends, Top Rail Sleeves, Tension and Brace Bands, Tension Bars, Truss Rod Assemblies, Tie Wires, Clips, and Fastners: Comply with ASTM F 626 for polymer coating applied to exterior surfaces and, except inside cap shapes, to exposed interior surfaces.
  - 1. Polymer Coating: Not less than 10-mil-(0.254-mm-)thick PVC
- E. (Metallic-Coated Steel) PVC-coated wire complying with ASTM F 1665 2b
- F. Color: Black

## 2.7 CAST-IN-PLACE CONCRETE

- A. General: Comply with ACI 301 for cast-in-place concrete.
- B. Materials: Portland cement complying with ASTM C 150, aggregates complying with ASTM C 33, and potable water complying with ASTM C 94.
  - 1. Concrete Mixes: Normal-weight concrete air entrained with not less than 3000-psi compressive strength (28 days), 3-inch slump, and 1-inch maximum size aggregate.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for site clearing, earthwork, pavement work, and other conditions affecting performance.
  - 1. Do not begin installation before final grading is completed, unless otherwise permitted by Architect.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.



### 3.2 PREPARATION

- A. Stake locations of fence lines, gates, and terminal posts. Do not exceed intervals of 300 feet or line of sight between stakes. Indicate locations of utilities, lawn sprinkler system, underground structures, benchmarks, and property monuments.

### 3.3 INSTALLATION, GENERAL

- A. General: Install chain-link fencing to comply with ASTM F 567 and more stringent requirements specified.
- B. Post Setting: Set posts in 4" diameter schedule 40 PVC sleeves embedded 3000 PSI concrete ribbon curb with non-shrinking grout. Protect portion of posts aboveground from concrete splatter. Place concrete around posts and vibrate or tamp for consolidation. Verify that posts are set plumb, aligned, and at correct height and spacing, and hold in position during placement and finishing operations until concrete is sufficiently cured.
  - 1. Dimensions and Profile: As indicated on Drawings.

### 3.4 CHAIN-LINK FENCE INSTALLATION

- A. Terminal Posts: Locate terminal end, corner, and gate posts per ASTM F 567 and terminal pull posts at changes in horizontal or vertical alignment as indicated on Drawings.
- B. Line Posts: Space line posts uniformly as indicated on drawings.
- C. Post Bracing Assemblies: Install according to ASTM F 567, maintaining plumb position and alignment of fencing. Install braces at end and gate posts and at both sides of corner and pull posts. Locate horizontal braces at midheight of fabric on fences with top rail and at two-thirds fabric height on fences without top rail. Install so posts are plumb when diagonal rod is under proper tension.

Tension Wire: Install according to ASTM F 567, maintaining plumb position and alignment of fencing. Pull wire taut, without sags. Fasten fabric to tension wire with 0.120-inch- diameter hog rings of same material and finish as fabric wire, spaced a maximum of 24 inches o.c. Install tension wire in locations indicated before stretching fabric.

- 1. Bottom Tension Wire: Install tension wire within 6 inches of bottom of fabric and tie to each post with not less than same gage and type of wire.
- D. Top Rail: Install according to ASTM F 567, maintaining plumb position and alignment of fencing. Run rail continuously through line post caps, bending to radius for curved runs and terminating into rail end attached to posts or post caps fabricated to receive rail at terminal posts. Provide expansion couplings as recommended by fencing manufacturer.

- E. Intermediate Rails: Install in one piece as indicated on Drawings, spanning between posts, using fittings, special offset fittings, and accessories.
- F. Bottom Rails: Install, spanning between posts, using fittings and accessories as indicated on drawings.
- G. Chain-Link Fabric: Apply fabric to court side. Leave 1 inch between finish grade or surface and bottom selvage, unless otherwise indicated. Pull fabric taut and tie to posts, rails, and tension wires. Anchor to framework so fabric remains under tension after pulling force is released.
- H. Tension or Stretcher Bars: Thread through fabric and secure to end, corner, pull, and gate posts with tension bands spaced not more than 15 inches o.c.
- I. Tie Wires: Use wire of proper length to firmly secure fabric to line posts and rails. Attach wire at one end to chain-link fabric, wrap wire around post a minimum of 180 degrees, and attach other end to chain-link fabric per ASTM F 626. Bend ends of wire to minimize hazard to individuals and clothing.
  - 1. Maximum Spacing: Tie fabric to line posts 12 inches o.c. and to braces 24 inches o.c.
- J. Fasteners: Install nuts for tension bands and carriage bolts on the side of the fence opposite the fabric side except for outfield curved fence. Peen ends of bolts or score threads to prevent removal of nuts.

### 3.5 GATE INSTALLATION

- A. General: Install gates according to manufacturer's written instructions, level, plumb, and secure for full opening without interference. Attach fabric as for fencing. Attach hardware using tamper-resistant or concealed means. Install ground-set items in concrete for anchorage. Adjust hardware for smooth operation and lubricate where necessary.

### 3.6 ADJUSTING

- A. Gate: Adjust gate to operate smoothly, easily, and quietly, free from binding, warp, excessive deflection, distortion, nonalignment, misplacement, disruption, or malfunction, throughout entire operational range. Confirm that latches and locks engage accurately and securely without forcing or binding.
- B. Lubricate hardware and other moving parts.

END OF SECTION 028210

## LANDSCAPING

### SECTION 029000

#### PART 1 - GENERAL

##### 1.1 RELATED DOCUMENTS

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

##### 1.2 SUMMARY

- A. This Section includes the following:
  - 1. Trees.
  - 2. Plants.
  - 3. Lawns.
  - 4. Topsoil and soil amendments.
  - 5. Fertilizers and mulches.
  - 6. Stakes and guys.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
  - 1. Division 2 Section "Earthwork" for excavation, filling, rough grading, and subsurface aggregate drainage and drainage backfill.

##### 1.3 SUBMITTALS

- A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections.
- B. Product certificates signed by manufacturers certifying that their products comply with specified requirements.
  - 1. Manufacturer's certified analysis for standard products.
  - 2. Label data substantiating that plants, trees, shrubs, and planting materials comply with specified requirements.
- C. Material test reports from qualified independent testing agency indicating and interpreting test results relative to compliance of the following materials with requirements indicated.
  - 1. Analysis of imported topsoil.
- D. Planting schedule indicating anticipated dates and locations for each type of planting.

##### 1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Engage an experienced Installer who has completed landscaping work similar in material, design, and extent to that indicated for this Project and with a record of successful landscape establishment.
  - 1. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on the Project site during times that landscaping is in progress.
- B. Provide quality, size, genus, species, and variety of trees and shrubs indicated, complying with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock."
- C. Topsoil Analysis: Furnish a soil analysis made by a qualified independent soil-testing agency stating percentages of organic matter, inorganic matter (silt, clay, and sand), deleterious material, pH, and mineral and plant-nutrient content of topsoil.
  - 1. Report suitability of topsoil for growth of applicable planting material. State recommended quantities of nitrogen, phosphorus, and potash nutrients and any limestone, aluminum sulfate, or other soil amendments to be added to produce satisfactory topsoil.
- D. Measurements: Measure trees and shrubs according to ANSI Z60.1 with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements 6 inches above ground for trees up to 4-inch caliper size, and 12 inches above ground for larger sizes. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip-to-tip.

#### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Packaged Materials: Deliver packaged materials in containers showing weight, analysis, and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- B. Sod: Harvest, deliver, store, and handle sod according to the requirements of the American Sod Producers Association's (ASPA) "Specifications for Turfgrass Sod Materials and Transplanting/Installing."
- C. Trees and Shrubs: Deliver freshly dug trees and shrubs. Do not prune before delivery, except as approved by Landscape Architect. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy natural shape. Provide protective covering during delivery. Do not drop trees and shrubs during delivery.
- D. Handle balled and burlapped stock by the root ball.
- E. Deliver trees, shrubs, ground covers, and plants after preparations for planting have been completed and install immediately. If planting is delayed more than 6 hours after delivery, set planting materials in shade, protect from weather and mechanical damage, and keep roots moist.
  - 1. Set balled stock on ground and cover ball with soil, peat moss, sawdust, or other acceptable material.

2. Do not remove container-grown stock from containers before time of planting.
3. Water root systems of trees and shrubs stored on site with a fine-mist spray. Water as often as necessary to maintain root systems in a moist condition.

#### 1.6 PROJECT CONDITIONS

- A. Utilities: Determine location of above grade and underground utilities and perform work in a manner which will avoid damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
- B. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

#### 1.7 COORDINATION AND SCHEDULING

- A. Coordinate installation of planting materials during normal planting seasons for each type of plant material required.

#### 1.8 WARRANTY

- A. General Warranty: The special warranty specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.
- B. Special Warranty: Warrant the following living planting materials for a period of one year after date of Substantial Completion, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, abnormal weather conditions unusual for warranty period, or incidents that are beyond Contractor's control.
  1. Trees.
  2. Shrubs
- C. Remove and replace dead planting materials immediately unless required to plant in the succeeding planting season.
- D. Replace planting materials that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
- E. A limit of one replacement of each plant material will be required, except for losses or replacements due to failure to comply with requirements.

#### 1.9 TREE AND SHRUB MAINTENANCE

- A. Maintain trees and shrubs by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required to keep trees and shrubs free of insects and disease. Restore or replace damaged tree wrappings. Maintain trees and shrubs for the following period:
  - 1. Maintenance Period: 30 days following Substantial Completion.

#### 1.10 LAWN MAINTENANCE

- A. Maintain newly sodded lawn areas by watering, weeding, mowing, fertilizing, and other operations as required to establish healthy, viable turf for the following period:
  - 1. Maintenance Period: 30 days following Substantial Completion.

### PART 2 - PRODUCTS

#### 2.1 TREE AND SHRUB MATERIAL

- A. General: Furnish nursery-grown trees and shrubs conforming to ANSI Z60.1, with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully-branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
- B. Grade: Provide trees and shrubs of sizes and grades conforming to ANSI Z60.1 for type of trees and shrubs required. Trees and shrubs of a larger size may be used if acceptable to Landscape Architect, with a proportionate increase in size of roots or balls.

#### 2.2 SHADE AND FLOWERING TREES

- A. Shade Trees: Single-stem trees with straight trunk, well-balanced crown, and intact leader, of height and caliper indicated, conforming to ANSI Z60.1 for type of trees required.
  - 1. Branching Height: 1/3 to 1/2 of tree height.
- B. Small Trees: Small upright or spreading type, branched or pruned naturally according to species and type, and with relationship of caliper, height, and branching recommended by ANSI Z60.1, and stem form as follows:
  - 1. Form: Multistem, shrub, with multiple stems.
- C. Provide container-grown trees as indicated.
  - 1. Balled and burlapped trees will be acceptable in lieu of container-grown trees subject to meeting ANSI Z60.1 limitations for container stock and prior approval by Landscape Architect.

#### 2.3 GRASS MATERIALS

- A. Sod: Certified turfgrass sod complying with ASPA specifications for machine-cut thickness, size, strength, moisture content, and mowed height, and free of weeds and undesirable native grasses. Provide viable sod of uniform density, color, and texture of the following turfgrass species, strongly rooted, and capable of vigorous growth and development when planted.
  - 1. Species: Provide sod of grass species and varieties, proportions by weight, and minimum percentages of purity, germination, and maximum percentage of weed seed as indicated on the drawings.

## 2.4 TOPSOIL

- A. Topsoil: ASTM D 5268, pH range of 5.5 to 7, 4 percent organic material minimum, free of stones 1 inch or larger in any dimension, and other extraneous materials harmful to plant growth.
  - 1. Topsoil Source: Import topsoil from off-site sources. Obtain topsoil from naturally well-drained sites where topsoil occurs at least 4 inches deep; do not obtain from bogs or marshes.

## 2.5 SOIL AMENDMENTS

- A. Lime: ASTM C 602, Class T, agricultural limestone containing a minimum 80 percent calcium carbonate equivalent, with a minimum 99 percent passing a No. 8 sieve and a minimum 75 percent passing a No. 60 sieve.
  - 1. Provide lime in the form of dolomitic limestone.
- B. Aluminum Sulfate: Commercial grade, unadulterated.
- C. Sand: Clean, washed, natural or manufactured sand, free of toxic materials.
- D. Perlite: Horticultural perlite, soil amendment grade.
- E. Peat Humus: Finely divided or granular texture, with a pH range of 6 to 7.5, composed of partially decomposed moss peat (other than sphagnum), peat humus, or reed-sedge peat.
- F. Peat Humus: For acid-tolerant trees and shrubs, provide moss peat, with a pH range of 3.2 to 4.5, coarse fibrous texture, medium-divided sphagnum moss peat or reed-sedge peat.
- G. Ground-Bark Humus: Decomposed, nitrogen-treated, of uniform texture, free of chips, stones, sticks, soil, or toxic materials.
  - 1. When site treated, mix with at least 0.15 lb of ammonium nitrate or 0.25 lb of ammonium sulfate per cu. ft. of loose sawdust or ground bark.
- H. Herbicides: EPA registered and approved, of type recommended by manufacturer.
- I. Water: Potable.

## 2.6 FERTILIZER

- A. Bonemeal: Commercial, raw, finely ground; minimum of 4 percent nitrogen and 20 percent phosphoric acid.
- B. Superphosphate: Commercial, phosphate mixture, soluble; minimum of 20 percent available phosphoric acid.
- C. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea-form, phosphorous, and potassium in the following composition:
  - 1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.
- D. Slow-Release Fertilizer: Granular fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
  - 1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.

## 2.7 MULCHES

- A. Organic Mulch: Organic mulch, free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of the following:
  - 1. Type: Shredded Bark Mulch Approved by Owner

## 2.8 STAKES AND GUYS

- A. Anchors: Aluminum-alloy triangular arrowhead anchors (4 inches by 3-3/4 inches) with 1/2 inch by 3/4 inch round opening at top.
- B. Guy Lines: Flat woven, UV resistant, 3/8 inch by 15 feet polypropylene guy line with 600-pound break strength.
- C. Tension Bar: Adjustable tension bar with round openings at each end.

## 2.9 MISCELLANEOUS MATERIALS

- A. Antidesiccant: Water-insoluble emulsion, permeable moisture retarder, film forming, for trees and shrubs. Deliver in original, sealed, and fully labeled containers and mix according to manufacturer's instructions.

## PART 3 - EXECUTION

### 3.1 EXAMINATION



- A. Examine areas to receive landscaping for compliance with requirements and for conditions affecting performance of work of this Section. Do not proceed with installation until unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations, outline areas, and secure Landscape Architect's acceptance before the start of planting work. Make minor adjustments as may be required.

### 3.3 PLANTING SOIL PREPARATION

- A. Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful to plant growth.
- B. Mix soil amendments and fertilizers with topsoil at rates indicated. Delay mixing fertilizer if planting does not follow placing of planting soil within a few days.
  - 1. A "Planting Soil Amendments Schedule" as indicated on the drawings.
- C. For tree pit or trench backfill, mix planting soil before backfilling and stockpile at site.
- D. For planting beds and lawns, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
  - 1. Mix lime with dry soil prior to mixing fertilizer. Prevent lime from contacting roots of acid-tolerant plants.
  - 2. Apply phosphoric acid fertilizer, other than that constituting a portion of complete fertilizers, directly to subgrade before applying planting soil and tilling.

### 3.4 SOD PLANTING PREPARATION

- A. Limit subgrade preparation to areas that will be planted in the immediate future.
- B. Loosen subgrade to a minimum depth of 4 inches. Remove stones larger than 1-1/2 inches in any dimension and sticks, roots, rubbish, and other extraneous materials.
- C. Spread topsoil mixture to minimum of 4" depth and as required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen.
  - 1. Place approximately 1/2 the thickness of topsoil mixture required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil mixture.
  - 2. Allow for sod thickness in areas to be sodded.
- D. Grade sod areas to a smooth, even surface with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit fine grading to areas that can be planted in the immediate future. Remove trash, debris, stones larger

than 1-1/2 inches in any dimension, and other objects that may interfere with planting or maintenance operations.

- E. Moisten prepared lawn areas before planting when soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
- F. Restore prepared areas if eroded or otherwise disturbed after fine grading and before planting.

### 3.5 EXCAVATION FOR TREES AND SHRUBS

- A. Pits and Trenches: Excavate with vertical sides and with bottom of excavation slightly raised at center to assist drainage. Loosen hard subsoil in bottom of excavation.
  - 1. Balled and Burlapped Trees and Shrubs: Excavate approximately 1-1/2 times as wide as ball diameter and equal to ball depth, plus the following setting layer depth:
    - a. Setting Layer: Allow 6 inches of planting soil.
  - 2. Container-Grown Trees and Shrubs: Excavate to container width and depth, plus the following setting-layer depth:
    - a. Setting Layer: Allow 6 inches of planting soil.
- B. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill.
- C. Obstructions: Notify Landscape Architect if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.
  - 1. Hardpan Layer: If encountered, drill 6-inch- diameter holes into free-draining strata or to a depth of 10 feet, whichever is less, and backfill with free-draining material.
- D. Drainage: Notify Landscape Architect if subsoil conditions evidence unexpected water seepage or retention in tree or shrub pits.
- E. Fill excavations with water and allow to percolate out, before placing setting layer and positioning trees and shrubs.

### 3.6 PLANTING TREES AND SHRUBS

- A. Set container-grown stock plumb and in center of pit or trench with top of ball raised above adjacent finish grades as indicated.
  - 1. Carefully remove containers so as not to damage root balls.
  - 2. Place stock on setting layer of compacted planting soil.
  - 3. Place backfill around ball in layers, tamping to settle backfill and eliminate voids and air pockets. When pit is approximately 1/2 backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing and tamping final layer of backfill.

- B. Dish and tamp top of backfill to form a 3-inch- high mound around the rim of the pit. Do not cover top of root ball with backfill.

### 3.7 TREE AND SHRUB PRUNING

- A. Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are size after pruning.

### 3.8 TREE AND SHRUB GUYING AND STAKING

- A. Upright Staking and Tying: Stake trees of 2-inch through 4-inch caliper. Stake trees of less than 2-inch caliper only as required to prevent wind tip-out. Use a minimum of 3 arrowhead anchors to penetrate at least 12-inches to 18-inches below bottom of backfilled excavation. Set anchors and space to avoid penetrating balls or root masses. Support trees with 3 strands of guy line wrapped around the tree trunk just above the lowest established branch. Secure each guy line through a tension bar (one per guy line) and pull taut for any slack. Allow enough slack to avoid rigid restraint of tree.
- B. Guying and Staking: Guy and anchor trees exceeding 14 feet and more than 3-inch caliper unless otherwise indicated. Securely install no fewer than 3 anchors and 3 guy lines pulled taut through 3 tension bars.

### 3.9 PLANTING GROUND COVER AND PLANTS

- A. Space ground cover and plants as indicated.
- B. Space ground cover and plants not more than 24 inches apart.
- C. Dig holes large enough to allow spreading roots, and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indention around plants to hold water. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.

### 3.10 MULCHING

- A. Mulch backfilled surfaces of pits, trenches, planted areas, and other areas indicated.
- B. Organic Mulch: Apply the following average thickness of organic mulch and finish level with adjacent finish grades. Do not place mulch against trunks or stems.
  - 1. Thickness: 3 inches.

### 3.11 SODDING

- A. Lay sod within 24 hours of stripping. Do not lay sod if dormant or if ground is frozen.
- B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
- C. Saturate sod with fine water spray within 2 hours of planting. During first week, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches below the sod.

### 3.12 INSTALLATION OF MISCELLANEOUS MATERIALS

- A. Apply antidesiccant using power spray to provide an adequate film over trunks, branches, stems, twigs, and foliage.
  - 1. When deciduous trees or shrubs are moved in full-leaf, spray with antidesiccant at nursery before moving and again 2 weeks after planting.

### 3.13 CLEANUP AND PROTECTION

- A. During landscaping, keep pavements clean and work area in an orderly condition.
- B. Protect landscaping from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

### 3.14 DISPOSAL OF SURPLUS AND WASTE MATERIALS

- A. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of it off the Owner's property.

END OF SECTION 029000

## CAST-IN-PLACE CONCRETE

### SECTION 033000

#### PART 1 - GENERAL

##### 1.1 RELATED DOCUMENTS

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

##### 1.2 SUMMARY

- A. This Section specifies cast-in place concrete, reinforcement, concrete materials, mix design, placement procedures, and finished for the following:
  - 1. Footings
  - 2. Concrete Ribbon Curbs
  - 3. Slabs-on-grade
  - 4. Vehicular concrete
- B. Contractor shall engage and pay for concrete testing.

##### 1.3 DEFINITIONS

- A. Cementitious Materials: Portland cement alone or in combination with one or more of blended hydraulic cement, fly ash and other pozzolans, ground granulated blast-furnace slag, and silica fume.

##### 1.4 SUBMITTALS

- A. Product Data: For each type of manufactured material and product indicated.
- B. Design Mixes: For each concrete mix. Include alternate mix designs when characteristics of materials, project conditions, weather, test results, or other circumstances warrant adjustments.
  - 1. Indicate amounts of mix water to be withheld for later addition at Project site.
- C. Material Test Reports: From a qualified testing agency indicating and interpreting test results for compliance of the following with requirements indicated, based on comprehensive testing of current materials:
- D. Material Certificates: Signed by manufacturers certifying that each of the following items complies with requirements:
  - 1. Cementitious materials and aggregates.
  - 2. Steel reinforcement and reinforcement accessories.

3. Admixtures.
4. Curing materials.
5. Bonding agents.
6. Adhesives.
7. Repair materials.

#### 1.5 QUALITY ASSURANCE

- A. Installer Qualifications: An experienced installer who has completed concrete Work similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.
- B. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products complying with ASTM C 94 requirements for production facilities and equipment.
  1. Manufacturer must be certified according to the National Ready Mixed Concrete Association's Certification of Ready Mixed Concrete Production Facilities.
- C. Testing Agency Qualifications: Owner to provide independent testing agency, qualified according to ASTM C 1077 and ASTM E 329 to conduct the testing indicated, as documented according to ASTM E 548.
- D. Source Limitations: Obtain each type or class of cementitious material of the same brand from the same manufacturer's plant, each aggregate from one source, and each admixture from the same manufacturer.
- E. ACI Publications: Comply with the following, unless more stringent provisions are indicated:
  1. ACI 117, "Specifications for Tolerances for Concrete Construction and Materials."

#### 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, and handle steel reinforcement to prevent bending and damage.

### PART 2 - PRODUCTS

#### 2.1 FORM-FACING MATERIALS

- A. Smooth-Formed Finished Concrete: Form-facing panels that will provide continuous, true, and smooth concrete surfaces. Furnish in largest practicable sizes to minimize number of joints.
  1. Plywood, metal, or other approved panel materials.
  2. Exterior-grade plywood panels, suitable for concrete forms, complying with DOC PS 1, and as follows:
    - a. B-B (Concrete Form), Class 1, or better, mill oiled and edge sealed.

- B. Rough-Formed Finished Concrete: Plywood, lumber, metal, or another approved material. Provide lumber dressed on at least two edges and one side for tight fit.
- C. Chamfer Strips: Wood, metal, PVC, or rubber strips, 3/4 by 3/4 inch (19 by 19 mm), minimum.
- D. Form-Release Agent: Commercially formulated form-release agent that will not bond with, stain, or adversely affect concrete surfaces and will not impair subsequent treatments of concrete surfaces.
  - 1. Formulate form-release agent with rust inhibitor for steel form-facing materials.
- E. Form Ties: Factory-fabricated, removable or snap-off metal or glass-fiber-reinforced plastic form ties designed to resist lateral pressure of fresh concrete on forms and to prevent spalling of concrete on removal.
  - 1. Furnish units that will leave no corrodible metal closer than 1 inch (25 mm) to the plane of the exposed concrete surface.
  - 2. Furnish ties that, when removed, will leave holes not larger than 1 inch (25 mm) in diameter in concrete surface.

## 2.2 CONCRETE MATERIALS

- A. Portland Cement: ASTM C 150, Type I/II.
  - 1. Fly Ash: ASTM C 618, Class C or F.
- B. Normal-Weight Aggregate: ASTM C 33, uniformly graded, and as follows:
  - 1. Nominal Maximum Aggregate Size: 1 inch (25 mm).
- C. Water: Potable and complying with ASTM C 94.

## 2.3 ADMIXTURES

- A. General: Admixtures certified by manufacturer to contain not more than 0.1 percent water-soluble chloride ions by mass of cementitious material and to be compatible with other admixtures and cementitious materials. Do not use admixtures containing calcium chloride.
- B. Air-Entraining Admixture: ASTM C 260.
- C. Water-Reducing Admixture: ASTM C 494, Type A.
- D. High-Range, Water-Reducing Admixture: ASTM C 494, Type F.
- E. Water-Reducing and Retarding Admixture: ASTM C 494, Type D.
- F. Bars: ASTM A 615/A 615M, Grade 60 (Grade 420); deformed. Fiber Reinforcement: Synthetic Fiber: Uniformly disperse in concrete mix at manufacturer's recommended rate, but not less than 1.5 lb/cu.yd.

## 2.4 CURING MATERIALS

- A. Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. (305 g/sq. m) dry.
- B. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.
- C. Water: Potable.
- D. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B.
- E. Clear, Waterborne, Membrane-Forming Curing and Sealing Compound: ASTM C 1315, Type 1, Class A.
- F. Products: Subject to compliance with requirements, provide one of the following:
  - 1. Clear, Waterborne, Membrane-Forming Curing Compound:
    - a. BASF Construction Chemicals - Building Systems; Kure-N-Seal WB.
    - b. ChemMasters; Safe-Cure & Seal 20.
    - c. Conspec by Dayton Superior; Cure and Seal WB.
    - d. Dayton Superior Corporation; Safe Cure and Seal (J-18).
    - e. Edoco by Dayton Superior; Spartan Cote WB II.
    - f. Euclid Chemical Company (The), an RPM company; Aqua Cure VOX; Clearseal WB 150.
    - g. Lambert Corporation; Glazecote Sealer-20.
    - h. L&M Construction Chemicals, Inc.; Dress & Seal WB.
    - i. Meadows, W. R., Inc.; Vocomp-20.
    - j. Metalcrete Industries; Metcure.
    - k. Symons by Dayton Superior; Cure & Seal 18 Percent E.
    - l. Vexcon Chemicals, Inc.; Starseal 309.
  - 2. Clear, Waterborne, Membrane-Forming Curing and Sealing Compound:
    - a. BASF Construction Chemicals - Building Systems; Kure 1315.
    - b. ChemMasters; Polyseal WB.
    - c. Conspec by Dayton Superior; Sealcure 1315 WB.
    - d. Edoco by Dayton Superior; Cureseal 1315 WB.
    - e. Euclid Chemical Company (The), an RPM company; Super Diamond Clear VOX; LusterSeal WB 300.
    - f. Lambert Corporation; UV Safe Seal.
    - g. L&M Construction Chemicals, Inc.; Lumiseal WB Plus.
    - h. Meadows, W. R., Inc.; Vocomp-30.
    - i. Metalcrete Industries; Metcure 30.
    - j. Symons by Dayton Superior; Cure & Seal 31 Percent E.
    - k. Vexcon Chemicals, Inc.; Vexcon Starseal 1315.

## 2.5 RELATED MATERIALS



- A. Joint-Filler Strips: ASTM D 1751, asphalt-saturated cellulosic fiber.
- B. Bonding Agent: ASTM C 1059, Type II, non-redispersible, acrylic emulsion or styrene butadiene.
- C. Epoxy-Bonding Adhesive: ASTM C 881, two-component epoxy resin, capable of humid curing and bonding to damp surfaces, of class and grade to suit requirements.

## 2.6 CONCRETE MIXES

- A. Prepare design mixes for each type and strength of concrete determined by either laboratory trial mix or field test data bases, as follows:
  - 1. Proportion normal-weight concrete according to ACI 211.1 and ACI 301.
- B. Use a qualified independent testing agency for preparing and reporting proposed mix designs for the laboratory trial mix basis.
- C. Cementitious Materials: Limit percentage, by weight, of cementitious materials other than portland cement in concrete as follows:
  - 1. Fly Ash: 20 percent.
- D. Air Content: Add air-entraining admixture at manufacturer's prescribed rate to result in concrete at point of placement having an air content as follows within a tolerance of plus 1 or minus 1.5 percent, unless otherwise indicated:
  - 1. Air Content: 2 percent – 4 percent
- E. Limit water-soluble, chloride-ion content in hardened concrete to 0.15 percent by weight of cement.
- F. Admixtures: Use admixtures according to manufacturer's written instructions.
  - 1. Use water-reducing admixture or high-range water-reducing admixture (superplasticizer) in concrete, as required, for placement and workability.
  - 2. Use water-reducing and retarding admixture when required by high temperatures, low humidity, or other adverse placement conditions.
  - 3. Use water-reducing admixture in pumped concrete, concrete for heavy-use industrial slabs and parking structure slabs, concrete required to be watertight, and concrete with a water-cementitious materials ratio below 0.50.

## 2.7 CONCRETE MIXING

- A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94 and ASTM C 1116 and furnish batch ticket information.
  - 1. When air temperature is between 85 and 90 deg F (30 and 32 deg C), reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F (32 deg C), reduce mixing and delivery time to 60 minutes.

## PART 3 - EXECUTION

### 3.1 FORMWORK

- A. Design, erect, shore, brace, and maintain formwork, according to ACI 301, to support vertical, lateral, static, and dynamic loads, and construction loads that might be applied, until concrete structure can support such loads.
- B. Construct formwork so concrete members and structures are of size, shape, alignment, elevation, and position indicated, within tolerance limits of ACI 117.
- C. Limit concrete surface irregularities, designated by ACI 347R as abrupt or gradual, as follows:
  - 1. Class A, 1/8 inch (3 mm).
  - 2. Class C, 1/2 inch (13 mm).
- D. Construct forms tight enough to prevent loss of concrete mortar.
- E. Fabricate forms for easy removal without hammering or prying against concrete surfaces. Provide crush or wrecking plates where stripping may damage cast concrete surfaces. Provide top forms for inclined surfaces steeper than 1.5 horizontal to 1 vertical. Kerf wood inserts for forming keyways, reglets, recesses, and the like, for easy removal.
  - 1. Do not use rust-stained steel form-facing material.
- F. Set edge forms, bulkheads, and intermediate screed strips for slabs to achieve required elevations and slopes in finished concrete surfaces. Provide and secure units to support screed strips; use strike-off templates or compacting-type screeds.
- G. Provide temporary openings for cleanouts and inspection ports where interior area of formwork is inaccessible. Close openings with panels tightly fitted to forms and securely braced to prevent loss of concrete mortar. Locate temporary openings in forms at inconspicuous locations.
- H. Chamfer exterior corners and edges of permanently exposed concrete.
- I. Clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt, and other debris just before placing concrete.
- J. Retighten forms and bracing before placing concrete, as required, to prevent mortar leaks and maintain proper alignment.
- K. Coat contact surfaces of forms with form-release agent, according to manufacturer's written instructions, before placing reinforcement.

### 3.2 EMBEDDED ITEMS

- A. Place and secure anchorage devices and other embedded items required for adjoining work that is attached to or supported by cast-in-place concrete. Use Setting Drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.

### 3.3 JOINTS

- A. General: Construct joints true to line with faces perpendicular to surface plane of concrete.
- B. Construction Joints: Install so strength and appearance of concrete are not impaired, at locations indicated or as approved by Architect.
  - 1. Place joints perpendicular to main reinforcement. Continue reinforcement across construction joints, unless otherwise indicated. Do not continue reinforcement through sides of strip placements of floors and slabs.
  - 2. Form from preformed galvanized steel, plastic keyway-section forms, or bulkhead forms with keys, unless otherwise indicated. Embed keys at least 1-1/2 inches (38 mm) into concrete.
  - 3. Locate joints for slabs in the middle third of spans.
  - 4. Use a bonding agent at locations where fresh concrete is placed against hardened or partially hardened concrete surfaces.

### 3.4 CONCRETE PLACEMENT

- A. Before placing concrete, verify that installation of formwork, reinforcement, and embedded items is complete and that required inspections have been performed.
- B. Do not add water to concrete during delivery, at Project site, or during placement, unless approved by Architect.
- C. Deposit concrete continuously or in layers of such thickness that no new concrete will be placed on concrete that has hardened enough to cause seams or planes of weakness. If a section cannot be placed continuously, provide construction joints as specified. Deposit concrete to avoid segregation.
- D. Deposit concrete in forms in horizontal layers no deeper than 24 inches (600 mm) and in a manner to avoid inclined construction joints. Place each layer while preceding layer is still plastic, to avoid cold joints.
  - 1. Consolidate placed concrete with mechanical vibrating equipment. Use equipment and procedures for consolidating concrete recommended by ACI 309R.
  - 2. Do not use vibrators to transport concrete inside forms. Insert and withdraw vibrators vertically at uniformly spaced locations no farther than the visible effectiveness of the vibrator. Place vibrators to rapidly penetrate placed layer and at least 6 inches (150 mm) into preceding layer. Do not insert vibrators into lower layers of concrete that have begun to lose plasticity. At each insertion, limit duration of vibration to time necessary to consolidate concrete and complete embedment of reinforcement and other embedded items without causing mix constituents to segregate.
- E. Cold-Weather Placement: Comply with ACI 306.1 and as follows. Protect concrete work from physical damage or reduced strength that could be caused by frost, freezing

actions, or low temperatures.

1. When air temperature has fallen to or is expected to fall below 40 deg F (4.4 deg C), uniformly heat water and aggregates before mixing to obtain a concrete mixture temperature of not less than 50 deg F (10 deg C) and not more than 80 deg F (27 deg C) at point of placement.
2. Do not use frozen materials or materials containing ice or snow. Do not place concrete on frozen subgrade or on subgrade containing frozen materials.
3. Do not use calcium chloride, salt, or other materials containing antifreeze agents or chemical accelerators, unless otherwise specified and approved in mix designs.

F. Hot-Weather Placement: Place concrete according to recommendations in ACI 305R and as follows, when hot-weather conditions exist:

1. Cool ingredients before mixing to maintain concrete temperature below 90 deg F (32 deg C) at time of placement. Chilled mixing water or chopped ice may be used to control temperature, provided water equivalent of ice is calculated to total amount of mixing water. Using liquid nitrogen to cool concrete is Contractor's option.
2. Cover steel reinforcement with water-soaked burlap so steel temperature will not exceed ambient air temperature immediately before embedding in concrete.
3. Fog-spray forms, steel reinforcement, and subgrade just before placing concrete. Keep subgrade moisture uniform without standing water, soft spots, or dry areas.

### 3.5 FINISHING FORMED SURFACES

- A. Rough-Formed Finish: As-cast concrete texture imparted by form-facing material with tie holes and defective areas repaired and patched. Remove fins and other projections exceeding ACI 347R limits for class of surface specified.
- B. Smooth-Formed Finish: As-cast concrete texture imparted by form-facing material, arranged in an orderly and symmetrical manner with a minimum of seams. Repair and patch tie holes and defective areas. Remove fins and other projections exceeding 1/8 inch (3 mm) in height.
1. Apply to concrete surfaces exposed to view .

C. Related Unformed Surfaces: At tops of walls, horizontal offsets, and similar unformed surfaces adjacent to formed surfaces, strike off smooth and finish with a texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces, unless otherwise indicated.

### 3.6 MISCELLANEOUS CONCRETE ITEMS

- A. Curbs: Provide monolithic finish to interior curbs by stripping forms while concrete is still green and by steel-troweling surfaces to a hard, dense finish with corners, intersections, and terminations slightly rounded.

### 3.7 CONCRETE PROTECTION AND CURING

- A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and with recommendations in ACI 305R for hot-weather protection during curing.
- B. Formed Surfaces: Cure formed concrete surfaces. If forms remain during curing period, moist cure after loosening forms. If removing forms before end of curing period, continue curing by one or a combination of the following methods:
- C. Unformed Surfaces: Begin curing immediately after finishing concrete. Cure unformed surfaces, including floors and slabs, and other surfaces, by one or a combination of the following methods:
  - 1. Moisture Curing: Keep surfaces continuously moist for not less than seven days with the following materials:
    - a. Water.
    - b. Continuous water-fog spray.
    - c. Absorptive cover, water saturated, and kept continuously wet. Cover concrete surfaces and edges with 12-inch (300-mm) lap over adjacent absorptive covers.
  - 2. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 12 inches (300 mm), and sealed by waterproof tape or adhesive. Cure for not less than seven days. Immediately repair any holes or tears during curing period using cover material and waterproof tape.
  - 3. Curing Compound: Apply uniformly in continuous operation by power spray or roller according to manufacturer's written instructions. Apply number of coats as recommended by manufacturer. Recoat areas subjected to rainfall within three hours after initial application. Maintain continuity of coating and repair damage during curing period.
  - 4. Curing and Sealing Compound: Apply uniformly to floors and slabs indicated in a continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to rainfall within three hours after initial application. Repeat process 24 hours later and apply a second coat. Maintain continuity of coating and repair damage during curing period.

### 3.8 CONCRETE SURFACE REPAIRS

- A. Defective Concrete: Repair and patch defective areas when approved by Architect. Remove and replace concrete that cannot be repaired and patched to Architect's approval.
- B. Patching Mortar: Mix dry-pack patching mortar, consisting of one part portland cement to two and one-half parts fine aggregate passing a No. 16 (1.2-mm) sieve, using only enough water for handling and placing.
- C. Repairing Formed Surfaces: Surface defects include color and texture irregularities,

cracks, spalls, air bubbles, honeycombs, rock pockets, fins and other projections on the surface, and stains and other discolorations that cannot be removed by cleaning.

1. Immediately after form removal, cut out honeycombs, rock pockets, and voids more than 1/2 inch (13 mm) in any dimension in solid concrete but not less than 1 inch (25 mm) in depth. Make edges of cuts perpendicular to concrete surface. Clean, dampen with water, and brush-coat holes and voids with bonding agent. Fill and compact with patching mortar before bonding agent has dried. Fill form-tie voids with patching mortar or cone plugs secured in place with bonding agent.
  2. Repair defects on surfaces exposed to view by blending white portland cement and standard portland cement so that, when dry, patching mortar will match surrounding color. Patch a test area at inconspicuous locations to verify mixture and color match before proceeding with patching. Compact mortar in place and strike off slightly higher than surrounding surface.
  3. Repair defects on concealed formed surfaces that affect concrete's durability and structural performance as determined by Architect.
- D. Repairing Unformed Surfaces: Test unformed surfaces, such as floors and slabs, for finish and verify surface tolerances specified for each surface. Correct low and high areas. Test surfaces sloped to drain for trueness of slope and smoothness; use a sloped template.
1. Repair finished surfaces containing defects. Surface defects include spalls, popouts, honeycombs, rock pockets, crazing and cracks in excess of 0.01 inch (0.25 mm) wide or that penetrate to reinforcement or completely through unreinforced sections regardless of width, and other objectionable conditions.
  2. After concrete has cured at least 14 days, correct high areas by grinding.
  3. Correct localized low areas during or immediately after completing surface finishing operations by cutting out low areas and replacing with patching mortar. Finish repaired areas to blend into adjacent concrete.
  4. Correct other low areas scheduled to receive floor coverings with a repair underlayment. Prepare, mix, and apply repair underlayment and primer according to manufacturer's written instructions to produce a smooth, uniform, plane, and level surface. Feather edges to match adjacent floor elevations.
  5. Correct other low areas scheduled to remain exposed with a repair topping. Cut out low areas to ensure a minimum repair topping depth of 1/4 inch (6 mm) to match adjacent floor elevations. Prepare, mix, and apply repair topping and primer according to manufacturer's written instructions to produce a smooth, uniform, plane, and level surface.
  6. Repair defective areas, except random cracks and single holes 1 inch (25 mm) or less in diameter, by cutting out and replacing with fresh concrete. Remove defective areas with clean, square cuts and expose steel reinforcement with at least 3/4 inch (19 mm) clearance all around. Dampen concrete surfaces in contact with patching concrete and apply bonding agent. Mix patching concrete of same materials and mix as original concrete except without coarse aggregate. Place, compact, and finish to blend with adjacent finished concrete. Cure in same manner as adjacent concrete.
  7. Repair random cracks and single holes 1 inch (25 mm) or less in diameter with patching mortar. Groove top of cracks and cut out holes to sound concrete and clean off dust, dirt, and loose particles. Dampen cleaned concrete surfaces and apply bonding agent. Place patching mortar before bonding agent has dried.

Compact patching mortar and finish to match adjacent concrete. Keep patched area continuously moist for at least 72 hours.

- E. Perform structural repairs of concrete, subject to Architect's approval, using epoxy adhesive and patching mortar.
- F. Repair materials and installation not specified above may be used, subject to Architect's approval.

### 3.9 FIELD QUALITY CONTROL

- A. Testing Agency: Contractor shall engage and pay for a qualified independent testing and inspecting agency to sample materials, perform tests, and submit test reports during concrete placement. Sampling and testing for quality control may include those specified in this Article.
- B. Testing Services: Testing of composite samples of fresh concrete obtained according to ASTM C 172 shall be performed according to the following requirements:
  - 1. Testing Frequency: Obtain one composite sample for each day's pour of each concrete mix exceeding 5 cu. yd. (4 cu. m), but less than 25 cu. yd. (19 cu. m), plus one set for each additional 50 cu. yd. (38 cu. m) or fraction thereof.
  - 2. Testing Frequency: Obtain at least one composite sample for each 100 cu. yd. (76 cu. m) or fraction thereof of each concrete mix placed each day.
    - a. When frequency of testing will provide fewer than five compressive-strength tests for each concrete mix, testing shall be conducted from at least five randomly selected batches or from each batch if fewer than five are used.
  - 3. Slump: ASTM C 143; one test at point of placement for each composite sample, but not less than one test for each day's pour of each concrete mix. Perform additional tests when concrete consistency appears to change.
  - 4. Air Content: ASTM C 231, pressure method, for normal-weight concrete; ASTM C 173, volumetric method, for structural lightweight concrete; one test for each composite sample, but not less than one test for each day's pour of each concrete mix.
  - 5. Concrete Temperature: ASTM C 1064; one test hourly when air temperature is 40 deg F (4.4 deg C) and below and when 80 deg F (27 deg C) and above, and one test for each composite sample.
  - 6. Unit Weight: ASTM C 567, fresh unit weight of structural lightweight concrete; one test for each composite sample, but not less than one test for each day's pour of each concrete mix.
  - 7. Compression Test Specimens: ASTM C 31/C 31M; cast and laboratory cure one set of four standard cylinder specimens for each composite sample.
  - 8. Compressive-Strength Tests: ASTM C 39; test two laboratory-cured specimens at 7 days and two at 28 days.
- C. Strength of each concrete mix will be satisfactory if every average of any three

consecutive compressive-strength tests equals or exceeds specified compressive strength and no compressive-strength test value falls below specified compressive strength by more than 500 psi (3.4 MPa).

- D. Test results shall be reported in writing to Architect, concrete manufacturer, and Contractor within 48 hours of testing. Reports of compressive-strength tests shall contain Project identification name and number, date of concrete placement, name of concrete testing and inspecting agency, location of concrete batch in Work, design compressive strength at 28 days, concrete mix proportions and materials, compressive breaking strength, and type of break for both 7-and 28-day tests.
- E. Nondestructive Testing: Impact hammer, sonoscope, or other nondestructive device may be permitted by Architect but will not be used as sole basis for approval or rejection of concrete.
- F. Additional Tests: Testing and inspecting agency shall make additional tests of concrete when test results indicate that slump, air entrainment, compressive strengths, or other requirements have not been met, as directed by Architect. Testing and inspecting agency may conduct tests to determine adequacy of concrete by cored cylinders complying with ASTM C 42 or by other methods as directed by Architect.

END OF SECTION 033000



SECTION 055000  
METAL FABRICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Miscellaneous metal fabrications.
2. Miscellaneous steel trim.
3. Undercounter support bracket for Concrete Countertops

B. Related Requirements:

1. Section 064150 "Concrete Countertops" for counter tops requiring support by brackets furnished in this section.

1.2 COORDINATION

- A. Coordinate selection of shop primers with topcoats to be applied over them. Comply with paint and coating manufacturers' written instructions to ensure that shop primers and topcoats are compatible with one another.
- B. Coordinate installation of metal fabrications that are anchored to or that receive other work. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

1.3 ACTION SUBMITTALS

A. Product Data:

1. Fasteners.
2. Shop primers.
3. Shrinkage-resisting grout.

B. Shop Drawings: Show fabrication and installation details. Include plans, elevations, sections, and details of metal fabrications and their connections. Show anchorage and accessory items.

1. Undercounter support brackets.

1.4 INFORMATIONAL SUBMITTALS

- A. Research Reports: For post-installed anchors.

## 1.5 QUALITY ASSURANCE

- A. Welding Qualifications: Qualify procedures and personnel in accordance with the following welding codes:
1. AWS D1.1/D1.1M, "Structural Welding Code - Steel."
  2. AWS D1.2/D1.2M, "Structural Welding Code - Aluminum."
  3. AWS D1.6/D1.6M, "Structural Welding Code - Stainless Steel."

## 1.6 FIELD CONDITIONS

- A. Field Measurements: Verify actual locations of construction contiguous with metal fabrications by field measurements before fabrication.

## PART 2 - PRODUCTS

### 2.1 METALS

- A. Metal Surfaces, General: Provide materials with smooth, flat surfaces unless otherwise indicated. For metal fabrications exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.
- B. Steel Plates, Shapes, and Bars: ASTM A36/A36M.
- C. Stainless Steel Sheet, Strip, and Plate: ASTM A240/A240M or ASTM A666, Type 304 or Type 316L.
- D. Stainless Steel Bars and Shapes: ASTM A276/A276M, Type 304 or Type 316L.
- E. Tubing: ASTM A554, Grade MT 304, or Grade MT 316, or Grade MT 316L as appropriate to application.
- F. Pipe: ASTM A312/A312M, Grade TP 304, or Grade TP 316, or Grade TP 316L as appropriate to application.
- G. Steel Tubing: ASTM A500/A500M, cold-formed steel tubing.
- H. Steel Pipe: ASTM A53/A53M, Standard Weight (Schedule 40) unless otherwise indicated.
- I. Aluminum Plate and Sheet: ASTM B209 (ASTM B209M), Alloy 6061-T6.
- J. Aluminum Extrusions: ASTM B221 (ASTM B221M), Alloy 6063-T6.
- K. Aluminum Castings: ASTM B26/B26M, Alloy 443.0-F.

## 2.2 FASTENERS

- A. General: Unless otherwise indicated, provide Type 304 or Type 316 stainless steel fasteners for exterior use. Select fasteners for type, grade, and class required.
- B. Steel Bolts and Nuts: Regular hexagon-head bolts, ASTM A307, Grade A (ISO 898-1, Property Class 4.6); with hex nuts, ASTM A563 (ASTM A563M); and, where indicated, flat washers.
- C. Stainless Steel Bolts and Nuts: Regular hexagon-head annealed stainless steel bolts, ASTM F593 (ISO 3506-1); with hex nuts, ASTM F594 (ASTM F836M); and, where indicated, flat washers; Alloy Group 1 (A1) or Group 2 (A4) as appropriate to use.
- D. Anchors, General: Capable of sustaining, without failure, a load equal to six times the load imposed when installed in unit masonry and four times the load imposed when installed in concrete, as determined by testing in accordance with ASTM E488/E488M, conducted by a qualified independent testing agency.
- E. Post-Installed Anchors: Torque-controlled expansion anchors or chemical anchors unless specifically identified.
  - 1. Material Where Stainless Steel Is Indicated: Alloy Group 1 (A1) or Group 2 (A4) stainless steel bolts, ASTM F593 (ISO 3506-1), and nuts, ASTM F594 (ASTM F836M).

## 2.3 MISCELLANEOUS MATERIALS

- A. Shop Primers: Provide primers that comply with Section "Painting
- B. Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D1187/D1187M.
- C. Shrinkage-Resistant Grout: Factory-packaged, nonmetallic, nonstaining, noncorrosive, nongaseous grout complying with ASTM C1107/C1107M. Provide grout specifically recommended by manufacturer for interior and exterior applications.
- D. Concrete: Comply with requirements in Section 033000 "Cast-in-Place Concrete" for normal-weight, air-entrained concrete with a minimum 28-day compressive strength of 3000 psi (20 MPa).

## 2.4 FABRICATION, GENERAL

- A. Shop Assembly: Preassemble items in the shop to greatest extent possible. Disassemble units only as necessary for shipping and handling limitations. Use connections that maintain structural value of joined pieces. Clearly mark units for reassembly and coordinated installation.

- B. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately 1/32 inch (1 mm) unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.
- C. Form bent-metal corners to smallest radius possible without causing grain separation or otherwise impairing work.
- D. Form exposed work with accurate angles and surfaces and straight edges.
- E. Weld corners and seams continuously to comply with the following:
  - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
  - 2. Obtain fusion without undercut or overlap.
  - 3. Remove welding flux immediately.
  - 4. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing.
- F. Form exposed connections with hairline joints, flush and smooth, using concealed fasteners or welds where possible. Where exposed fasteners are required, use Phillips flat-head (countersunk) fasteners unless otherwise indicated. Locate joints where least conspicuous.
- G. Fabricate seams and other connections that are exposed to weather in a manner to exclude water. Provide weep holes where water may accumulate.
- H. Cut, reinforce, drill, and tap metal fabrications as indicated to receive finish hardware, screws, and similar items.
- I. Provide for anchorage of type indicated; coordinate with supporting structure. Space anchoring devices to secure metal fabrications rigidly in place and to support indicated loads.
- J. Where units are indicated to be cast into concrete or built into masonry, equip with integrally welded strap anchors, 1/8 by 1-1/2 inches (3.2 by 38 mm), with a minimum 6-inch (150-mm) embedment and 2-inch (50-mm) hook, not less than 8 inches (200 mm) from ends and corners of units and 24 inches (600 mm) o.c., unless otherwise indicated.

## 2.5 MISCELLANEOUS STEEL TRIM

- A. Unless otherwise indicated, fabricate units from steel shapes, plates, and bars of profiles shown with continuously welded joints and smooth exposed edges. Miter corners and use concealed field splices where possible.
- B. Provide cutouts, fittings, and anchorages as needed to coordinate assembly and installation with other work.

1. Provide with integrally welded steel strap anchors for embedding in concrete or masonry construction.

C. Galvanize and prime miscellaneous steel trim.

## 2.6 UNDERCOUNTER SUPPORT BRACKETS

A. Unless otherwise indicated, fabricate units from steel shapes, plates, and bars of profiles shown with continuously welded joints and smooth exposed edges. Miter corners or cope intersections.

1. Provide holes for mounting anchors.
2. Fabricate right and left-hand assemblies providing flush mounting surface for phenolic panels.

B. Galvanize after fabrication.

## 2.7 GENERAL FINISH REQUIREMENTS

- A. Finish metal fabrications after assembly.
- B. Finish exposed surfaces to remove tool and die marks and stretch lines, and to blend into surrounding surface.

## 2.8 STEEL AND IRON FINISHES

A. Galvanizing: Hot-dip galvanize items as indicated to comply with ASTM A153/A153M for steel and iron hardware and with ASTM A123/A123M for other steel and iron products.

1. Do not quench or apply post galvanizing treatments that might interfere with paint adhesion.

B. Preparation for Shop Priming Galvanized Items: After galvanizing, thoroughly clean galvanized surfaces of grease, dirt, oil, flux, and other foreign matter, and treat with metallic phosphate process.

C. Shop prime iron and steel items not indicated to be galvanized unless they are to be embedded in concrete or masonry, or unless otherwise indicated.

D. Preparation for Shop Priming: Prepare surfaces to comply with requirements indicated below:

1. Steel Items: SSPC-SP 3, "Power Tool Cleaning."
2. Galvanized-Steel Items: SSPC-SP 16, "Brush-off Blast Cleaning of Coated and Uncoated Galvanized Steel, Stainless Steels, and Non-Ferrous Metals."

- E. Shop Priming: Apply shop primer to comply with SSPC-PA 1, "Paint Application Specification No. 1: Shop, Field, and Maintenance Painting of Steel," for shop painting.
  - 1. Stripe paint corners, crevices, bolts, welds, and sharp edges.

## PART 3 - EXECUTION

### 3.1 INSTALLATION, GENERAL

- A. Cutting, Fitting, and Placement: Perform cutting, drilling, and fitting required for installing metal fabrications. Set metal fabrications accurately in location, alignment, and elevation; with edges and surfaces level, plumb, true, and free of rack; and measured from established lines and levels.
- B. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations. Do not weld, cut, or abrade surfaces of exterior units that have been hot-dip galvanized after fabrication and are for bolted or screwed field connections.
- C. Fastening to In-Place Construction: Provide anchorage devices and fasteners where metal fabrications are required to be fastened to in-place construction.
- D. Provide temporary bracing or anchors in formwork for items that are to be built into concrete, masonry, or similar construction.
- E. Corrosion Protection: Coat concealed surfaces of aluminum that come into contact with grout, concrete, masonry, wood, or dissimilar metals with the following:
  - 1. Cast Aluminum: Heavy coat of bituminous paint.
  - 2. Extruded Aluminum: Two coats of clear lacquer.

### 3.2 UNDERCOUNTER SUPPORT BRACKETS

- A. Coordinate mounting locations with concrete countertops.
- B. Confirm location of grouted cells before setting anchors into masonry. Do not install until grouting is complete in the required cells and grout has cured.
- C. Install brackets only after completion of painting on wall under and behind brackets.
- D. Set brackets plumb and level to allow plumb and level mounting of phenolic panels and countertop.

### 3.3 REPAIRS

- A. Touchup Painting:
  - 1. Cleaning and touchup painting of field welds, bolted connections, and abraded areas of shop paint are specified in Section "Painting".

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- B. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A780/A780M.

END OF SECTION

SECTION 061000  
ROUGH CARPENTRY

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Roofing nailers.
- B. Preservative treated wood materials.
- C. Fire retardant treated wood materials.
- D. Miscellaneous framing and sheathing.
- E. Communications and electrical room mounting boards.
- F. Concealed wood blocking, nailers, and supports.

1.2 RELATED REQUIREMENTS

- A. Section 061700 – Prefabricated Structural Wood
- B. Section 092116 - Gypsum Board Assemblies: Gypsum-based sheathing.

1.3 REFERENCE STANDARDS

- A. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2009.
- B. ASTM D2898 - Standard Test Methods for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing; 2010.
- C. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2015a.
- D. AWPA U1 - Use Category System: User Specification for Treated Wood; American Wood Protection Association; 2012.
- E. PS 1 - Structural Plywood; 2009.
- F. PS 20 - American Softwood Lumber Standard; National Institute of Standards and Technology, Department of Commerce; 2010.
- G. SPIB (GR) - Grading Rules; Southern Pine Inspection Bureau, Inc.; 2014.

1.4 SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide technical data on wood preservative materials and application instructions.
- C. Warranty: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.5 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, or installation.

1.6 WARRANTY

- A. See Section 017800 - Closeout Submittals, for additional warranty requirements.



- B. Correct defective Work within a one year period after Date of Substantial Completion.

## PART 2 PRODUCTS

### 2.1 GENERAL REQUIREMENTS

- A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
  - 1. Species: Southern Pine, unless otherwise indicated.
  - 2. If no species is specified, provide any species graded by the agency specified; if no grading agency is specified, provide lumber graded by any grading agency meeting the specified requirements.
  - 3. Grading Agency: Any grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee ([www.alsc.org](http://www.alsc.org)) and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.
  - 4. Lumber of other species or grades is acceptable provided structural and appearance characteristics are equivalent to or better than products specified.
- B. Lumber fabricated from old growth timber is not permitted.

### 2.2 DIMENSION LUMBER FOR CONCEALED APPLICATIONS

- A. Grading Agency: Southern Pine Inspection Bureau, Inc. (SPIB).
- B. Sizes: Nominal sizes as indicated on drawings, S4S.
- C. Moisture Content: S-dry or MC19.
- D. Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:
  - 1. Lumber: S4S, No. 2 or Standard Grade.
  - 2. Boards: Standard or No. 3.

### 2.3 CONSTRUCTION PANELS

- A. Communications and Electrical Room Mounting Boards: PS 1 A-D plywood, or medium density fiberboard; 3/4 inch thick; flame spread index of 25 or less, smoke developed index of 450 or less, when tested in accordance with ASTM E84.

### 2.4 ACCESSORIES

- A. Fasteners and Anchors:
  - 1. Metal and Finish: Hot-dipped galvanized steel per ASTM A 153/A 153M for high humidity and preservative-treated wood locations, unfinished steel elsewhere.
  - 2. Drywall Screws: Bugle head, hardened steel, power driven type, length three times thickness of sheathing.
  - 3. Anchors: Toggle bolt type for anchorage to hollow masonry.

### 2.5 FACTORY WOOD TREATMENT

- A. Treated Lumber and Plywood: Comply with requirements of AWPA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.

1. Fire-Retardant Treated Wood: Mark each piece of wood with producer's stamp indicating compliance with specified requirements.
  2. Preservative-Treated Wood: Provide lumber and plywood marked or stamped by an ALSC-accredited testing agency, certifying level and type of treatment in accordance with AWWA standards.
- B. Fire Retardant Treatment:
1. Manufacturers:
    - a. Arch Wood Protection, Inc: [www.wolmanizedwood.com](http://www.wolmanizedwood.com).
    - b. Hoover Treated Wood Products, Inc: [www.frtw.com](http://www.frtw.com).
    - c. Substitutions: See Section 016000 - Product Requirements.
  2. Exterior Type: AWWA U1, Category UCFB, Commodity Specification H, chemically treated and pressure impregnated; capable of providing a maximum flame spread index of 25 when tested in accordance with ASTM E84, with no evidence of significant combustion when test is extended for an additional 20 minutes both before and after accelerated weathering test performed in accordance with ASTM D2898.
    - a. Kiln dry wood after treatment to a maximum moisture content of 19 percent for lumber and 15 percent for plywood.
    - b. Treat all exterior rough carpentry items.
    - c. Do not use treated wood in direct contact with the ground.
  3. Interior Type A: AWWA U1, Use Category UCFA, Commodity Specification H, low temperature (low hygroscopic) type, chemically treated and pressure impregnated; capable of providing a maximum flame spread index of 25 when tested in accordance with ASTM E84, with no evidence of significant combustion when test is extended for an additional 20 minutes.
    - a. Kiln dry wood after treatment to a maximum moisture content of 19 percent for lumber and 15 percent for plywood.
    - b. Treat rough carpentry items as indicated.
    - c. Do not use treated wood in applications exposed to weather or where the wood may become wet.
- C. Preservative Treatment:
1. Manufacturers:
    - a. Arch Wood Protection, Inc: [www.wolmanizedwood.com](http://www.wolmanizedwood.com).
    - b. Koppers Performance Chemicals, Inc: [www.koppersperformancechemicals.com](http://www.koppersperformancechemicals.com).
    - c. Viance, LLC: [www.treatedwood.com](http://www.treatedwood.com).
    - d. Substitutions: See Section 016000 - Product Requirements.
- D. Preservative Pressure Treatment of Lumber Above Grade: AWWA U1, Use Category UC3B, Commodity Specification A using waterborne preservative to 0.25 lb/cu ft retention.
1. Kiln dry lumber after treatment to maximum moisture content of 19 percent.
  2. Treat lumber exposed to weather.
  3. Treat lumber in contact with roofing, flashing, or waterproofing.
  4. Treat lumber in contact with masonry or concrete.
  5. Treat lumber less than 18 inches above grade.
  6. Preservative Pressure Treatment of Plywood Above Grade: AWWA U1, Use Category UC2 and UC3B, Commodity Specification F using waterborne preservative to 0.25 lb/cu ft retention.
    - a. Kiln dry plywood after treatment to maximum moisture content of 19

- percent.
- b. Treat plywood in contact with roofing, flashing, or waterproofing.
- c. Treat plywood in contact with masonry or concrete.
- d. Treat plywood less than 18 inches above grade.

## PART 3 EXECUTION

### 3.1 PREPARATION

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

### 3.2 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.

### 3.3 BLOCKING, NAILERS, AND SUPPORTS

- A. Provide framing and blocking members as indicated or as required to support finishes, fixtures, specialty items, and trim.
- B. In framed assemblies that have concealed spaces, provide solid wood fireblocking as required by applicable local code, to close concealed draft openings between floors and between top story and roof/attic space; other material acceptable to code authorities may be used in lieu of solid wood blocking.
- C. In metal stud walls, provide continuous blocking around door and window openings for anchorage of frames, securely attached to stud framing.
- D. In walls, provide blocking attached to studs as backing and support for wall-mounted items, unless item can be securely fastened to two or more studs or other method of support is explicitly indicated.
- E. Where ceiling-mounting is indicated, provide blocking and supplementary supports above ceiling, unless other method of support is explicitly indicated.
- F. Provide the following specific non-structural framing and blocking:
  - 1. Cabinets, casework and shelf supports.
  - 2. Wall brackets and hardware.
  - 3. Handrails.
  - 4. Grab bars.
  - 5. Towel and bath accessories.
  - 6. Wall-mounted door stops.
  - 7. Chalkboards and marker boards.
  - 8. Wall paneling and trim.
  - 9. Joints of rigid wall coverings that occur between studs.
  - 10. Projection screens, curtain tracks, draperies, blinds and other fixtures and equipment.

11. Exterior equipment, fixture, bases and support elements.

#### 3.4 ROOF-RELATED CARPENTRY

- A. Coordinate installation of roofing carpentry with deck construction, framing of roof openings, and roofing assembly installation.
- B. Provide wood curb at all roof openings except where specifically indicated otherwise. Form corners by alternating lapping side members.

#### 3.5 INSTALLATION OF CONSTRUCTION PANELS

- A. Communications and Electrical Room Mounting Boards: Secure with screws to studs with edges over firm bearing; space fasteners at maximum 24 inches on center on all edges and into studs in field of board.
  - 1. At fire-rated walls, install board over wall board indicated as part of the fire-rated assembly.
  - 2. Where boards are indicated as full floor-to-ceiling height, install with long edge of board parallel to studs.
  - 3. Install adjacent boards without gaps.
  - 4. Size: 48 by 96 inches, installed horizontally at ceiling height.

#### 3.6 SITE APPLIED WOOD TREATMENT

- A. Apply preservative treatment compatible with factory applied treatment at site-sawn cuts, complying with manufacturer's instructions.
- B. Allow preservative to dry prior to erecting members.

#### 3.7 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.

#### 3.8 CLEANING

- A. Do not leave any wood, shavings, sawdust, etc. on the ground or buried in fill.
- B. Prevent sawdust and wood shavings from entering the storm drainage system.

END OF SECTION 061000

SECTION 064150 –  
CONCRETE COUNTERTOPS

PART 1 - GENERAL

1.01 SUMMARY

- A. Section Includes: Concrete countertops and trim including backsplashes.
- B. Related Work:
  - 1. Section 055000 "Metal Fabrications" for undercounter counter support bracket and as detailed on the drawings.

1.02 ACTION SUBMITTALS

- A. Product Data: For accessories and other manufactured products.
- B. Shop Drawings: Include plans, sections, details, and attachments to other work.

1.03 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Manufacturer and Installer.
- B. Sealant Compatibility Test Report: From sealant manufacturer, complying with requirements in Division 7 Section "Joint Sealants" and indicating that sealants will not stain or damage concrete.

1.04 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For concrete countertops to include in maintenance manuals. Include Product Data for concrete-care products used or recommended by countertop Manufacturer, and names, addresses, and telephone numbers of local sources for products.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Manufacturer of custom precast concrete countertops, constructed of custom blended cement and resin matrix specifically blended for use as countertops and designed for wet use areas.
  - 1. Manufacturer shall have successfully completed 10 projects of similar construction and size.
- B. Installer Qualifications: Fabricator of products.

1.06 PROJECT CONDITIONS

- A. Field Measurements: Verify dimensions of construction to receive concrete countertops by field measurements before fabrication and indicate measurements on Shop Drawings.

## PART 2 - PRODUCTS

### 2.01 MANUFACTURERS

- A. Acceptable Manufacturer: Truform Concrete or approved equal.

### 2.02 CONCRETE COUNTERTOPS

- A. Type: Factory pre-cast, concrete countertops composed of minerals, Portland cement, resin, acrylic polymer, glass fibers and proprietary admixtures.
  - 1. Compressive strength: 8,000 psi minimum.
  - 2. Tensile Strength (without reinforcement): 1,500 psi minimum.
  - 3. Water: Cement Ratio: 0.3.
- B. Molds: Of type to produce smooth uniform finish. .
- C. Size and Configuration: As indicated on Drawings.
- D. Thickness: 1 1/2" thick concrete countertop, 3/4" thick back splash.
- E. Integral Color: N/A.
- F. Finish: As selected by Architect from fabricator's full range of finishes.
- G. Inlays: N/A.
- H. Edge: Eased edge on back splash and countertop edges.

### 2.03 ACCESSORIES

- A. Base Adhesive: Construction Adhesive specifically designed for use with concrete and metal and recommended in writing by countertop manufacturer.
- B. Attachment Adhesive: As recommended by manufacturer in writing.
- C. Surface Sealer: Manufacturer's standard 3-coat industrial grade surface sealer which forms a protective layer and is recommended by manufacture in writing.
- D. Overflow Drain: Manufacturer's standard overflow configuration with connection to plumbing drain lines.

### 2.04 FABRICATION

- A. Fabricate counter top in single piece in the factory in length shown on the drawings.
- B. Provide undersurface finish for attachment to field set support brackets as detailed on the drawings.

## PART 3 - EXECUTION

### 3.01 EXAMINATION

- A. Examine substrates indicated to receive concrete countertops and conditions under which concrete countertops will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance.
  - 1. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of concrete countertops.
  - 2. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.02 PREPARATION

- A. Advise installers of other work about specific requirements for placement of inserts and similar items to be used by concrete countertop Installer for anchoring concrete countertops. Furnish installers of other work with Drawings or templates showing locations of these items.
- B. Clean dirty or stained concrete surfaces by removing soil, stains, oils, dust, paint, waterproofing and foreign materials before setting.
  - 1. Clean concrete countertops in accordance with fabricator's written instructions.
  - 2. Use only mild cleaning compounds that contain no caustic or harsh materials or abrasives. Allow concrete to fully cure before installing.

### 3.03 CONSTRUCTION TOLERANCES

- A. Variation from Plumb: For vertical lines and surfaces, not to exceed 1/16 inch in 48 inches.
- B. Variation from Level: Not to exceed 1/8 inch in 96 inches, 1/4 inch maximum.

### 3.04 INSTALLATION OF COUNTERTOPS

- A. General: Install countertops over countertop support brackets. Securely anchor brackets to wall, verifying proper load support.
- B. Use diamond saw or diamond grinding if required for field-fitting. Cut lines straight, true, and at right angles to finished surfaces unless beveling is required for clearance. Ease edges slightly to prevent snipping.
- C. Set concrete countertops to comply with requirements indicated on Drawings and Shop Drawings. Shim and adjust concrete countertops to locations indicated, with uniform joints of widths indicated and with edges and faces aligned according to established relationships and indicated tolerances. Install anchors and other attachments indicated or necessary to secure concrete countertops in place.
  - 1. Complete cutouts not finished in shop. Mask areas of countertops adjacent to cutouts to prevent

damage while cutting. Use diamond-saw with diamond blades to cut concrete. Make cutouts to accurately fit items to be installed, and at right angles to finished surfaces unless beveling is required for clearance. Ease edges slightly to prevent snipping.

- D. Install splash by adhering to wall with attachment adhesive. Leave 1/16-inch gap between countertop and splash for filling with sealant. Use temporary shims to ensure uniform spacing.
- E. Apply sealants to gaps specified for filling with sealant; comply with Division 7 Section "Joint Sealants." Remove temporary shims before applying sealant.

### 3.05 CLEANING AND REPLACEMENT

- A. In-progress Cleaning: Clean countertops as work progresses. Remove adhesive, grout, mortar, and sealant smears immediately.
- B. Clean concrete countertops not less than six days after completion of sealant installation, using clean water and soft rags. Do not use wire brushes, acid-type cleaning agents, cleaning compounds with caustic or harsh fillers, or other materials or methods that could damage concrete.
- C. Sealer Application: Apply sealer and wax to comply with concrete countertop fabricator's and sealer manufacturer's written instructions.
- D. Remove and replace concrete countertops of the following description:
  - 1. Broken, chipped, stained, or otherwise damaged concrete.
  - 2. Defective countertops.
  - 3. Defective joints, including misaligned joints.
  - 4. Countertops not complying with other requirements indicated.
- E. Replace in a manner that results in concrete countertops complying with other requirements, and showing no evidence of replacement.

END OF SECTION 064150



SECTION 076200  
SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Miscellaneous sheet metal fabrications including new roof edge drip flashing.

1.2 COORDINATION

- A. Coordinate sheet metal flashing and trim layout and seams with sizes and locations of penetrations to be flashed, and joints and seams in adjacent materials.
- B. Coordinate sheet metal flashing and trim installation with adjoining roofing and wall materials, joints, and seams to provide leakproof, secure, and noncorrosive installation.

1.3 ACTION SUBMITTALS

- A. Product Data: For each of the following
1. Underlayment materials.
  2. Elastomeric sealant.
  3. Butyl sealant.
- B. Shop Drawings: For sheet metal flashing and trim.
1. Include plans, elevations, sections, and attachment details.
  2. Detail fabrication and installation layouts.
  3. Include identification of material, thickness, weight, and finish for each item and location in Project.
  4. Include details of connections to adjoining work.
  5. Detail formed flashing and trim at scale of not less than 3 inches per 12 inches.
- C. Samples: For each exposed product and for each color and texture specified, 12 inches (300 mm) long by actual width.

1.4 INFORMATIONAL SUBMITTALS

- A. Sample Warranty: For special warranty.

1.5 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For sheet metal flashing and trim, and its accessories, to include in maintenance manuals.
- B. Special warranty.

1.6 QUALITY ASSURANCE

- A. Fabricator Qualifications: Employs skilled workers who custom fabricate sheet metal flashing and trim similar to that required for this Project and whose products have a record of successful in-service performance.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Do not store sheet metal flashing and trim materials in contact with other materials that might cause staining, denting, or other surface damage.
  - 1. Store sheet metal flashing and trim materials away from uncured concrete and masonry.
  - 2. Protect stored sheet metal flashing and trim from contact with water.
- B. Protect strippable protective covering on sheet metal flashing and trim from exposure to sunlight and high humidity, except to extent necessary for period of sheet metal flashing and trim installation.

1.8 WARRANTY

- A. Special Warranty on Finishes: Manufacturer agrees to repair finish or replace sheet metal flashing and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.
  - 1. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:
    - a. Color fading more than 5 Delta E units when tested in accordance with ASTM D2244.
    - b. Chalking in excess of a No. 8 rating when tested in accordance with ASTM D4214.
    - c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
  - 2. Finish Warranty Period: 20 years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 PERFORMANCE REQUIREMENTS

- A. Sheet metal flashing and trim assemblies, including cleats, anchors, and fasteners, are to withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Completed sheet metal flashing and trim are not to rattle, leak, or loosen, and are to remain watertight.

### 2.2 SHEET METALS

- A. Protect mechanical and other finishes on exposed surfaces from damage by applying strippable, temporary protective film before shipping.
- B. Aluminum Sheet: ASTM B209 (ASTM B209M), alloy as standard with manufacturer for finish required, with temper as required to suit forming operations and performance required; with smooth, flat surface.
  - 1. Exposed Coil-Coated Finish:
    - a. Two-Coat Fluoropolymer: AAMA 2605. Fluoropolymer finish containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions for seacoast and severe environments.
    - 2. Color: As selected by Architect from manufacturer's full range.
    - 3. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester backer finish, consisting of prime coat and wash coat with minimum total dry film thickness of 0.5 mil (0.013 mm).
  - C. Stainless Steel Sheet: ASTM A240/A240M, Type 304, dead soft, fully annealed; with smooth, flat surface.
    - 1. Finish: ASTM A480/A480M, No. 2D (dull, cold rolled).
  - D. Metallic-Coated Steel Sheet: Provide zinc-coated (galvanized) steel sheet in accordance with ASTM A653/A653M, G90 (Z275) coating designation or aluminum-zinc alloy-coated steel sheet in accordance with ASTM A792/A792M, Class AZ50 (Class AZM150) coating designation, Grade 40 (Grade 275); prepainted by coil-coating process to comply with ASTM A755/A755M.
    - 1. Surface: Smooth, flat.
    - 2. Exposed Coil-Coated Finish:
      - a. Two-Coat Fluoropolymer: AAMA 621. Fluoropolymer finish containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to

comply with coating and resin manufacturers' written instructions for seacoast and severe environments.

3. Color: As selected by Architect from manufacturer's full range.
4. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester backer finish, consisting of prime coat and wash coat with minimum total dry film thickness of 0.5 mil (0.013 mm).

E. Lead Sheet: ASTM B749 lead sheet.

## 2.3 MISCELLANEOUS MATERIALS

- A. Provide materials and types of fasteners, solder, protective coatings, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation and as recommended by manufacturer of primary sheet metal or manufactured item unless otherwise indicated.
- B. Fasteners: Wood screws, annular threaded nails, self-tapping screws, self-locking rivets and bolts, and other suitable fasteners designed to withstand design loads and recommended by manufacturer of primary sheet metal or manufactured item.
  1. General: Blind fasteners or self-drilling screws, gasketed, with hex-washer head.
    - a. Exposed Fasteners: Heads matching color of sheet metal using plastic caps or factory-applied coating. Provide metal-backed EPDM or PVC sealing washers under heads of exposed fasteners bearing on weather side of metal.
    - b. Blind Fasteners: High-strength aluminum or stainless steel rivets suitable for metal being fastened.
  2. Fasteners for Aluminum Sheet: Aluminum or Series 300 stainless steel.
  3. Fasteners for Stainless Steel Sheet: Series 300 stainless steel.
  4. Fasteners for Zinc-Coated (Galvanized) or Aluminum-Zinc Alloy-Coated Steel Sheet: Series 300 stainless steel.
- C. Sealant Tape: Pressure-sensitive, 100 percent solids, polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape 1/2 inch (13 mm) wide and 1/8 inch (3 mm) thick.
- D. Elastomeric Sealant: ASTM C920, elastomeric polyurethane and silicone polymer sealant; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.
- E. Butyl Sealant: ASTM C1311, single-component, solvent-release butyl rubber sealant; polyisobutylene plasticized; heavy bodied for hooked-type expansion joints with limited movement.
- F. Bituminous Coating: Cold-applied asphalt emulsion in accordance with ASTM D1187/D1187M.

- G. Asphalt Roofing Cement: ASTM D4586, asbestos free, of consistency required for application.

## 2.4 FABRICATION, GENERAL

- A. Custom-fabricate sheet metal flashing and trim to comply with details indicated and recommendations in cited sheet metal standard that apply to design, dimensions, geometry, metal thickness, and other characteristics of item required.
  - 1. Fabricate sheet metal flashing and trim in shop to greatest extent possible.
  - 2. Fabricate sheet metal flashing and trim in thickness or weight needed to comply with performance requirements, but not less than that specified for each application and metal.
  - 3. Verify shapes and dimensions of surfaces to be covered and obtain field measurements for accurate fit before shop fabrication.
  - 4. Form sheet metal flashing and trim to fit substrates without excessive oil-canning, buckling, and tool marks; true to line, levels, and slopes; and with exposed edges folded back to form hems.
  - 5. Conceal fasteners and expansion provisions where possible. Do not use exposed fasteners on faces exposed to view.
- B. Fabrication Tolerances:
  - 1. Fabricate sheet metal flashing and trim that is capable of installation to a tolerance of 1/4 inch in 20 feet (6 mm in 6 m) on slope and location lines indicated on Drawings and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.
  - 2. Fabricate sheet metal flashing and trim that is capable of installation to tolerances specified.
- C. Sealant Joints: Where movable, nonexpansion-type joints are required, form metal in accordance with cited sheet metal standard to provide for proper installation of elastomeric sealant.
- D. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal.
- E. Fabricate cleats and attachment devices of sizes as recommended by cited sheet metal standard for application, but not less than thickness of metal being secured.
- F. Seams:
  - 1. Fabricate nonmoving seams with flat-lock seams. Form seams and seal with elastomeric sealant unless otherwise recommended by sealant manufacturer for intended use. Rivet joints where necessary for strength.
- G. Do not use graphite pencils to mark metal surfaces.

## 2.5 SHEET METAL FABRICATIONS

- A. Unless otherwise indicated fabricate from the following materials:
  - 1. Aluminum: 0.032 inch (0.81 mm) thick.
  - 2. Stainless Steel: 0.0156 inch (0.396 mm) thick.
  - 3. Galvanized Steel: 0.028 inch thick.
  - 4. Aluminum-Zinc Alloy-Coated Steel: 0.028 inch thick.
- B. Continuous hold down: Unless otherwise indicated fabricate from the following materials:
  - 1. Aluminum: 0.040 inch thick.
  - 2. Stainless Steel: 0.0188 inch thick.
  - 3. Galvanized Steel: 0.028 inch thick.
  - 4. Aluminum-Zinc Alloy-Coated Steel: 0.028 inch thick.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with installer present, for compliance with requirements for installation tolerances, substrate, and other conditions affecting performance of the Work.
  - 1. Verify compliance with requirements for installation tolerances of substrates.
  - 2. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.
  - 3. Verify that air- or water-resistant barriers have been installed over sheathing or backing substrate to prevent air infiltration or water penetration.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION, GENERAL

- A. Install sheet metal flashing and trim to comply with details indicated and recommendations of cited sheet metal standard that apply to installation characteristics required unless otherwise indicated on Drawings.
  - 1. Install fasteners, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.
  - 2. Install sheet metal flashing and trim true to line, levels, and slopes. Provide uniform, neat seams with minimum exposure of sealant.
  - 3. Anchor sheet metal flashing and trim and other components of the Work securely in place, with provisions for thermal and structural movement.
  - 4. Install sheet metal flashing and trim to fit substrates and to result in watertight performance.

5. Install continuous cleats with fasteners spaced not more than 12 inches (300 mm) o.c.
  6. Install exposed sheet metal flashing and trim with limited oil-canning, and free of buckling and tool marks.
  7. Do not field cut sheet metal flashing and trim by torch.
  8. Do not use graphite pencils to mark metal surfaces.
- B. Metal Protection: Where dissimilar metals contact each other, or where metal contacts pressure-treated wood or other corrosive substrates, protect against galvanic action or corrosion by painting contact surfaces with bituminous coating or by other permanent separation as recommended by sheet metal manufacturer or cited sheet metal standard.
1. Underlayment: Where installing sheet metal flashing and trim directly on cementitious or wood substrates, install underlayment.
- C. Fasteners: Use fastener sizes that penetrate wood blocking or sheathing not less than 1-1/4 inches (32 mm) for nails and not less than 3/4 inch (19 mm) for wood screws. Insert size requirement.
- D. Conceal fasteners and expansion provisions where possible in exposed work and locate to minimize possibility of leakage. Cover and seal fasteners and anchors as required for a tight installation.
- E. Seal joints as required for watertight construction.
1. Use sealant-filled joints unless otherwise indicated.
    - a. Embed hooked flanges of joint members not less than 1 inch (25 mm) into sealant.
    - b. Form joints to completely conceal sealant.
    - c. When ambient temperature at time of installation is between 40 and 70 deg F (4 and 21 deg C), set joint members for 50 percent movement each way.
    - d. Adjust setting proportionately for installation at higher ambient temperatures.
      - 1) Do not install sealant-type joints at temperatures below 40 deg F (4 deg C).
  2. Prepare joints and apply sealants to comply with requirements in Section 079200 "Joint Sealants."
- F. Rivets: Rivet joints in where necessary for strength.

### 3.3 INSTALLATION TOLERANCES

- A. Installation Tolerances: Shim and align sheet metal flashing and trim within installed tolerance of 1/4 inch in 20 feet (6 mm in 6 m) on slope and location lines indicated on

Drawings and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.

#### 3.4 CLEANING

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

#### 3.5 PROTECTION

- A. Remove temporary protective coverings and strippable films as sheet metal flashing and trim are installed unless otherwise indicated in manufacturer's written installation instructions.
- B. On completion of sheet metal flashing and trim installation, remove unused materials and clean finished surfaces as recommended in writing by sheet metal flashing and trim manufacturer.
- C. Maintain sheet metal flashing and trim in clean condition during construction.
- D. Replace sheet metal flashing and trim that have been damaged or that have deteriorated beyond successful repair by finish touchup or similar minor repair procedures, as determined by Architect.

END OF SECTION 076200



SECTION 079200  
JOINT SEALANTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Silicone joint sealants.
2. Nonstaining silicone joint sealants.
3. Urethane joint sealants.
4. Immersible joint sealants.
5. Mildew-resistant joint sealants.
6. Butyl joint sealants.

1.2 ACTION SUBMITTALS

A. Product Data:

1. Joint-sealants.
2. Joint sealant backing materials.

B. Samples for Initial Selection: Manufacturer's standard color charts consisting of strips of cured sealants showing the full range of colors available for each product exposed to view.

1.3 INFORMATIONAL SUBMITTALS

A. Test and Evaluation Reports:

1. Preconstruction Field-Adhesion-Test Reports: Indicate which sealants and joint preparation methods resulted in optimum adhesion to joint substrates based on testing specified in "Preconstruction Testing" Article.

B. Field Quality-Control Submittals:

1. Field-Adhesion-Test Reports: For each sealant application tested.

C. Sample warranties.

1.4 CLOSEOUT SUBMITTALS

A. Warranty Documentation:

1. Manufacturers' special warranties.

2. Installer's special warranties.

## 1.5 QUALITY ASSURANCE

### A. Qualifications:

1. Installers: Authorized representative who is trained and approved by manufacturer.
2. Testing Agency: Qualified in accordance with ASTM C1021 to conduct the testing indicated.

## 1.6 MOCKUPS

- ### A.
- Install sealant in concrete masonry units for final verification of color selections and for preconstruction field adhesion testing. Use materials and installation methods specified in this Section.

## 1.7 PRECONSTRUCTION TESTING

- ### A.
- Preconstruction Field-Adhesion Testing: Before installing sealants, field test their adhesion to Project joint substrates as follows:

1. Locate test joints where indicated on Project or, if not indicated, as directed by Architect.
2. Conduct field tests for each kind of sealant and joint substrate.
3. Notify Architect seven days in advance of dates and times when test joints will be erected.
4. Provide tests as follows.
  - a. Test Method: Test joint sealants in accordance with Method A, Field-Applied Sealant Joint Hand Pull Tab, in Appendix X1.1 in ASTM C1193 or Method A, Tail Procedure, in ASTM C1521.
    - 1) For joints with dissimilar substrates, verify adhesion to each substrate separately; extend cut along one side, verifying adhesion to opposite side. Repeat procedure for opposite side.
5. Report whether sealant failed to adhere to joint substrates or tore cohesively. Include data on pull distance used to test each kind of product and joint substrate. For sealants that fail adhesively, retest until satisfactory adhesion is obtained.
6. Evaluation of Preconstruction Field-Adhesion-Test Results: Sealants not evidencing adhesive failure from testing, in absence of other indications of noncompliance with requirements, will be considered satisfactory. Do not use sealants that fail to adhere to joint substrates during testing.

## 1.8 FIELD CONDITIONS

- A. Do not proceed with installation of joint sealants under the following conditions:
1. When ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer or are below 40 deg F (5 deg C).
  2. When joint substrates are wet.
  3. Where joint widths are less than those allowed by joint-sealant manufacturer for applications indicated.
  4. Where contaminants capable of interfering with adhesion have not yet been removed from joint substrates.

## 1.9 WARRANTY

- A. Special Installer's Warranty: Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
1. Warranty Period: Two years from date of Substantial Completion.
- B. Special Manufacturer's Warranty: Manufacturer agrees to furnish joint sealants to repair or replace those joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
1. Warranty Period: Five years from date of Substantial Completion.
- C. Special warranties specified in this article exclude deterioration or failure of joint sealants from the following:
1. Movement of the structure caused by stresses on the sealant exceeding sealant manufacturer's written specifications for sealant elongation and compression.
  2. Disintegration of joint substrates from causes exceeding design specifications.
  3. Mechanical damage caused by individuals, tools, or other outside agents.
  4. Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.

## PART 2 - PRODUCTS

### 2.1 SOURCE LIMITATIONS

- A. Obtain joint sealants from single manufacturer for each sealant type.

### 2.2 JOINT SEALANTS, GENERAL

- A. Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and

application, as demonstrated by joint-sealant manufacturer, based on testing and field experience.

- B. Colors of Exposed Joint Sealants: As selected by Architect from manufacturer's full range.

## 2.3 MILDEW-RESISTANT JOINT SEALANTS

- A. Mildew-Resistant Joint Sealants: Formulated for prolonged exposure to humidity with fungicide to prevent mold and mildew growth.

## 2.4 BUTYL JOINT SEALANTS

- A. Butyl-Rubber-Based Joint Sealants: ASTM C1311.

## 2.5 JOINT-SEALANT BACKING

- A. Sealant Backing Material, General: Nonstaining; compatible with joint substrates, sealants, primers, and other joint fillers; and approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.
- B. Cylindrical Sealant Backings: ASTM C1330, Type C (closed-cell material with a surface skin), Type O (open-cell material), Type B (bicellular material with a surface skin), or any of the preceding types, as approved in writing by joint-sealant manufacturer for joint application indicated, and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
- C. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint. Provide self-adhesive tape where applicable.

## 2.6 MISCELLANEOUS MATERIALS

- A. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.
- B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way, and formulated to promote optimum adhesion of sealants to joint substrates.
- C. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.
- D. Cleaning cloths: Clean, soft, absorbent, lint-free cloths.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. General
- B. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:
  - 1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), oil, grease, waterproofing, mortar, water repellents, water, surface dirt, and frost.
  - 1. Non-porous surfaces and appropriate porous surfaces shall be cleaned by a two-cloth solvent wipe method in accordance with ASTM C1193 and as follows:
    - a. Use one lint free cotton cloth, to which cleaner has been applied, and vigorously wipe all dirt and contaminants from the surface.
    - b. Immediately wipe cleaned area, to remove any cleaner and dirt residue, with separate clean lint free cotton cloth before solvent has evaporated.
    - c. Do not allow to dirty cloth to contaminate liquid cleaner or clean wiping cloths.
  - 2. Clean porous joint substrate surfaces by brushing, grinding, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining after cleaning operations above by vacuuming or blowing out joints with oil-free compressed air. Porous joint substrates include the following:
    - a. Concrete.
    - b. Masonry.
  - 3. Remove laitance and form-release agents from concrete.
  - 4. Clean nonporous joint substrate surfaces by methods recommended by sealant manufacturer and that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants. Nonporous joint substrates include the following:
    - a. Metal.
    - b. Glass.

- c. Porcelain enamel.
  - d. Plastic wall panels.
  - e. Painted surfaces.
- C. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.
- D. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

### 3.3 INSTALLATION OF JOINT SEALANTS

- A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.
- B. Sealant Installation Standard: Comply with recommendations in ASTM C1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
- C. Install sealant backings of type indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
- 1. Do not leave gaps between ends of sealant backings.
  - 2. Do not stretch, twist, puncture, or tear sealant backings.
  - 3. Remove absorbent sealant backings that have become wet before sealant application, and replace them with dry materials.
- D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.
- E. Install sealants using proven techniques that comply with the following and at the same time backings are installed:
- 1. Place sealants so they directly contact and fully wet joint substrates.
  - 2. Completely fill recesses in each joint configuration.
  - 3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
- F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified in subparagraphs below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.
- 1. Remove excess sealant from surfaces adjacent to joints.

2. Dry tool all sealants. Use no liquids in tooling applications. Use tooling agents that
  - a. Clean tool when needed to provide smooth uniform tooled surface. Clean tools with agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces. Completely dry tools with clean lint free cloth prior to bringing tools in contact with wet sealant.
3. Provide concave joint profile in accordance with Figure 8A in ASTM C1193 unless otherwise indicated.
4. Provide recessed joint configuration of recess depth and at locations indicated on Drawings in accordance with Figure 8C in ASTM C1193.
  - a. Use masking tape to protect surfaces adjacent to recessed tooled joints.

### 3.4 CLEANING

- A. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.

### 3.5 PROTECTION

- A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out, remove, and repair damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work.

### 3.6 JOINT-SEALANT SCHEDULE

- A. Manufacturers: Subject to compliance with the requirements provide products by the following:
  1. Dow, DowSil.
  2. Tremco
  3. Sika
  4. BASF/Master Builders
  5. Pecora
- B. General: When more than one type of sealant is listed for a Joint-Sealant Application provide one of the sealants listed.
- C. Exterior joints in horizontal traffic surfaces.
  1. Joint Locations:
    - a. Isolation and contraction joints in cast-in-place concrete slabs.
    - b. Other joints as indicated.
  2. Joint Sealant: Silicone or Urethane, Type S or M, Grade P or NS, Class 35, Use T or NT, I, M, A, O.

- D. Exterior joints in vertical surfaces and horizontal nontraffic (non-pedestrian and non-vehicular) surfaces.
1. Joint Locations:
    - a. Control and expansion joints in unit masonry.
    - b. Perimeter joints at frames of doors, windows, metal soffit panels and louvers.
  2. Joint Sealant: Silicone, non-staining, Type S, Grade NS, Class 50, Use NT, M, A, Shore A Hardness 30-40.
  3. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include but are not limited to the following:
    - a. DowSill 795:
    - b. Tremco Spectrum 2
- E. Interior joints, **other than at Gang Toilets and where mildew resistant sealant is indicated**, joints in vertical surfaces and horizontal nontraffic (non-pedestrian and non-vehicular) surfaces
1. Joint Locations:
    - a. Joints between metal.
    - b. Joints between metal and masonry,
    - c. Perimeter joints between unit masonry and frames of doors, windows, and louvers.
    - d. Joints between masonry to masonry.
  2. Products: Subject to compliance with requirements, provide one of the following:
    - a. Urethane Joint Sealant:
      - 1) Sika Corporation, Construction Products Division; Sikaflex - 15LM.
      - 2) Tremco Incorporated; Dymonic 100
      - 3) BASF; Sonolastic 150
    - b. Silicone joints:
      - 1) DowSill 795:
      - 2) Tremco Spectrum 2
- F. Interior joints in horizontal traffic surfaces.
1. Joint Locations:
    - a. Isolation joints in cast-in-place concrete slabs.
    - b. Other joints as indicated.
  2. Joint Sealant: Silicone or Urethane, Type S or M, Grade P or NS, Class 35, Use T or NT, I, M, A, O.
- G. **Interior** joints in vertical and horizontal nontraffic (non-pedestrian) surfaces.
1. Joint Location:
    - a. Masonry control joints.
    - b. Joints at intersection of masonry to masonry.
    - c. Joints between masonry and aluminum.
  2. Joint Sealant:
    - a. Shore A 35 minimum, movement +/-25% minimum.
      - 1) Tremco Dymonic 100
      - 2) BASF; MasterSeal CR 195.
- H. Interior mildew-resistant interior joints in vertical surfaces and horizontal nontraffic (non-pedestrian) surfaces.



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1. Joint Sealant Location:
    - a. Joints between plumbing fixtures and adjoining walls, floors, and counters.
    - b. Joints between metal and masonry.
    - c. Other joints as indicated.
  2. Joint Sealant: Silicone, Type S, Grade NS, Class 35, Use T or NT, M, A, O.
    - a. Mildew resistant, single component, nonsag, neutral curing, silicone
    - b. Single component, nonsag, mildew resistant, acid curing silicone.
- I. Concealed mastics:
1. Joint Locations:
    - a. Aluminum thresholds.
    - b. Other joints as indicated on Drawings.
  2. Joint Sealant: Butyl-rubber based.

END OF SECTION 079200

SECTION 081130  
HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes hollow-metal work.

1.3 DEFINITIONS

- A. Minimum Thickness: Minimum thickness of base metal without coatings according to NAAMM-HMMA 803 or SDI A250.8.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: Include elevations, door edge details, frame profiles, metal thicknesses, preparations for hardware, and other details.
- C. Schedule: Prepared by or under the supervision of supplier, using same reference numbers for details and openings as those on Drawings.

1.5 INFORMATIONAL SUBMITTALS

- A. Product test reports.

PART 2 - PRODUCTS

2.1 PERFORMANCE

- A. General Performance: Comply with performance requirements specified, as determined by testing of hollow metal doors and frames representing those indicated for this Project without failure due to defective manufacture, fabrication, installation, or other defects in construction.
  - 1. Failure also includes the following:
    - a. Loosening or weakening of fasteners, attachments, and other components.

- b. Failure of operating units.

B. Structural Loads:

- 1. Wind Loads: As indicated on Drawings.

## 2.2 HOLLOW-METAL DOORS AND FRAMES

A. Extra-Heavy-Duty Doors: ANSI/SDI A250.8, Level 3; ANSI/SDI A250.4, Level A.

1. Doors:

- a. Type: As indicated in the Door and Frame Schedule.
- b. Thickness: 1-3/4 inches (44.5 mm).
- c. Face Material: Metallic-coated steel sheet, minimum thickness of 0.053 inch (1.3 mm), with minimum A60 coating.
- d. Edge Construction: Model 2, Seamless.
- e. Top Edge Closures: Close top edges of doors with flush closures of same material as face sheets. Seal joints against water penetration.
- f. Bottom Edges: Close bottom edges of doors with end closures or channels of same material as face sheets. Provide weep-hole openings in bottoms of exterior doors to permit moisture to escape.
- g. Exposed Finish: Factory Prime.
- h. Hardware Reinforcement:
  - 1) Material: Metallic-coated steel sheet with minimum A60 coating.
  - 2) Closer and Magnetic Lock: Minimum 0.067 channel.
  - 3) Hinge: Minimum 0.167 bar.
    - a) For continuous hinge reinforce with continuous 0.067 minimum strip. Locate to coordinate with hinge anchor locations.
- i. Core: Manufacturer's standard foam insulation.

B. Maximum-Duty Frames: ANSI/SDI A250.8, Level 4; ANSI/SDI A250.4, Level A:

1. Frames:

- a. Materials: Metallic-coated steel sheet, minimum thickness of 0.067 inch, with minimum A60 coating.
- b. Construction: Continuous welded.
- c. Exposed Finish: Factory Prime
- d. Hardware Reinforcement:
  - 1) Material: Metallic-coated steel sheet with minimum A60 coating.
  - 2) Closer and Magnetic Lock: Minimum 0.067 channel.
  - 3) Hinge: 0.167 Bar.
    - a) For continuous hinge reinforce with continuous 0.067 minimum strip. Locate to coordinate with hinge anchor locations.
  - 4) Other: As required by Standard.

## 2.3 FRAME ANCHORS

A. Jamb Anchors:

- 1. Masonry Type: Adjustable strap-and-stirrup or T-shaped anchors to suit frame size, not less than 0.042 inch (1.0 mm) thick, with corrugated or perforated straps

not less than 2 inches (51 mm) wide by 10 inches (254 mm) long; or wire anchors not less than 0.177 inch (4.5 mm) thick.

- a. For existing openings, where existing doors are being replaced, use stainless steel post-installed expansion Anchor: Minimum 3/8-inch- (9.5-mm-) diameter bolts with expansion shields or inserts, with manufacturer's standard pipe spacer

- B. Floor Anchors: Formed from same material as frames, minimum thickness of 0.042 inch (1.0 mm), and as follows:
  1. Monolithic Concrete Slabs: Clip-type anchors, with two holes to receive fasteners.

## 2.4 MATERIALS

- A. Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commercial Steel (CS), Type B; suitable for exposed applications.
- B. Hot-Rolled Steel Sheet: ASTM A 1011/A 1011M, Commercial Steel (CS), Type B; free of scale, pitting, or surface defects; pickled and oiled.
- C. Metallic-Coated Steel Sheet: ASTM A 653/A 653M, Commercial Steel (CS), Type B.
- D. Frame Anchors: Steel sheet complying with hot-dip galvanized according to ASTM A 153/A 153M, Class B.
- E. Inserts, Bolts, and Fasteners: Hot-dip galvanized according to ASTM A 153/A 153M.
- F. Power-Actuated Fasteners in Concrete: From corrosion-resistant materials.
- G. Grout: ASTM C 476, except with a maximum slump of 4 inches (102 mm), as measured according to ASTM C 143/C 143M.
- H. Bituminous Coating: Cold-applied asphalt mastic, compounded for 15-mil (0.4-mm) dry film thickness per coat.

## 2.5 FABRICATION

- A. Fabricate hollow-metal work to be rigid and free of defects, warp, or buckle. Accurately form metal to required sizes and profiles, with minimum radius for metal thickness. Where practical, fit and assemble units in manufacturer's plant. To ensure proper assembly at Project site, clearly identify work that cannot be permanently factory assembled before shipment.
- B. Hollow-Metal Doors:
  1. Doors: Provide weep-hole openings in bottoms of exterior doors to permit moisture to escape. Seal joints in top edges of doors against water penetration.
- C. Hollow-Metal Frames:

1. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated.
  2. Grout Guards: Weld guards to frame at back of hardware mortises in frames to be grouted.
  3. Floor Anchors: Weld anchors to bottoms of jambs with at least four spot welds per anchor.
  4. Jamb Anchors: Provide number and spacing of anchors as follows:
    - a. Masonry Type: Locate anchors not more than 16 inches (406 mm) from top and bottom of frame. Space anchors not more than 32 inches (813 mm) o.c. to match coursing, and as follows:
      - 1) Three anchors per jamb from up to 90 inches (1524 to 2286 mm) high.
      - 2) Four anchors per jamb from 90 to 120 inches (2286 to 3048 mm) high.
      - 3) Four anchors per jamb plus one additional anchor per jamb for each 24 inches (610 mm) or fraction thereof above 120 inches (3048 mm) high.
  5. Door Silencers: Except on weather-stripped frames, drill stops to receive door silencers.
    - a. Single-Door Frames: Drill stop in strike jamb to receive three door silencers.
    - b. Double-Door Frames: Drill stop in head jamb to receive two door silencers.
- D. Hardware Preparation: Factory prepare hollow-metal work to receive templated mortised hardware; include cutouts, reinforcement, mortising, drilling, and tapping according to Article "HOLLOW-METAL DOORS AND FRAMES", SDI A250.6, the Door Hardware Schedule, and templates.
1. Reinforce doors and frames to receive nontemplated, mortised, and surface-mounted door hardware.
  2. Comply with applicable requirements in SDI A250.6 and BHMA A156.115 for preparation of hollow-metal work for hardware.
- E. Stops and Moldings: Provide stops and moldings around glazed lites and louvers where indicated. Form corners of stops and moldings with butted or mitered hairline joints.
1. Provide fixed frame moldings on outside of exterior and on secure side of interior doors and frames.
  2. Provide loose stops and moldings on inside of hollow-metal work.

## 2.6 STEEL FINISHES

- A. Prime Finish: Clean, pretreat, and apply manufacturer's standard primer.
1. Shop Primer: Manufacturer's standard, fast-curing, lead- and chromate-free primer complying with ANSI/SDI A250.10; recommended by primer manufacturer for substrate; compatible with substrate and field-applied coatings despite prolonged exposure.

## 2.7 ACCESSORIES

- A. Grout Guards: Formed from same material as frames, not less than 0.016 inch (0.4 mm) thick.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

- A. Hollow-Metal Frames: Install hollow-metal frames of size and profile indicated. Comply with SDI A250.11 or NAAMM-HMMA 840 as required by standards specified.
  - 1. Set frames accurately in position; plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is complete, remove temporary braces, leaving surfaces smooth and undamaged.
    - a. Install frames with removable stops located on secure side of opening.
    - b. Install door silencers in frames before grouting.
    - c. Remove temporary braces necessary for installation only after frames have been properly set and secured.
    - d. Check plumb, square, and twist of frames as walls are constructed. Shim as necessary to comply with installation tolerances.
    - e. Field-apply bituminous coating to backs of frames that will be filled with grout containing antifreezing agents.
  - 2. Floor Anchors: Provide floor anchors for each jamb that extends to floor, and secure with postinstalled expansion anchors.
    - a. Floor anchors may be set with power-actuated fasteners instead of postinstalled expansion anchors if so indicated and approved on Shop Drawings.
  - 3. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with grout.
  - 4. Installation Tolerances: Adjust hollow-metal door frames for squareness, alignment, twist, and plumb to the following tolerances:
    - a. Squareness: Plus or minus 1/16 inch (1.6 mm), measured at door rabbet on a line 90 degrees from jamb perpendicular to frame head.
    - b. Alignment: Plus or minus 1/16 inch (1.6 mm), measured at jambs on a horizontal line parallel to plane of wall.
    - c. Twist: Plus or minus 1/16 inch (1.6 mm), measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
    - d. Plumbness: Plus or minus 1/16 inch (1.6 mm), measured at jambs at floor.
- B. Hollow-Metal Doors: Fit hollow-metal doors accurately in frames, within clearances specified below. Shim as necessary.
  - 1. Non-Fire-Rated Steel Doors:
    - a. Between Door and Frame Jambs and Head: 1/8 inch (3.2 mm) plus or minus 1/32 inch (0.8 mm).
    - b. Between Edges of Pairs of Doors: 1/8 inch (3.2 mm) to 1/4 inch (6.3 mm) plus or minus 1/32 inch (0.8 mm).
    - c. At Bottom of Door: 3/4 inch (19.1 mm) to 5/8 inch (15.8 mm) plus or minus 1/32 inch (0.8 mm).

- 1) Except where thresholds are specified provide clearance required for proper threshold weather seal.
- d. Between Door Face and Stop: 1/16 inch (1.6 mm) to 1/8 inch (3.2 mm) plus or minus 1/32 inch (0.8 mm).

### 3.2 ADJUSTING AND CLEANING

- A. Final Adjustments: Check and readjust operating hardware items immediately before final inspection. Leave work in complete and proper operating condition. Remove and replace defective work, including hollow-metal work that is warped, bowed, or otherwise unacceptable.
- B. Remove grout and other bonding material from hollow-metal work immediately after installation.
- C. Prime-Coat Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat and apply touchup of compatible air-drying, rust-inhibitive primer.
- D. Metallic-Coated Surface Touchup: Clean abraded areas and repair with galvanizing repair paint according to manufacturer's written instructions.
- E. Touchup Painting: Cleaning and touchup painting of abraded areas of paint are specified in painting Sections.

END OF SECTION 081130

SECTION 087100  
DOOR HARDWARE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes commercial door hardware for the following:
  - 1. Swinging doors.
  - 2. Other doors to the extent indicated.
- B. Door hardware includes, but is not necessarily limited to, the following:
  - 1. Mechanical door hardware.
  - 2. Electromechanical door hardware.
- C. Related Sections:
  - 1. Division 06 Section "Carpentry".
  - 2. Division 08 Section "Hollow Metal Doors and Frames".
- D. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.
  - 1. ANSI A117.1 - Accessible and Usable Buildings and Facilities.
  - 2. ICC/IBC - International Building Code.
  - 3. NFPA 70 - National Electrical Code.
  - 4. NFPA 80 - Fire Doors and Windows.
  - 5. NFPA 101 - Life Safety Code.
  - 6. NFPA 105 - Installation of Smoke Door Assemblies.
  - 7. State Building Codes, Local Amendments.
- E. Standards: All hardware specified herein shall comply with the following industry standards:
  - 1. ANSI/BHMA Certified Product Standards - A156 Series
  - 2. UL10C – Positive Pressure Fire Tests of Door Assemblies



### 1.3 SUBMITTALS

- A. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, operational descriptions and finishes.
- B. Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final Door Hardware Schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
  - 1. Format: Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule."
  - 2. Organization: Organize the Door Hardware Schedule into door hardware sets indicating complete designations of every item required for each door or opening. Organize door hardware sets in same order as in the Door Hardware Sets at the end of Part 3. Submittals that do not follow the same format and order as the Door Hardware Sets will be rejected and subject to resubmission.
  - 3. Content: Include the following information:
    - a. Type, style, function, size, label, hand, and finish of each door hardware item.
    - b. Manufacturer of each item.
    - c. Fastenings and other pertinent information.
    - d. Location of door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.
    - e. Explanation of abbreviations, symbols, and codes contained in schedule.
    - f. Mounting locations for door hardware.
    - g. Door and frame sizes and materials.
    - h. Warranty information for each product.
  - 4. Submittal Sequence: Submit the final Door Hardware Schedule at earliest possible date, particularly where approval of the Door Hardware Schedule must precede fabrication of other work that is critical in the Project construction schedule. Include Product Data, Samples, Shop Drawings of other work affected by door hardware, and other information essential to the coordinated review of the Door Hardware Schedule.
- C. Shop Drawings: Details of electrified access control hardware indicating the following:
  - 1. Wiring Diagrams: Upon receipt of approved schedules, submit detailed system wiring diagrams for power, signaling, monitoring, communication, and control of the access control system electrified hardware. Differentiate between manufacturer-installed and field-installed wiring. Include the following:

- a. Elevation diagram of each unique access controlled opening showing location and interconnection of major system components with respect to their placement in the respective door openings.
    - b. Complete (risers, point-to-point) access control system block wiring diagrams.
    - c. Wiring instructions for each electronic component scheduled herein.
  2. Electrical Coordination: Coordinate with related sections the voltages and wiring details required at electrically controlled and operated hardware openings.
  - D. Keying Schedule: After a keying meeting with the owner has taken place prepare a separate keying schedule detailing final instructions. Submit the keying schedule in electronic format. Include keying system explanation, door numbers, key set symbols, hardware set numbers and special instructions. Owner must approve submitted keying schedule prior to the ordering of permanent cylinders/cores.
  - E. Informational Submittals:
    1. Product Test Reports: Indicating compliance with cycle testing requirements, based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified independent testing agency.
  - F. Operating and Maintenance Manuals: Provide manufacturers operating and maintenance manuals for each item comprising the complete door hardware installation in quantity as required in Division 01, Closeout Submittals.
- 1.4 QUALITY ASSURANCE
- A. Manufacturers Qualifications: Engage qualified manufacturers with a minimum 5 years of documented experience in producing hardware and equipment similar to that indicated for this Project and that have a proven record of successful in-service performance.
  - B. Installer Qualifications: A minimum 3 years documented experience installing both standard and electrified door hardware similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.
  - C. Door Hardware Supplier Qualifications: A recognized builders hardware supplier whose principal office and place of business is located within 150 miles of the project site, who has been furnishing hardware in the project's vicinity for a period of not less than five (5) years; and who is, or has in full time employment an Architectural Hardware Consultant (AHC) in good standing as certified by the American Society of Architectural Hardware Consultants, or equivalent, and who is a direct distributor of the products approved, for warranty purposes.

The supplier must have demonstrated willingness to coordinate field problems, and (upon reasonable compensation) to assist the Owner in re-keying and service operations. He must have a reputation for supplying quality material.

Pre-bid approval is required; the following are accorded such approval in advance:

- a. Brabner & Hollon; Mobile, AL
  - b. Construction Materials; Mobile, AL
  - c. Ladd Architectural Door; Mobile, AL
  - d. Rayford & Associates, Inc.; Mobile, AL
- D. Experienced commercial door hardware distributors with a minimum 5 years documented experience supplying both mechanical and electromechanical hardware installations comparable in material, design, and extent to that indicated for this Project. Supplier recognized as a factory direct distributor by the manufacturers of the primary materials with a warehousing facility in Project's vicinity. Supplier to have on staff a certified Architectural Hardware Consultant (AHC) available during the course of the Work to consult with Contractor, Architect, and Owner concerning both standard and electromechanical door hardware and keying.
- E. Source Limitations: Obtain each type and variety of door hardware specified in this section from a single source unless otherwise indicated.
1. Electrified modifications or enhancements made to a source manufacturer's product line by a secondary or third party source will not be accepted.
  2. Provide electromechanical door hardware from the same manufacturer as mechanical door hardware, unless otherwise indicated.
- F. Each unit to bear third party permanent label demonstrating compliance with the referenced standards.
- G. Keying Conference: Conduct conference to comply with requirements in Division 01 Section "Project Meetings." Keying conference to incorporate the following criteria into the final keying schedule document:
1. Function of building, purpose of each area and degree of security required.
  2. Plans for existing and future key system expansion.
  3. Requirements for key control storage and software.
  4. Installation of permanent keys, cylinder cores and software.
  5. Address and requirements for delivery of keys.
- H. Pre-Submittal Conference: Conduct coordination conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier(s), Installer(s), and Contractor(s) to review proper methods and the procedures for receiving, handling, and installing door hardware.
1. Prior to installation of door hardware, conduct a project specific training meeting to instruct the installing contractors' personnel on the proper installation and adjustment of their respective products. Product training to be attended by installers of door hardware (including electromechanical hardware) for aluminum, hollow metal and wood doors. Training will include the use of installation

- manuals, hardware schedules, templates and physical product samples as required.
  - 2. Inspect and discuss electrical roughing-in, power supply connections, and other preparatory work performed by other trades.
  - 3. Review sequence of operation narratives for each unique access controlled opening.
  - 4. Review and finalize construction schedule and verify availability of materials.
  - 5. Review the required inspecting, testing, commissioning, and demonstration procedures
- I. At completion of installation, provide written documentation that components were applied to manufacturer's instructions and recommendations and according to approved schedule.

#### 1.5 DELIVERY, STORAGE AND HANDLING

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

#### 1.6 COORDINATION

- A. Templates: Obtain and distribute to the parties involved templates for doors, frames, and other work specified to be factory prepared for installing standard and electrified hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing hardware to comply with indicated requirements.
- B. Door Hardware and Electrical Connections: Coordinate the layout and installation of scheduled electrified door hardware and related access control equipment with required connections to source power junction boxes, low voltage power supplies, detection and monitoring hardware, and fire and detection alarm systems. Furnish and install backup batteries for restroom door timers.
- C. Door and Frame Preparation: Doors and corresponding frames are to be prepared, reinforced and pre-wired (if applicable) to receive the installation of the specified electrified, monitoring, signaling and access control system hardware without additional in-field modifications.

## 1.7 WARRANTY

- A. General Warranty: Reference Division 01, General Requirements. Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.
- B. Warranty Period: Written warranty, executed by manufacturer(s), agreeing to repair or replace components of standard and electrified door hardware that fails in materials or workmanship within specified warranty period after final acceptance by the Owner. Failures include, but are not limited to, the following:
  - 1. Structural failures including excessive deflection, cracking, or breakage.
  - 2. Faulty operation of the hardware.
  - 3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
  - 4. Electrical component defects and failures within the systems operation.
- C. Standard Warranty Period: One year from date of Substantial Completion, unless otherwise indicated.
- D. Special Warranty Periods:
  - 1. Ten years for mortise locks and latches.
  - 2. Seven years for heavy duty cylindrical (bored) locks and latches.
  - 3. Two years for electromechanical door hardware.

## 1.8 MAINTENANCE SERVICE

- A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

## PART 2 - PRODUCTS

### 2.1 SCHEDULED DOOR HARDWARE

- A. General: Provide door hardware for each door to comply with requirements in Door Hardware Sets and each referenced section that products are to be supplied under.
- B. Designations: Requirements for quantity, item, size, finish or color, grade, function, and other distinctive qualities of each type of door hardware are indicated in the Door Hardware Sets at the end of Part 3. Products are identified by using door hardware designations, as follows:

1. Named Manufacturer's Products: Product designation and manufacturer are listed for each door hardware type required for the purpose of establishing requirements. Manufacturers' names are abbreviated in the Door Hardware Schedule.

- C. Substitutions: Requests for substitution and product approval for inclusive mechanical and electromechanical door hardware in compliance with the specifications must be submitted in writing and in accordance with the procedures and time frames outlined in Division 01, Substitution Procedures. Approval of requests is at the discretion of the architect, owner, and their designated consultants.

## 2.2 HANGING DEVICES

- A. Hinges: ANSI/BHMA A156.1 certified butt hinges with number of hinge knuckles and other options as specified in the Door Hardware Sets.

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

- b. McKinney Products; ASSA ABLOY Architectural Door Accessories (MK).
    - c. Stanley Hardware (ST).
- B. Continuous Geared Hinges: ANSI/BHMA A156.26 Grade 1-600 certified continuous geared hinge. with minimum 0.120-inch thick extruded 6060 T6 aluminum alloy hinge leaves and a minimum overall width of 4 inches. Hinges are non-handed, reversible and fabricated to template screw locations. Factory trim hinges to suit door height and prepare for electrical cut-outs.
  - 1. Manufacturers:
    - a. McKinney Products; ASSA ABLOY Architectural Door Accessories (MK).
    - b. Pemko Products; ASSA ABLOY Architectural Door Accessories (PE).

### 2.3 DOOR OPERATING TRIM

- A. Door Push Plates and Pulls: ANSI/BHMA A156.6 certified door pushes and pulls of type and design specified in the Hardware Sets. Coordinate and provide proper width and height as required where conflicting hardware dictates.
  - 1. Push/Pull Plates: Minimum .050 inch thick, size as indicated in hardware sets, with beveled edges, secured with exposed screws unless otherwise indicated.
  - 2. Door Pull and Push Bar Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door unless otherwise indicated.
  - 3. Offset Pull Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door and offset of 90 degrees unless otherwise indicated.
  - 4. Fasteners: Provide manufacturer's designated fastener type as indicated in Hardware Sets.
  - 5. Manufacturers:
    - a. Hiawatha, Inc. (HI).
    - b. Rockwood Products; ASSA ABLOY Architectural Door Accessories (RO).
    - c. Trimco (TC).

### 2.4 CYLINDERS AND KEYING

- A. General: Cylinder manufacturer to have minimum (10) years' experience designing secured master key systems and have on record a published security keying system policy.
- B. Source Limitations: Obtain each type of keyed cylinder and keys from the same source manufacturer as locksets and exit devices, unless otherwise indicated.

- C. Cylinders: Original manufacturer cylinders complying with the following:
  - 1. Mortise Type: Threaded cylinders with rings and cams to suit hardware application.
  - 2. Rim Type: Cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
  - 3. Bored-Lock Type: Cylinders with tailpieces to suit locks.
  - 4. Mortise and rim cylinder collars to be solid and recessed to allow the cylinder face to be flush and be free spinning with matching finishes.
  - 5. Keyway: Match Facility Standard. Verify per Owner Schlage "C" keyway. SC4
- D. Keying System: Each type of lock and cylinders to be factory keyed.
  - 1. Conduct specified "Keying Conference" to define and document keying system instructions and requirements.
  - 2. Furnish factory cut, nickel-silver large bow permanently inscribed with a visual key control number as directed by Owner.
  - 3. New System: Key locks to a new key system as directed by the Owner.
- E. Key Quantity: Provide the following minimum number of keys:
  - 1. Change Keys per Cylinder: Two (2)
  - 2. Master Keys (per Master Key Level/Group): Five (5).
  - 3. Construction Keys (where required): Ten (10).
- F. Construction Keying: Provide construction master keyed cylinders.

## 2.5 MECHANICAL LOCKS AND LATCHING DEVICES

- A. Mortise Locksets, Grade 1 (Heavy Duty): ANSI/BHMA A156.13, Series 1000, Operational Grade 1 certified. Locksets are to be manufactured with a corrosion resistant steel case and be field-reversible for handing without disassembly of the lock body.
  - 1. Manufacturers:
    - a. Corbin Russwin Hardware (RU) – ML2000 Series.
    - b. Sargent Manufacturing (SA) – 8200 Series.
    - c. Yale Locks and Hardware (YA) – 8800FL Series.
- B. Cylindrical Locksets, Grade 1 (Heavy Duty): ANSI/BHMA A156.2, Series 4000, Grade 1 certified.
  - 1. Furnish with solid cast levers, standard 2 3/4" backset, and 1/2" (3/4" at rated paired openings) throw brass or stainless steel latch bolt.
  - 2. Locks are to be non-handed and fully field reversible.



3. Extended cycle test: Locks to have been cycle tested in ordinance with ANSI/BHMA 156.2 requirements to 2 million cycles.
4. Manufacturers:
  - a. Corbin Russwin Hardware (RU) – CL3300 Series.
  - b. Sargent Manufacturing (SA) – 10 Line.
  - c. Schlage (SC) – ND Series.

## 2.6 AUXILIARY LOCKS

- A. Mortise Deadlocks, Small Case: ANSI/BHMA A156.36, Grade 1, small case mortise type deadlocks constructed of heavy gauge wrought corrosion resistant steel. Steel or stainless steel bolts with a 1" throw and hardened steel roller pins. Deadlocks to be products of the same source manufacturer and keyway as other specified locksets.
  1. Manufacturers:
    - a. Corbin Russwin Hardware (RU) - DL4100 Series.
    - b. Sargent Manufacturing (SA) - 4870 Series.
    - c. Yale Locks and Hardware (YA) - 350 Series.

## 2.7 LOCK AND LATCH STRIKES

- A. Strikes: Provide manufacturer's standard strike with strike box for each latch or lock bolt, with curved lip extended to protect frame, finished to match door hardware set, unless otherwise indicated, and as follows:
  1. Flat-Lip Strikes: For locks with three-piece antifriction latch bolts, as recommended by manufacturer.
  2. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.
  3. Aluminum-Frame Strike Box: Provide manufacturer's special strike box fabricated for aluminum framing.
  4. Double-lipped strikes: For locks at double acting doors. Furnish with retractable stop for rescue hardware applications.
- B. Standards: Comply with the following:
  1. Strikes for Mortise Locks and Latches: BHMA A156.13.
  2. Strikes for Bored Locks and Latches: BHMA A156.2.
  3. Strikes for Auxiliary Deadlocks: BHMA A156.36.
  4. Dustproof Strikes: BHMA A156.16.

## 2.8 ELECTROMAGNETIC LOCKING DEVICES

- A. Surface Electromagnetic Locks (Commercial Duty): Electromagnetic locks to be surface mounted type conforming to ANSI A156.23, Grade 1 with minimum holding

force strength of 600 pounds. Locks to be capable of either 12 or 24 voltage and be UL listed for use on fire rated door assemblies. Electronics are to be fully sealed against tampering and allow exterior weatherproof applications. As indicated in Hardware Sets, provide specified mounting brackets and housings. Power supply to be by the same manufacturer as the lock with combined products having a lifetime replacement warranty.

1. Manufacturers:
  - a. Security Door Controls (SD) – EMLock 1500 Series.
  - b. Securitron (SU) – M32/M38 Series.

## 2.9 DOOR CLOSERS

- A. All door closers specified herein shall meet or exceed the following criteria:
  1. General: Door closers to be from one manufacturer, matching in design and style, with the same type door preparations and templates regardless of application or spring size. Closers to be non-handed with full sized covers including installation and adjusting information on inside of cover.
  2. Standards: Closers to comply with UL-10C for Positive Pressure Fire Test and be U.L. listed for use of fire rated doors.
  3. Cycle Testing: Provide closers which have surpassed 15 million cycles in a test witnessed and verified by UL.
  4. Size of Units: Comply with manufacturer's written recommendations for sizing of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Where closers are indicated for doors required to be accessible to the physically handicapped, provide units complying with ANSI ICC/A117.1.
  5. Closer Arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in Hardware Sets.
  6. Closers shall not be installed on exterior or corridor side of doors; where possible install closers on door for optimum aesthetics.
  7. Closer Accessories: Provide door closer accessories including custom templates, special mounting brackets, spacers and drop plates as required for proper installation. Provide through-bolt and security type fasteners as specified in the hardware sets.
- B. Door Closers, Surface Mounted (Large Body Cast Iron): ANSI/BHMA A156.4, Grade 1 surface mounted, heavy duty door closers with complete spring power adjustment, sizes 1 thru 6; and fully operational adjustable according to door size, frequency of use, and opening force. Closers to be rack and pinion type, one piece cast iron body construction, with adjustable backcheck and separate non-critical valves for closing sweep and latch speed control.

1. Manufacturers:
  - a. Corbin Russwin Hardware (RU) - DC8000 Series.
  - b. Norton Door Controls (NO) – 9500 Series.
  - c. Sargent Manufacturing (SA) - 281 Series.

## 2.10 ARCHITECTURAL TRIM

### A. Door Protective Trim

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

## 2.11 DOOR STOPS AND HOLDERS

- A. General: Door stops and holders to be of type and design as specified below or in the Hardware Sets.
- B. Door Stops and Bumpers: ANSI/BHMA A156.16, Grade 1 certified door stops and wall bumpers. Provide wall bumpers, either convex or concave types with anchorage as indicated, unless floor or other types of door stops are specified in Hardware Sets. Do

not mount floor stops where they will impede traffic. Where floor or wall bumpers are not appropriate, provide overhead type stops and holders.

1. Manufacturers:

- a. Hiawatha, Inc. (HI).
- b. Rockwood Products; ASSA ABLOY Architectural Door Accessories (RO).
- c. Trimco (TC).

## 2.12 ARCHITECTURAL SEALS

- A. General: Thresholds, weatherstripping, and gasket seals to be of type and design as specified below or in the Hardware Sets. Provide continuous weatherstrip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated. At exterior applications provide non-corrosive fasteners and elsewhere where indicated.
- B. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strips are easily replaceable and readily available from stocks maintained by manufacturer.
- C. Manufacturers:
  1. National Guard Products (NG).
  2. Pemko Products; ASSA ABLOY Architectural Door Accessories (PE).
  3. Reese Enterprises, Inc. (RE).

## 2.13 ELECTRONIC ACCESSORIES

- A. Power Supplies: Provide Nationally Recognized Testing Laboratory Listed 12VDC or 24VDC (field selectable) filtered and regulated power supplies. Include battery backup option with integral battery charging capability in addition to operating the DC load in event of line voltage failure. Provide the least number of units, at the appropriate amperage level, sufficient to exceed the required total draw for the specified electrified hardware and access control equipment.
  1. Manufacturers:
    - a. Security Door Controls (SD) - 630 Series.
    - b. Securitron (SU) - BPS Series.

## 2.14 FABRICATION

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

## 2.15 FINISHES

- A. Standard: Designations used in the Hardware Sets and elsewhere indicate hardware finishes complying with ANSI/BHMA A156.18, including coordination with traditional U.S. finishes indicated by certain manufacturers for their products.
- B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware
- C. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

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

### 3.2 PREPARATION

- A. Hollow Metal Doors and Frames: Comply with Section "Hollow Metal Doors and Frames" and with ANSI/DHI A115 series.

### 3.3 INSTALLATION

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

2. Where indicated to comply with accessibility requirements, comply with ANSI A117.1 "Accessibility Guidelines for Buildings and Facilities."
  3. Provide blocking in drywall partitions where wall stops or other wall mounted hardware is located.
- C. Retrofitting: Install door hardware to comply with manufacturer's published templates and written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
- D. Thresholds: Set thresholds for exterior and acoustical doors in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."
- E. Storage: Provide a secure lock up for hardware delivered to the project but not yet installed. Control the handling and installation of hardware items so that the completion of the work will not be delayed by hardware losses before and after installation.

#### 3.4 FIELD QUALITY CONTROL

- A. Field Inspection: Supplier will perform a final inspection of installed door hardware and state in report whether work complies with or deviates from requirements, including whether door hardware is properly installed, operating and adjusted.

#### 3.5 ADJUSTING

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

#### 3.6 CLEANING AND PROTECTION

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

### 3.7 DEMONSTRATION

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

### 3.8 DOOR HARDWARE SETS

- A. The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.
- B. The supplier is responsible for handing and sizing all products and providing the correct option for the appropriate door type and material where more than one, or none, is presented in the hardware sets. Quantities listed are for each pair of doors, or for each single door.
- C. Manufacturer's Abbreviations:
  1. MK - McKinney
  2. PE - Pemko
  3. SA - Sargent
  4. SU - Securitron
  5. RO - Rockwood

### Hardware Sets

#### Set: 1.0 Each Door

Doors existing at Toilet Building: Doors 101 and 103.

Description: EXT – RESTROOMS

1 Continuous Hinge	KCFMXX-HD1		PE
1 Mortise Deadlock	4877	US26D	SA
1 Magnetic Lock	M32BD		SU
1 Cylinder	as required	US32D	SA
1 Door Closer	281 Reg/PA	EN	SA
1 Door Pull	BF168	US32D	RO
1 Push Plate	70E	US32D	RO
1 Kick Plate	K1050 4" X 1" LDW 4BE CSK	US32D	RO
1 Kick Plate	K1050 10" X 2" LDW 4BE CSK	US32D	RO
1 Door Stop	409 / 446 as required	US26D	RO
1 Threshold	271A MSES25SS		PE
1 Gasketing	S88D		PE
1 Rain Guard	346C x LAR		PE
1 Sweep	315CN		PE
1 Push Button	EEB3N		SU
1 Timer	DT-7		SU
1 Power Supply	BPS-Series (Volt & Amp as req)		SU

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1 Motion Sensor XMS SU

Note: Provide all accessory mounting hardware for Magnetic Lock mounting to interior of room.  
Note: Verify lock functions and hardware compatibility prior to ordering any hardware  
Note: Furnish and install backup batteries.

**Set: 2.0 Each Door**

Doors: Service Room 102.

Description: EXISTING SERVICE ROOM 102

1 Entry Lock (Storeroom Function)	Grade 1, Mortise, Lever as selected from Manufacturer's standard Line	US26D	SA
1 Door Closer	281 REG/PA	EN	SA
3 Ball Bearing Hinges			
1 Weatherstripping			
1 Cylinder	As required	US32D	SA
1 Kick Plate			

Notes: Verify lock functions and hardware compatibility prior to ordering any hardware.

END OF SECTION 087100



SECTION 096720  
RESINOUS FLOORING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes resinous flooring system, with urethane body over existing flooring.
  - 1. Application Method: Squeegee, screed, and broadcast.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated. Include manufacturer's technical data, application instructions, and recommendations for each resinous flooring component required.
- B. Samples for Verification: For each resinous flooring system required, 6 inches (150 mm) square, applied to a rigid backing by Installer for this Project.
- C. Installer Certificates: Signed by manufacturer certifying that installers comply with specified requirements.
- D. Maintenance Data: For resinous flooring to include in maintenance manuals.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Engage an experienced installer (applicator) who is experienced in applying resinous flooring systems similar in material, design, and extent to those indicated for this Project, whose work has resulted in applications with a record of successful in-service performance, and who is acceptable to resinous flooring manufacturer.
  - 1. Engage an installer who is certified in writing by resinous flooring manufacturer as qualified to apply resinous flooring systems indicated.
  - 2. Contractor shall have completed at least 10 projects of similar size and complexity.
- B. Source Limitations: Obtain primary resinous flooring materials, including primers, resins, hardening agents, grouting coats, and topcoats, through one source from a single manufacturer, with not less than ten years of successful experience in manufacturing and installing principal materials described in this section. Provide secondary materials, including patching and fill material, joint sealant, and repair materials, of type and from source recommended by manufacturer of primary materials.

- C. Manufacturer Field Technical Service Representatives: Resinous flooring manufacturer shall retain the services of Field Technical Service Representatives who are trained specifically on installing the system to be used on the project.
  - 1. Field Technical Services Representatives shall be employed by the system manufacturer to assist in the quality assurance and quality control process of the installation and shall be available to perform field problem solving issues with the installer.
- D. Mockups: Apply mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
  - 1. Apply full-thickness mockups on 48-inch- (1200-mm-) square floor area selected by Architect.
    - a. Include 48-inch (1200-mm) length of integral cove base.
  - 2. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- E. Pre-installation Conference:
  - 1. General contractor shall arrange a meeting not less than thirty days prior to starting work.
  - 2. Attendance:
    - a. General Contractor
    - b. Architect/Owner's Representative.
    - c. Manufacturer/Installer's Representative.

#### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials in original packages and containers, with seals unbroken, bearing manufacturer's labels indicating brand name and directions for storage and mixing with other components.
- B. Store materials to prevent deterioration from moisture, heat, cold, direct sunlight, or other detrimental effects.
- C. All materials used shall be factory pre-weighed and pre-packaged in single, easy to manage batches to eliminate on site mixing errors. No on site weighing or volumetric measurements allowed.

#### 1.6 PROJECT CONDITIONS

- A. Environmental Limitations: Comply with resinous flooring manufacturer's written instructions for substrate temperature, ambient temperature, moisture, ventilation, and other conditions affecting resinous flooring application.
  - 1. Maintain material and substrate temperature between 65 and 85 deg F (18 and 30 deg C) during resinous flooring application and for not less than 24 hours after application.
- B. Lighting: Provide permanent lighting or, if permanent lighting is not in place, simulate permanent lighting conditions during resinous flooring application.

- C. Close spaces to traffic during resinous flooring application and for not less than 24 hours after application, unless manufacturer recommends a longer period.
- D. Concrete substrate shall be properly cured for a minimum of 30 days. A vapor barrier must be present for concrete subfloors on or below grade. Otherwise, an osmotic pressure resistant grout must be installed prior to the resinous flooring

## 1.7 WARRANTY

- A. Manufacturer shall furnish a single, written warranty covering both material and workmanship for a period of (1) full years from date of installation, or provide a joint and several warranty signed on a single document by material manufacturer and applicator jointly and severally warranting the materials and workmanship for a period of (1) full year from date of installation.

## PART 2 - PRODUCTS

### 2.1 RESINOUS FLOORING

- A. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include:
- B. Products: Subject to compliance with requirements:
  - 1. Stonhard, Inc.; Stontec UTF®. Basis of design. Contact L. Chris Eicher (615) 424-2224 or [ceicher@stonhard.com](mailto:ceicher@stonhard.com).
  - 2. Other manufacturer by prior Architect approval.
- C. System Characteristics:
  - 1. Color and Pattern: As shown on the Drawings.
  - 2. Wearing Surface: Slip resistant texture.
  - 3. Integral Cove Base: Match flooring.
  - 4. Overall System Thickness: 2mm
- D. System Components: Manufacturer's standard components that are compatible with each other and as follows:
  - 1. Primer: Stontec UTF Quik Primer.
    - a. Resin: Urethane; two-component, aromatic
    - b. Formulation Description: 100 percent solids.
    - c. Application Method: Squeegee and roller.
    - d. Number of Coats: (1) one.
    - e. Aggregates: Broadcast quartz into wet primer coat to refusal.
  - 2. Body Coat(s): Stontec UTF undercoat.
    - a. Resin: Urethane.
    - b. Formulation Description: (3) component Polyaspartic urethane, aliphatic isocyanate.
    - c. Application Method: Notched squeegee.
      - 1) Thickness of Coats: 20-25 mils with UTF primer coat
      - 2) Number of Coats: (1) One.

3. Broadcast: Vinyl Flake.
  - a. Formulation Description: Vinyl Flake.
  - b. Flake Size: Micro (1/16").
  - c. Flake Color: White platinum.
  - d. Type: Tweed (chips to be pre-mixed at mfg. facility)
  - e. Finish: standard.
  - f. Number of Coats: one, broadcast to refusal.
4. Topcoat: Stonseal CA7.
  - a. Resin: Urethane
  - b. Formulation Description: (2) component, UV stable, Polyaspartic urethane, aliphatic isocyanate.
  - c. Type: Clear.
  - d. Finish: Gloss.
  - e. Wearing Surface: Slip resistant 90# grit silica additive in first coat.
  - f. Number of Coats: (2) two.

## 2.2 ACCESSORY MATERIALS

- A. Primer: Type recommended by manufacturer for substrate and body coats indicated. Formulation Description: Stontec UTF Primer.
- B. Patching and Fill Material: Resinous product of or approved by resinous flooring manufacturer and recommended by manufacturer for application indicated. Multiple component resinous matrix products only. No cementitious or single component products.
- C. Joint Sealant: Type recommended or produced by resinous flooring manufacturer for type of service and joint condition indicated. Allowances should be included for Stonflex MP7 joint fill material, and (or) Stonproof CT5 concrete crack treatment.

## PART 3 - EXECUTION

### 3.1 PREPARATION

- A. General: Prepare and clean substrates according to resinous flooring manufacturer's written instructions for substrate indicated. Provide clean, dry, and neutral Ph substrate for resinous flooring application.
- B. Concrete Substrates: Provide sound concrete surfaces free of laitance, glaze, efflorescence, curing compounds, form-release agents, dust, dirt, grease, oil, and other contaminants incompatible with resinous flooring.
  1. Mechanically prepare substrates as follows:
    - a. Shot-blast surfaces with an apparatus that abrades the concrete surface, contains the dispensed shot within the apparatus, and recirculates the shot by vacuum pickup.
    - b. Comply with ASTM C 811 requirements, unless manufacturer's written instructions are more stringent.

2. Repair damaged and deteriorated concrete according to resinous flooring manufacturer's written recommendations.
  3. Verify that concrete substrates are dry.
    - a. Perform in situ probe test, ASTM F 2170. Proceed with application only after substrates do not exceed a maximum potential equilibrium relative humidity of 80 percent.
    - b. Perform anhydrous calcium chloride test, ASTM F 1869. Proceed with application only after substrates have maximum moisture-vapor-emission rate of 3 lb of water/1000 sq. ft. of slab in 24 hours.
    - c. Perform additional moisture tests recommended by manufacturer. Proceed with application only after substrates pass testing.
  4. Verify that concrete substrates have neutral Ph and that resinous flooring will adhere to them. Perform tests recommended by manufacturer. Proceed with application only after substrates pass testing.
- C. Resinous Materials: Mix components and prepare materials according to resinous flooring manufacturer's written instructions.
- D. Use patching and fill material to fill holes and depressions in substrates according to manufacturer's written instructions.
- E. Treat control joints and other nonmoving substrate cracks to prevent cracks from reflecting through resinous flooring according to manufacturer's written recommendations. Allowances should be included for Stonflex MP7 joint fill material, and (or) Stonproof CT5 concrete crack treatment.

### 3.2 APPLICATION

- A. General: Apply components of resinous flooring system according to manufacturer's written instructions to produce a uniform, monolithic wearing surface of thickness indicated.
1. Coordinate application of components to provide optimum adhesion of resinous flooring system to substrate, and optimum intercoat adhesion.
  2. Cure resinous flooring components according to manufacturer's written instructions. Prevent contamination during application and curing processes.
  3. At substrate expansion and isolation joints, provide joint in resinous flooring to comply with resinous flooring manufacturer's written recommendations.
- B. Mix and apply primer over properly prepared substrate with strict adherence to manufacturer's installation procedures and coverage rates
- C. Broadcast: Immediately broadcast quartz silica aggregate into the primer using manufacturer's specially designed spray caster. Strict adherence to manufacturer's installation procedures and coverage rates is imperative.
- D. Integral Cove Base: Stonclad UR mortar, apply cove base mix to wall surfaces before applying flooring. Apply according to manufacturer's written instructions and details including those for taping, mixing, priming, troweling, sanding, and top coating of cove base. Round internal and external corners

- E. Body coat: Mix base material according to manufacturer's recommended procedures. Uniformly spread mixed material over previously primed substrate using manufacturer's installation tool. Roll material with strict adherence to manufacturer's installation procedures and coverage rates.
- F. Broadcast: Immediately broadcast vinyl flakes into the body coat. Strict adherence to manufacturer's installation procedures and coverage rates is imperative.
- G. First Sealer: Remove excess unbonded flakes by lightly brushing and vacuuming the floor surface. Mix and apply sealer with strict adherence to manufacturer's installation procedures.
- H. Second sealer: Lightly sand first sealer coat. Mix and apply second sealer coat with strict adherence to manufacturer's installation procedures.

### 3.3 FIELD QUALITY CONTROL

- A. Material Sampling: Owner may at any time and any numbers of times during resinous flooring application require material samples for testing for compliance with requirements.
  - 1. Owner will engage an independent testing agency to take samples of materials being used. Material samples will be taken, identified, sealed, and certified in presence of Contractor.
  - 2. Testing agency will test samples for compliance with requirements, using applicable referenced testing procedures or, if not referenced, using testing procedures listed in manufacturer's product data.
  - 3. If test results show applied materials do not comply with specified requirements, pay for testing, remove noncomplying materials, prepare surfaces coated with unacceptable materials, and reapply flooring materials to comply with requirements.

### 3.4 CLEANING, PROTECTING, AND CURING

- A. Cure resinous flooring materials in compliance with manufacturer's directions, taking care to prevent contamination during stages of application and prior to completion of curing process. Close area of application for a minimum of 18 hours.
- B. Protect resinous flooring materials from damage and wear during construction operation. Where temporary covering is required for this purpose, comply with manufacturer's recommendations for protective materials and method of application. General Contractor is responsible for protection and cleaning of surfaces after final coats.
- C. Cleaning: Remove temporary covering and clean resinous flooring just prior to final inspection. Use cleaning materials and procedures recommended by resinous flooring manufacturer

END OF SECTION 096720

SECTION 099010  
PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes surface preparation and the application of paint and coating systems on the following interior and exterior substrates:
  - 1. Exposed interior and exterior substrates.
  - 2. Concrete.
  - 3. Concrete slabs (sealer).
  - 4. Concrete masonry units (CMUs).
  - 5. Steel and iron.
  - 6. Galvanized metal.
  - 7. Wood.
  - 8. Fiber cement board and panels if present.
- B. Related Requirements:
  - 1. Division 1 Section "Execution" and "Cutting and Patching" for cutting and patching.
  - 2. Division 5 for shop priming of metal substrates.

1.3 DEFINITIONS

- A. MPI Gloss Level 1: Not more than five units at 60 degrees and 10 units at 85 degrees, according to ASTM D 523.
- B. MPI Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.
- C. MPI Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D 523.
- D. MPI Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523.
- E. MPI Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.
- F. MPI Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D 523.

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product. Include preparation requirements and application instructions.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Manufacturer Certificate: For compatibility of shop primer with finishing system.

#### 1.6 QUALITY ASSURANCE

- A. Mockups: Apply mockups of each paint system indicated and each color and finish selected to demonstrate aesthetic effects and set quality standards for materials and execution.
  - 1. Architect will select one surface to represent surfaces and conditions for application of each paint system.
    - a. Vertical and Horizontal Surfaces: Provide samples of at least 100 sq. ft. (9 sq. m).
    - b. Other Items: Architect will designate items or areas required.
  - 2. Final approval of color selections will be based on mockups.
    - a. If preliminary color selections are not approved, apply additional mockups of additional colors selected by Architect at no added cost to Owner.
  - 3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
  - 4. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- B. Single Source Responsibility:
  - 1. To the maximum extent practicable, select a single manufacturer to provide all materials required by this section, using additional manufacturers to provide systems not offered by the selected principal manufacturer.
  - 2. For each individual system: Provide primer and other undercoat paint produced by same manufacturer as finish coat. Use only thinners approved by paint manufacturer, and use only within recommended limits.

#### 1.7 DELIVERY, STORAGE, AND HANDLING

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



## 1.8 FIELD CONDITIONS

- A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).
- B. Do not apply paints in snow, rain, fog, or mist; when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.
- C. Provide lighting level and type equal to that which will exist at Substantial Completion but not less than 30 foot-candles on the surface being coated.
- D. Provide continuous ventilation and heating to prevent accumulation of hazardous fumes and to maintain surface and ambient temperatures above 45 degrees F for 24 hours before, during, and for 48 hours after application of finishes.

## 1.9 COORDINATION

- A. General: Perform painting work in proper sequence with work of other trades to avoid damage to finished work.
- B. Primers: Provide finish coats which are compatible with prime paints used. Review other sections of these specifications in which prime paints are to be provided to ensure compatibility of total coatings system for various substrates.
  - 1. Furnish information to other trades on characteristics of products proposed for use in this section.
  - 2. Provide barrier coats over incompatible primers or remove and re-prime.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Products: Subject to compliance with requirements, provide product listed in the Painting Schedule for the paint category indicated or comparable products from the listed manufacturers.

### 2.2 PAINT, GENERAL

- A. Material Compatibility:
  - 1. Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
  - 2. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.

- B. Colors: As indicated on the Drawings. If not indicated as selected by Architect from manufacturer's full range.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
- B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
  - 1. Concrete: 12 percent.
  - 2. Fiber-Cement Board: 12 percent.
  - 3. Masonry (Clay and CMUs): 12 percent.
  - 4. Wood: 15 percent.
- C. Verify suitability of substrates, including surface conditions and compatibility, with existing finishes and primers.
- D. Proceed with coating application only after unsatisfactory conditions have been corrected.
  - 1. Application of coating indicates acceptance of surfaces and conditions.

### 3.2 PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" and "MPI Repainting Manual" applicable to substrates and paint systems indicated. Limitations on responsibility for work identified in either referenced manufacturer's or MPI's documents do not limit the Work of this Section.
- B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
  - 1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection.
- C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.
  - 1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.
- D. Masonry Substrates: Remove efflorescence and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces or mortar joints exceeds that permitted in manufacturer's written instructions.

- E. Steel Substrates: Remove rust, loose mill scale, and shop primer if any. Clean using methods recommended in writing by paint manufacturer but not less than the following:
  - 1. SSPC-SP 3.
- F. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and areas where shop paint is abraded. Paint exposed areas primer indicated in Paint Schedule.
- G. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized metal by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints.
  - 1. Repair damaged galvanized surfaces using High-zinc-dust-content paint complying with SSPC-Paint 20 and compatible with paints specified to be used over it. After repair spot prime then apply finish coat.
- H. Wood Substrates:
  - 1. Scrape and clean knots. Before applying primer, apply coat of knot sealer recommended in writing by topcoat manufacturer for exterior use in paint system indicated.
  - 2. Sand surfaces that will be exposed to view, and dust off.
  - 3. Prime edges, ends, faces, undersides, and backsides of wood.
  - 4. After priming, fill holes and imperfections in the finish surfaces with putty or plastic wood filler. Sand smooth when dried.

### 3.3 PREPARATION FOR REPAINTING

- A. General: All requirements specified elsewhere in this Section apply to repainting. See Article "PREPARATION FOR SPECIFIC SUBSTRATES".
- B. Remove all contamination such as oil, grease, loose paint, mill scale, dirt, foreign matter, rust, mold, mildew, mortar, efflorescence and sealers shall be removed.
- C. Glossy surfaces shall be clean and dull before painting. Wash with abrasive cleanser, wash thoroughly and dull by sanding or prepare and dull by other acceptable method to provide surface tooth necessary to assure bond with new paint.
- D. Remove loose or damaged substrate, route out cracks, fill holes resulting from removal of anchors or attachments to the substrate. Use products for repair as specified in sections for new work and as recommended by coating manufacturer.
- E. Sand, grind, scrape or use other acceptable methods to remove projections caused by paint buildup or foreign matter attached to the substrate. Provide smooth transitions between changes in surface level due to build-up of materials on original substrate.
- F. Use SSPC-SP 2 and 3 for preparation of metal surfaces.
- G. Remove rust using SSPC SP 3.
- H. Spot prime all bare surfaces existing or newly bared due to surface preparation indicated elsewhere.

- I. Wood trim that is removed from existing construction and salvaged for reuse shall be primed as indicated in Article "Preparation" paragraph "Wood" including prime coating of all uncoated surfaces.
- J. After completion of preparation of surface test compatibility of recoat system on area at least 2 to 3 square feet. Allow to dry one week before testing adhesion per ASTM D3359. If test shows unacceptable results adjust surface preparation procedure and retest.

### 3.4 PREPARATION FOR SPECIFIC SUBSTRATES

- A. General: The following surfaces require specific preparations not otherwise provided or defined in manufacturer's recommendations.
  - 1. Where chemical cleaning agents or detergents are proposed for use perform preconstruction testing on surfaces to be cleaned. Perform Preconstruction Testing prior to providing mock-ups.
  - 2. Use only materials that can be demonstrated to provide effective removal of paint, stains and substances requiring removal and do not harm materials to be cleaned.
  - 3. Prior to beginning mechanical methods of surface preparation demonstrate proposed methods will provide the appropriate level of surface profile without damaging the surface being prepared.
  - 4. Use hand cleaning methods with out mechanical assistance when necessary to prevent damage to existing surfaces.

### 3.5 APPLICATION

- A. Apply paints according to manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual."
  - 1. Use applicators and techniques suited for paint and substrate indicated.
  - 2. Paint surfaces behind movable items same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed items with prime coat only.
  - 3. Paint both sides and edges of doors and entire exposed surface of door frames.
  - 4. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
  - 5. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.
- B. Tint undercoats same color as topcoat, but tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Provide sufficient difference in shade of undercoats to distinguish each separate coat.
- C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.

- D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
- E. Painting, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:
  - 1. Paint the following work where exposed to view, both interior and exterior, except in mechanical and storage rooms:
    - a. Equipment, including panelboards.
    - b. Uninsulated metal piping.
    - c. Pipe hangers and supports.
    - d. Metal conduit.
    - e. Plastic conduit.
  - 2. Paint the following work where exposed to view Mechanical Rooms:
    - a. Touch up and repair surfaces of prefinished work.
    - b. Uninsulated non-galvanized metal except conduit.

### 3.6 CLEANING AND PROTECTION

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

### 3.7 MANUFACTURERS

- A. Paint selections are based on Sherwin Williams products. Products for other manufacturers may be submitted for review as equal.

### 3.8 PAINTING SCHEDULE

- A. General: Gloss of each product shall be as shown on the Drawings.
- B. Steel Ferrous Metal (New):
  - 1. Prime: Pro-industrial Pro-Cryl Primer
  - 2. Finish: Pro-Industrial Multi-Surface Acrylic (2 coats)
- C. Steel Ferrous Metal (Existing previously painted):

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1. Spot Prime: Kem Bond HS
  2. Bond Coat: As recommended by paint manufacturer.
  3. Finish: Pro-Industrial Multi-Surface Acrylic (2 coats)
- D. Galvanized Steel (Existing previously painted)
1. Spot Prime: Kem Bond HS
  2. Bond coat (as recommended by manufacturer)
  3. Finish: Pro Industrial Multi-Surface Acrylic (2 coats)
- E. Galvanized Steel (New)
1. Prime: Kem Bond HS
  2. Finish: Pro Industrial Multi-Surface Acrylic (2 coats)
- F. CMU-Exterior Surfaces: Elastomeric Coating
1. Spot Prime: (Existing Exterior CMU): Same as New CMU
  2. Primer: ConFlex Block Filler or Loxon Acrylic Block Surfacer (2 coats)
  3. Finish: ConFlex SherLastic Elastomeric (2 coats).
- G. CMU-Interior Surfaces: Epoxy
1. Spot Prime: (Existing interior CMU): Same as New CMU
  2. Primer: Loxon Acrylic Block Surfacer (2 coats)
  3. Finish: Pro Industrial Pre-Catalyzed Waterbased Epoxy (2 coats).
- H. Fiber Cement – Prime coated:
1. Spot Prime- (For factory primed products): Exterior Latex Wood Primer
  2. Prime: Exterior Latex Wood Primer
  3. Finish: Pro Industrial Multi-Surface Acrylic (2 coats)
- I. Fiber Cement-Factory Finish-Refer to Section Fiber Cement Products”
- J. Wood (New and Previously coated paint finish):
1. Spot Prime-: Exterior Latex Wood Primer
  2. Bond coat (for existing painted wood): As recommended by paint manufacturer.
  3. Prime: Exterior Latex Wood Primer
  4. Finish: Pro Industrial Multi-Surface Acrylic (2 coats)
- K. Concrete Sealer: Vertical and Horizontal Surfaces.
1. Sealer: Clarishield Solvent Base Natural Look Sealer. (2 coats)

END OF SECTION 099010

SECTION 101423  
PANEL SIGNAGE

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Panel signs.

1.2 DEFINITIONS

- A. Accessible: In accordance with the accessibility standard.

1.3 ACTION SUBMITTALS

A. Product Data:

1. Panel signs.

B. Shop Drawings: For panel signs.

1. Include fabrication and installation details and attachments to other work.
2. Show sign mounting heights and accessories.
3. Show message list, typestyles, graphic elements, including raised characters and Braille, and layout for each sign at full scale..

- C. Samples for Initial Selection: For each type of sign assembly, exposed component, and exposed finish.

1.4 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with applicable provisions in the 2010 ADA Standards for Accessible Design and ICC A117.1 for sign design, fabrication, and mountings.

1.5 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For signs to include in maintenance manuals.

## 1.6 WARRANTY

- A. Special Warranty: Manufacturer agrees to repair or replace components of signs that fail in materials or workmanship within specified warranty period.
  - 1. Failures include, but are not limited to, the following:
    - a. Deterioration of finishes beyond normal weathering.
    - b. Deterioration of embedded graphic image.
    - c. Separation or delamination of sheet materials and components.
  - 2. Warranty Period: Five years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 PANEL SIGNS

- A. Panel Sign: Sign with smooth, uniform surfaces; with message and characters having uniform faces, sharp corners, and precisely formed lines and profiles; and as follows:
  - 1. Solid-Sheet Sign: Acrylic sheet with finish specified in "Surface Finish and Graphics" Subparagraph and as follows:
    - a. Thickness: 0.125 inch (3.18 mm).
    - b. Acrylic -Inlaid, Raised Graphics: Characters, graphics and Braille shall be chemically welded into 1/32" depression
  - 2. Sign-Panel Perimeter: Finish edges smooth.
    - a. Edge Condition:
      - 1) Vertical Edges: As indicated on Drawings .
      - 2) Horizontal Edges: As indicated on Drawings.
    - b. Corner Condition in Elevation: As indicated on Drawings .
  - 3. Mounting: Surface mounted to wall with through fastening anchors and perimeter silicone adhesive.
  - 4. Surface Finish and Graphics:
    - a. Integral Sheet Color: Acrylic sheet with color as selected by Architect from full range of industry colors .
  - 5. Text and Typeface: Accessible raised characters and Braille. Finish raised characters to contrast with background color, and finish Braille to match background color.



## 2.2 PANEL-SIGN MATERIALS

- A. Acrylic Sheet: ASTM D4802, category as standard with manufacturer for each sign, Type UVF (UV filtering), UV stabilized.
- B. Paints and Coatings for Sheet Materials: Inks, dyes, and paints that are recommended by manufacturer for optimum adherence to surface and are UV and water resistant for colors and exposure indicated.

## 2.3 ACCESSORIES

- A. Fasteners and Anchors: Manufacturer's standard as required for secure anchorage of signs, noncorrosive and compatible with each material joined, and complying with the following unless otherwise indicated:
  - 1. Exposed Metal-Fastener Components, General:
    - a. Fabricated from 300 series stainless steel.
    - b. Fastener Heads: Button head screws and bolts with tamper-resistant Allen-head, spanner-head or one-way-head slots unless otherwise indicated.
  - 2. Sign Mounting Fasteners:
    - a. Through Fasteners: Exposed metal fasteners prefinished head to matching sign color, with type of head indicated, and installed in predrilled holes.
  - 3. Inserts: Do not use plastic inserts.
- B. Adhesive: Silicone sealant adhesive or other type as recommended by sign manufacturer.

## 2.4 FABRICATION

- A. General: Provide manufacturer's standard sign assemblies according to requirements indicated.
- B. Surface-Engraved for Inlaid Graphics: Machine engrave characters and other graphic devices into indicated sign surface to produce precisely formed copy, incised to uniform depth. Inlay characters and other graphics into recess and chemically adhere.

## 2.5 GENERAL FINISH REQUIREMENTS

- A. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Verify that sign-support surfaces are within tolerances to accommodate signs without gaps or irregularities between backs of signs and support surfaces unless otherwise indicated.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION

- A. General: Install signs using mounting methods indicated and according to manufacturer's written instructions.
  - 1. Install signs level, plumb, true to line, and at locations and heights indicated, with sign surfaces free of distortion and other defects in appearance.
  - 2. Before installation, verify that sign surfaces are clean and free of materials or debris that would impair installation.
- B. Accessible Signage: Install in locations on walls as indicated on Drawings and according to the accessibility standard .
- C. Mounting Methods:
  - 1. Adhesive with Through Fasteners:
    - a. Drill holes in substrate using predrilled holes in sign as template. Place sign in position and flush to surface.
    - b. Apply linear beads of adhesive around perimeter to back of sign. Keep adhesive away from edges to prevent adhesive extrusion as sign is applied and to prevent visibility of cured adhesive at sign edges. Place sign in position, and push to engage adhesive.
    - c. Install through fasteners and tighten.

### 3.3 ADJUSTING AND CLEANING

- A. Remove and replace damaged or deformed signs and signs that do not comply with specified requirements. Replace signs with damaged or deteriorated finishes or components that cannot be successfully repaired by finish touchup or similar minor repair procedures.

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- B. On completion of installation, clean exposed surfaces of signs according to manufacturer's written instructions, and touch up minor nicks and abrasions in finish. Maintain signs in a clean condition during construction and protect from damage until acceptance by Owner.

END OF SECTION 101423

SECTION 102113  
PHENOLIC-CORE TOILET COMPARTMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section Includes:
  - 1. Phenolic- core toilet compartment doors and side support pilasters configured as shown on the Drawings.
  - 2. Phenolic-core plumbing screens under sinks.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
  - 1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for toilet compartments.
- B. Shop Drawings: For toilet compartments.
  - 1. Include plans, elevations, sections, details, and attachment details.
- C. Samples for Verification: For the following products, in manufacturer's standard sizes unless otherwise indicated:
  - 1. Each type of material, color, and finish required for toilet compartments, prepared on 6-inch- (152-mm-) square Samples of same thickness and material indicated for Work.

1.4 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For toilet compartments to include in maintenance manuals.

1.5 QUALITY ASSURANCE

- A. Qualifications:

1. Manufacturer: To the greatest extent possible obtain all items from a single source. Where panel manufacturer's standard or optional products do not meet requirements of specification panel manufacturer shall obtain and provide products that meet specified requirements.

## 1.6 PROJECT CONDITIONS

- A. Field Measurements: Verify actual locations of building components and other construction contiguous with toilet compartments by field measurements before fabrication.

## 1.7 WARRANTY

- A. Manufacturer's Warranty: Manufacturer's standard 25-year limited warranty for panels, doors, and stiles against breakage, corrosion, delamination, and defects in factory workmanship. Manufacturer's standard 1-year guarantee against defects in material and workmanship for stainless steel door hardware and mounting brackets

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Subject to compliance with requirements, available manufacturers whose products may be incorporated in the Work include, but are not limited to, the list following. Where toilet compartment manufacturer's standard or optional products do not meet requirements of specification toilet compartment manufacturer shall obtain and provide products that meet specified requirements.
  1. Bobrick Solid Phenolic Core.
  2. Ampco Solid Phenolic Core.
  3. Bradley Corp. Solid Phenolic Core.
  4. Columbia Partitions, Inc., Solid Phenolic Core.
  5. Rockville Partitions, Inc., Solid Phenolic Core.
  6. Metpar, Solid Phenolic Core

### 2.2 PERFORMANCE REQUIREMENTS

- A. Surface-Burning Characteristics: Comply with ASTM E84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
  1. Flame-Spread Index: 75 or less.
  2. Smoke-Developed Index: 450 or less.
- B. Regulatory Requirements: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines for

Buildings and Facilities and ICC A117.1 for toilet compartments designated as accessible.

## 2.3 PHENOLIC-CORE TOILET COMPARTMENTS

- A. Door, Screens and Pilaster Construction: Solid phenolic- moisture-resistant-core panel material with melamine facing on both sides fused to substrate during panel manufacture (not separately laminated), and with eased and polished edges. Provide minimum 3/4-inch- (19-mm-) thick doors and pilasters.
- B. Pilaster Shoes and Sleeves (Caps): Formed from stainless steel sheet, not less than 0.031-inch (0.79-mm) nominal thickness and 3 inches (76 mm) high, finished to match hardware.
- C. Brackets (Fittings):
  - 1. Full height of pilaster, less +-1-inch, stainless steel, minimum thickness 0.05-inches, Cold rolled stainless steel, from single sheet, #4 finish, "F" shaped with "U" shaped receiver sized for panel material. Corners shall be radiused +-1/2-inch. Anchor holes shall be in two vertical rows. One row within the "U" shaped portion of bracket and one row in the flange end of "F" shape. Holes in each row shall be spaced 12- 14 inches on center, not less than 1-inches or more than 4-inch from each end of bracket. Holes shall be sized for 1/4-inch diameter barrel bolt/through bolts.
    - a. Option: Bracket may be constructed as two nested angles only at wall conditions where bracket anchor occurs a minimum of 4-inches from end of wall.
- D. Phenolic-Panel Finish:
  - 1. Facing Sheet Finish: One color and pattern in each room.
  - 2. Color and Pattern: As selected by Architect from manufacturer's full range.
  - 3. Edge Color: Black..

## 2.4 HARDWARE AND ACCESSORIES

- A. Hardware and Accessories: Manufacturer's heavy-duty institutional operating hardware and accessories.
  - 1. Hinges: Minimum 0.062-inch- (1.59-mm-) thick stainless steel full height institutional, self-closing by cam action, 1/4 -inch continuous pin, non-handed, 3 section hinges. Mount with through-bolts.
  - 2. Latch and Keeper: Manufacturer's heavy-duty surface-mounted cast-stainless steel latch unit designed to resist damage due to slamming, with combination rubber-faced door strike and keeper, and with provision for emergency access. Provide units that comply with regulatory requirements for accessibility at compartments designated as accessible. Mount with through-bolts.

3. Coat Hook: Manufacturer's heavy-duty combination cast-stainless steel hook and rubber-tipped bumper, sized to prevent in-swinging door from hitting compartment-mounted accessories. Mount with through-bolts.
4. Door Bumper: Manufacturer's heavy-duty rubber-tipped cast-stainless steel bumper at out-swinging doors and entrance-screen doors. Mount with through-bolts.
5. Door Pull: Manufacturer's heavy-duty cast-stainless steel pull at out-swinging doors that complies with regulatory requirements for accessibility. Provide units on both sides of doors at compartments designated as accessible. Mount with through-bolts.

B. Anchorages and Fasteners: Stainless steel, finished to match the items they are securing, with theft-resistant-type heads as indicated. Provide sex-type bolts for through-bolt applications. For concealed anchors, use stainless steel.

1. Material: Type 304 or 316 stainless steel.
2. Fastener Head: Security head Pin-in-Head Torx or One-Way Slot Truss Head.  
(1) At under sink screens use anchors as Detailed.
3. For latch, coat hook and doorstop provide through bolted with sex bolts. Fasteners secured directly into core are not acceptable.
4. For hinges provide sex bolts or through bolts with security heads on each end of bolt.
5. For mounting brackets anchored to masonry provide sex bolts of length to accommodate through bolting of full thick masonry partition or modified sex-bolts using a combination of two nuts with threaded rod to accommodate width of masonry partition.
6. For panels mounted parallel and directly to masonry, fasteners shall be same as for mounting brackets anchored perpendicular to masonry; or, where anchor is set not less than 4-inches from end of masonry wall/partition, expansion anchors minimum 3-inch embed.
  - a. Bolt Diameter: 1/4-inch minimum.
7. Anchors into masonry and concrete shall be designed for that use and without inserts.

## 2.5 MATERIALS

- A. Brass Castings: ASTM B584.
- B. Brass Extrusions: ASTM B455.
- C. Stainless Steel Sheet: ASTM A240/A240M or ASTM A666, Type 304, stretcher-leveled standard of flatness.
- D. Stainless Steel Castings: ASTM A743/A743M.

## 2.6 FABRICATION

- A. Fabrication, General: Fabricate toilet doors and pilasters components to sizes indicated.

- B. Floor-Anchored Units: Provide stainless steel anchoring assemblies with leveling adjustment nuts at pilasters for structural connection to floor. Provide shoes at pilasters to conceal anchorage. Provide stainless steel wedge or sleeve anchors.
- C. Door Size and Swings: Unless otherwise indicated, provide 24-inch- (610-mm-) wide in-swinging doors for standard toilet compartments and 36-inch- (914-mm-) wide out-swinging doors with a minimum 32-inch- (813-mm-) wide clear opening for compartments designated as accessible.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for fastening, support, alignment, operating clearances, and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION

- A. General: Comply with manufacturer's written installation instructions. Install units rigid, straight, level, and plumb. Secure units in position with specified anchoring devices.
  - 1. Maximum Clearances:
    - a. Pilasters: 1/2 inch (13 mm).
  - 2. Full-Height (Continuous) Brackets: Secure panels and pilasters to walls with full-height brackets.
- B. Floor-Anchored Units: Set pilasters with anchors penetrating not less than 2 inches (51 mm) into structural floor unless otherwise indicated in manufacturer's written instructions. Level, plumb, and tighten pilasters. Hang doors and adjust so tops of doors are level with tops of pilasters when doors are in closed position.
- C. Under Sink Screens: Secure to support brackets as Detailed.

### 3.3 ADJUSTING

- A. Hardware Adjustment: Adjust and lubricate hardware according to hardware manufacturer's written instructions for proper operation. Set hinges on in-swinging doors to hold doors open approximately 30 degrees from closed position when unlatched. Set hinges on out-swinging doors and doors in entrance screens to return doors to fully closed position. Set hinges on accessible toilet compartments to return to fully closed position.



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END OF SECTION 102113

SECTION 102800  
TOILET ACCESSORIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section Includes:
  - 1. Public-use washroom accessories including electric hand dryers.
  - 2. Childcare accessories.
  - 3. Underlavatory guards.

1.3 COORDINATION

- A. Coordinate accessory locations with other work to prevent interference with clearances required for access by people with disabilities, and for proper installation, adjustment, operation, cleaning, and servicing of accessories.
- B. Deliver inserts and anchoring devices set into concrete or masonry as required to prevent delaying the Work.
- C. Coordinate blocking and anchoring devices for owner furnished accessories.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
  - 1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
  - 2. Include anchoring and mounting requirements, including requirements for cutouts in other work and substrate preparation.
  - 3. Include electrical characteristics.
- B. Product Schedule: Indicating types, quantities, sizes, and installation locations by room of each accessory required.
  - 1. Identify locations using room designations indicated.
  - 2. Identify accessories using designations indicated.

1.5 INFORMATIONAL SUBMITTALS

- A. Sample Warranty: For manufacturer's special warranty.

1.6 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For accessories to include in maintenance manuals.

1.7 WARRANTY

- A. Manufacturer's Special Warranty for Mirrors: Manufacturer agrees to repair or replace mirrors that fail in materials or workmanship within specified warranty period.
  - 1. Warranty Period: 15 years from date of Substantial Completion.
- B. Manufacturer's Special Warranty for Hand Dryers: Manufacturer agrees to repair or replace hand dryers that fail in materials or workmanship within specified warranty period.
  - 1. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines for Buildings and Facilities and ICC A117.1 for toilet accessory design, fabrication and mountings.

2.2 OWNER-FURNISHED MATERIALS

- A. Owner-Furnished Materials: If indicated on the Drawings.
  - 1. At return of Contractor submittal product data for Owner furnished materials will be provided to the Contractor for scheduling and installation use.

2.3 PRODUCTS

- A. Source Limitations: Obtain each type of accessory from single source from single manufacturer.
- B. Basis-of-Design: Specific products are identified in this Section and on the Drawings by manufacturer and model number as Basis-of -Design. Published attributes and characteristics of the Basis-of-Design product establish salient characteristics of products to be used in determining comparable products for compliance with the requirements. Subject to compliance with the requirements provide either the named

product, with required options and modifications, or a comparable product complying with the requirements:

## 2.4 UNDERLAVATORY GUARDS

### A. Underlavatory Guard:

1. Description: Insulating pipe covering for supply and drain piping assemblies that prevents direct contact with and burns from piping; allow service access without removing coverings.
2. Material and Finish: Antimicrobial, molded plastic, white.

## 2.5 MATERIALS

- A. Stainless Steel: ASTM A 666, Type 304, 0.031-inch (0.8-mm) minimum nominal thickness unless otherwise indicated.
- B. Brass: ASTM B 19, flat products; ASTM B 16/B 16M, rods, shapes, forgings, and flat products with finished edges; or ASTM B 30, castings.
- C. Steel Sheet: ASTM A 1008/A 1008M, Designation CS (cold rolled, commercial steel), 0.036-inch (0.9-mm) minimum nominal thickness.
- D. Galvanized-Steel Sheet: ASTM A 653/A 653M, with G60 (Z180) hot-dip zinc coating.
- E. Galvanized-Steel Mounting Devices: ASTM A 153/A 153M, hot-dip galvanized after fabrication.
- F. Fasteners: screws, bolts, and other devices, 300 Series stainless steel and tamper-and-theft resistant.
- G. Chrome Plating: ASTM B 456, Service Condition Number SC 2 (moderate service).

## 2.6 MIRRORS:

- A. Mirror and Frame: Vandal resistant, surface mounted stainless steel frame with replaceable protective sacrificial Plexiglass protective layer.
  1. Frame and mirror: 0.011- inch thick Type 316L stainless steel.
  2. Frame Anchors: Torx security screws.
  3. Wall anchors: 3/8-inch stainless steel expansion anchors.

## 2.7 HAND DRYER

- A. Electric Hand Dryer: Surface Mounted Hand Dryer with automatic operation from IR sensor that activates dryer when hands are placed in sensor zone. Motor and heating element with internal resetting automatic thermal protection. One-piece, heavy-duty cast aluminum 7/64" thick cover with all exposed surfaces finished with acid, chip and

scratch resistant epoxy enamel. Heavy duty, rustproof and tamper resistant fixed directional air vanes. Circuitry shall be self-adjusting time-out and fail-safe off protection controlled by a microprocessor that shall detect and reject false signals and shall automatically self-calibrate to provide uniform sensitivity over its entire life span. Entire unit shall be internally electrically grounded. Dryer unit shall have C-UL-US® approval and be listed under the re-examination services of Underwriters Laboratories, Inc. Maximum projection from wall shall be 4-inches.

1. Power requirements: Coordinating operating power with electrical service.
2. Warranty: Warranted against defects in materials or workmanship for ten (10) years.
3. Product: American Specialties Model 0165 or approved equal.

## 2.8 BABY CHANGING STATION

- A. Countertop Surface Mounted Baby Changing Station: Thermofomed high-density polyethylene body. Design for counter top mounting. Concave bed with nylon safety strap.
  1. Anchor to concrete countertop using Type 304 or Type 316 stainless steel anchor of configuration recommended by manufacturer.
  2. Manufacturer: Koala Kare Products.

## 2.9 ACCESSORY COMPONENTS

- A. Fasteners: All fasteners shall be stainless steel 300 Series.
  1. All exposed to view fasteners, used for assembly or maintenance of toilet accessories, shall have security heads that allow removal and re-use.
  2. Concealed non-accessible fasteners may be either non-security or security head type.
  3. Concealed or exposed to view mounting fasteners shall be non-removable security head type.
  4. Fasteners used for mounting to cmu walls shall be type specifically designed for use in masonry. When inserts are required for screw type anchors only metal inserts shall be used. Plastic inserts shall not be used.
- B. Keys: Provide universal keys for internal access to accessories for servicing and resupplying. Provide minimum of six keys to Owner's representative. Key all accessories alike.

## 2.10 FABRICATION

- A. General: Fabricate units with tight seams and joints, and exposed edges rolled. Hang doors and access panels with full-length, continuous hinges. Equip units for concealed anchorage and with corrosion-resistant backing plates.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

- A. Install accessories according to manufacturers' written instructions, using fasteners appropriate to substrate indicated and of the type specified and recommended by unit manufacturer. Install units level, plumb, and firmly anchored in locations and at heights indicated.
- B. Grab Bars: Install to withstand a downward load of at least 250 lbf (1112 N), when tested according to ASTM F 446.
- C. Install hand dryers level, plumb and firmly anchored into walls using manufacturer's recommended anchors. Apply a bead of sealant around edges of cover to wall.

### 3.2 ADJUSTING AND CLEANING

- A. Adjust accessories for unencumbered, smooth operation. Replace damaged or defective items.
- B. Remove temporary labels and protective coatings.
- C. Clean and polish exposed surfaces according to manufacturer's written instructions.

END OF SECTION 102800

SECTION 221116  
DOMESTIC WATER PIPING

PART 1 - GENERAL

1.1 Related Documents:

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to this section.
- B. Division 22 Common Work Results for Plumbing sections apply to work of this section.
- C. Extent of domestic water piping work is indicated on drawings and schedules, and by requirements of this section.
- D. Refer to appropriate Division 2 sections for exterior domestic water piping (not work of this section unless noted).
- E. Refer to other Division 22 sections for insulation of domestic water piping (not work of this section).
- F. Refer to other Division 22 sections for excavation and backfill required in conjunction with domestic water piping.

1.2 Codes and Standards: Comply with applicable portions of Uniform Plumbing Code pertaining to selection and installation of plumbing materials and products. Comply with local utility requirements.

1.3 Approval Submittals:

- A. Product Data: Submit manufacturer's product data for:
  - 1. Valves.
  - 2. Manual balancing valves.
  - 3. Calibrated balancing valves.
  - 4. Dielectric unions.
  - 5. Strainers.
  - 6. Hose bibbs.
  - 7. Wall hydrants.
  - 8. Water hammer arrestors.
  - 9. Backflow preventers.
  - 10. Pressure regulating valves.
  - 11. Meters and gauges.
  - 12. Relief valves.
  - 13. Trap primers.
  - 14. Access doors.

- 1.4 Test Reports and Verification Submittals:
- A. Backflow Preventer Test Report: Submit Test Report for each backflow preventer.
  - B. Disinfection: Submit report by Health Department.
- 1.5 O&M Data Submittals: Submit a copy of all approval submittals. Submit maintenance data and parts list for valves, backflow preventers, pressure regulating valves, trap primers. Include in O&M Manual.

## PART 2 - PRODUCTS

- 2.1 General: Provide piping materials and factory-fabricated piping products of sizes, types, pressure ratings, temperature ratings, and capacities as indicated. Where not indicated, provide proper selection as determined by Installer to comply with installation requirements. Provide materials and products complying with Uniform Plumbing Code where applicable. Provide sizes and types matching pipe materials used in potable water systems. Where more than one type of materials or products is indicated, selection is Installer's option.
- 2.2 Basic Identification: Provide identification complying with Division 22 Common Work Results for Plumbing section "Plumbing Identification." Provide manufacturer's standard permanent, bright-colored, continuous-printed plastic tape, intended for direct burial service; not less than 6" wide x 4 mils thick. Provide blue tape with black printing reading "CAUTION WATER LINE BURIED BELOW".
- 2.3 Basic Pipes and Pipe Fittings: Provide pipes and pipe fittings in accordance with the following listing:
- A. Interior Water Piping:
    - 1. Above Grade: ASTM B88 copper tube, Type L, hard-drawn temper with ANSI B16.29 wrought-copper fittings and soldered joints.
    - 2. Below Grade: ASTM B88 copper tube, Type L, soft-annealed temper; no joints below floor.
  - B. Exterior Water Piping:
    - 1. Copper Tube: ASTM B88, Type L, hard-drawn temper with ANSI B16.29 wrought-copper fittings and soldered joints.
    - 2. Polyvinyl Chloride Pipe (PVC): ASTM D1785 Schedule 40 or Schedule 80 with ASTM D2466 Schedule 40 socket or ASTM D2467 Schedule 80 socket fittings and solvent cement joints.



- C. Soldered Joints: Tin-Antimony (95-5) solder, ASTM B32, Grade 95TA.
  - D. Deionized Water: ASTM D1785 Schedule 40 PVC, NSF labeled.
  - E. Reverse Osmosis Water: ASTM D1784 Schedule 40 80 CPVC, NSF labeled. Pipe material shall be in accordance with reverse osmosis equipment manufacturer's requirements.
- 2.4 Sleeves and Sleeve Seals: Provide sleeves and sleeve seals complying with Division 22 Common Work Results for Plumbing section "Sleeves and Sleeve Seals".
- 2.5 Basic Hangers and Supports: Provide supports and anchors complying with Division 22 section "Hangers and Supports".
- 2.6 Interior Valves: Provide valves complying with Division 22 Common Work Results for Plumbing section "Valves" and the following list:
- A. Sectional and Shutoff Valves: Type GA1, GA2, GA3, BA1, BA2.
  - B. Drain Valves: Type GA1, GA2, BA1, BA2.
  - C. Throttling Valves: Type GL1, GL2, BA1, BA2.
  - D. Check Valves: Type CK1, CK2, CK3.
- 2.7 Exterior Valves: Provide as indicated, gate valves, AWWA C500, 175 psi working pressure. Provide threaded, flanged, hub, or other end configurations to suit size of valve and piping connections. Provide inside screw type for use with curb valve box, iron body, bronze-mounted, double disc, parallel seat, non-rising stem. Clow Corp., Dresser Mfg., Fairbanks Co., Kennedy, Stockham.
- 2.8 Manual Balancing Valves: Provide balancing valves as indicated, of one of the following types:
- A. Threaded Ends 2" and Smaller: Class 125, bronze body, bronze plug, screwdriver-operated, straight or angle pattern, square head with check pin.
  - B. Soldered Ends 2" and Smaller: Class 125, bronze body, bronze plug, screwdriver-operated, straight or angle pattern, square head with check pin.
  - C. Flanged Ends 2-1/2" and Larger: Class 175, semi-steel body, lubricated plug valve.
  - D. Acceptable Manufacturers: Subject to compliance with requirements, provide balancing valves by Bell & Gossett, Milliken, Powell, Taco, or Wheatley.

2.9 Calibrated Balancing Valves:

- A. General: Provide as indicated, calibrated balance valves equipped with readout valves to facilitate connecting of differential pressure meter to balance valves. Equip each readout valve with integral EPT check valve designed to minimize system fluid loss during monitoring process. Provide calibrated nameplate to indicate degree of closure of precision machined orifice. Construct balancing valve with internal EPT O-ring seals to prevent leakage around rotating element. Provide balance valves with preformed polyurethane insulation suitable for use on heating and cooling systems.
- B. Acceptable Manufacturers: Bell and Gossett, Taco, Thrush Products.

2.10 Dielectric Unions: Provide standard products recommended by manufacturer for use in service indicated, which effectively isolate ferrous from non-ferrous piping (electrical conductance), prevent galvanic action, and stop corrosion.

2.11 Low Pressure Y-Type Pipeline Strainers:

- A. General: Provide strainers full line size of connecting piping, with ends matching piping system materials. Provide Type 304 stainless steel screens. Select for 200 psi working pressure (water, oil or gas). Provide 20 mesh screens through 2" size and 1/16" perforations for 2-1/2" size and larger.
- B. Select from the following types:
  - 1. Threaded Ends, 2" and Smaller: Cast-iron body, screwed screen retainer with centered blowdown fitted with pipe plug.
  - 2. Threaded Ends, 2-1/2" and Larger: Cast-iron body, bolted screen retainer with off-center blowdown fitted with pipe plug.
  - 3. Flanged Ends, 2-1/2" and Larger: Cast-iron body, bolted screen retainer with off-center blowdown fitted with pipe plug.

2.12 Hose Bibbs: Provide rough nickel plated hose bibbs with lock shield compression stop and removable handle, solid flange, female connection with 3/4" male threaded hose end, and straight line type non-removable vacuum breaker with 3/4" male threaded hose end. Acorn 8121 RCP or equal model by Woodford.

2.13 Wall Hydrants: Provide 3/4" wall hydrant with bronze casing, satin bronze box, straight inlet connection, and integral vacuum breaker backflow preventer. Wade W-8635-89 or approved equal.

2.14 Non-freeze Wall Hydrants: Provide 3/4" anti-syphon, non-freeze wall hydrant with bronze casing, satin bronze box, straight inlet connection, and integral vacuum

breaker-backflow preventer, Wade W-8625 or approved equal.

- 2.15 Water Hammer Arrestors: Provide bellows type water hammer arrestors, stainless steel casing and bellows, pressure rated for 250 psi, tested and certified in accordance with PDI Standard WH-201. Precision Plumbing Products, Josam, Zurn, Amtrol, Wade, Jay R. Smith, or approved equal.
- 2.16 Backflow Preventers: Provide reduced pressure principle backflow preventers consisting of a complete assembly including shutoff valves on inlet and outlet and strainer on inlet. Backflow preventers shall include test cocks and pressure-differential relief valve located between 2 positive seating check valves. Construct in accordance with ASSE Standard 1013. Febco Sales, Hersey, Lawler, Watts, or approved equal. Comply with local utility requirements.
- 2.17 Pressure Regulating Valves: Provide pressure regulating valves, single seated, direct operated type, bronze body, integral strainer, complying with requirements of ASSE Standard 1003. Size for maximum flow rate and the inlet and outlet pressures indicated on drawings. Cash, Claval, Watts, or approved equal.
- 2.18 Meters and Gauges: Provide meters and gauges complying with Division 22 Common Work Results for Plumbing section "Meters and Gauges", in accordance with the following listing:
- A. Thermometers.
  - B. Pressure gauges.
  - C. Gauge connector plugs.
- 2.19 Combined Pressure-Temperature Relief Valves: Provide relief valves as indicated, of size and capacity as selected by Installer for proper relieving capacity, in accordance with ASME Boiler and Pressure Vessel Code. Provide bronze body, test lever and thermostat complying with ANSI Z21.22 listing requirements for temperature discharge capacity. Provide temperature relief at 210°F, and pressure relief at 150 psi. Watts, Cash, Zurn, or approved equal.
- 2.20 Trap Primers: Provide brass trap primers and distribution units to seal floor drains indicated on drawings. Trap primer valves shall be automatic, self contained type with no springs or diaphragms and shall not require adjustment. Trap primer valves shall be the type that can be installed anywhere on cold water piping. Distribution units shall supply 1-4 floor drains. Trap primer valves shall comply with ASSE 1018. Precision Plumbing Products PR-500, or approved equal. Where P-trap primers are indicated use "Prime-Eze" by Jay R. Smith, or approved equal.

- 2.21 Access Doors: Provide access doors to service all valves and other devices as required in accordance with Division 22 Common Work Results for Plumbing section "Access Doors".

### PART 3 - EXECUTION

- 3.1 General: Examine areas and conditions under which potable water systems are to be installed. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to Installer.
- 3.2 Install plumbing identification in accordance with Division 22 Common Work Results for Plumbing section "Plumbing Identification". Install underground plastic pipe markers during backfill, 6"-8" below grade.
- 3.3 Installation of Domestic Water Piping:
- A. General: Install pipes and pipe fittings in accordance with recognized industry practices which will achieve permanently-leakproof piping systems, capable of performing each indicated service without piping failure. Install each run with minimum joints and couplings, but with adequate and accessible unions for disassembly and maintenance or replacement of valves and equipment.
  - B. Comply with ANSI B31 Code for Pressure Piping.
  - C. Locate piping runs, except as otherwise indicated, vertically and horizontally (pitched to drain) and avoid diagonal runs wherever possible. Orient horizontal runs parallel with walls and column lines. Locate runs as shown or described by diagrams, details and notations or, if not otherwise indicated, run piping in shortest route which does not obstruct usable space or block access for servicing building and its equipment. Hold piping close to walls, overhead construction, columns and other structural and permanent-enclosure elements of building; limit clearance to 1/2" where furring is shown for enclosure or concealment of piping, but allow for insulation thickness, if any. Where possible, locate insulated piping for 1" clearance outside insulation.
  - D. Concealed Piping: Unless specifically noted as "Exposed" on the drawings, conceal piping from view in finished and occupied spaces, by locating in column enclosures, chases, in hollow wall construction or above suspended ceilings; do not encase horizontal runs in solid partitions, except as indicated.
  - E. Exterior Piping: Install exterior water piping in compliance with local governing regulations. Water piping shall be installed with a minimum 30 inches of cover unless otherwise indicated.
  - F. Electrical Equipment Spaces: Do not run piping through transformer vaults and other electrical, communications, or data equipment spaces and enclosures unless shown. Install drip pan under piping that must run through electrical spaces.

- G. Cut pipe from measurements taken at the site, not from drawings. Keep pipes free of contact with building construction and installed work.
  - H. Install eccentric reducers where pipe is reduced in size in direction of flow, with tops of both pipes and reducer flush. Do not use bushings.
  - I. Install piping with 1/32" per foot (1/4%) upward slope in direction of flow, or as indicated on the drawings. The intent is to install piping sloped to drains at low points in the system for a drainable system.
  - J. Connect branch-feed piping to mains at horizontal center line of mains, connect run-out piping to branches at horizontal center line of branches.
  - K. Locate groups of pipes parallel to each other, spaced to permit applying full insulation and servicing of valves.
  - L. Install piping to allow for expansion and contraction.
  - M. Isolate all copper tubing from steel and concrete by wrapping the pipe at the contact point, and for one inch on each side, with a continuous plastic sleeve. Isolate all copper tubing installed in block walls with a continuous plastic sleeve.
- 3.4 Installation of Piping System Joints: Provide joints of the type indicated in each piping system.
- A. Solder copper tube-and-fitting joints where indicated, in accordance with recognized industry practice. Cut tube ends squarely, ream to full inside diameter, and clean outside of tube ends and inside of fittings. Apply non-acid type solder flux to joint areas of both tubes and fittings. Insert tube full depth into fitting, and solder in manner which will draw solder full depth and circumference of joint. Wipe excess solder from joint before it hardens.
- 3.5 Install hangers and supports in accordance with Division 22 Common Work Results for Plumbing section "Hangers and Supports".
- 3.6 Install valves in accordance with Division 22 Common Work Results for Plumbing section "Valves".
- A. Sectional Valves: Install on each branch and riser, close to main, where branch or riser serves two or more plumbing fixtures or equipment connections, and elsewhere as indicated.
  - B. Shutoff Valves: Install on inlet of each plumbing equipment item, and on inlet of each plumbing fixture, and elsewhere as indicated.
  - C. Drain Valves: Install on each plumbing equipment item located to completely drain equipment for service or repair. Install at base of each riser, at base of each rise or

drop in piping system, and elsewhere where indicated or required to completely drain domestic water piping system.

- D. Check Valves: Install on discharge side of each pump, and elsewhere as indicated.
- 3.7 Manual Balancing Valves: Install balancing valves on discharge of each plumbing pump, and elsewhere as indicated. After piping system balancing has been completed, mark each balancing valve with stripe of yellow lacquer across body and stem to permanently mark final balance position.
- 3.8 Calibrated Balancing Valves: Install in each hot water recirculating loop, and elsewhere as indicated. Install with readout valves in vertical upright position. Maintain minimum length of straight unrestricted piping equivalent to three pipe diameters upstream of valve.
- 3.9 Dielectric Unions: Install at each piping joint between ferrous and non-ferrous piping. Comply with manufacturer's installation instructions.
- 3.10 Y-Type Strainers: Install Y-type strainers full size of pipeline, in accordance with manufacturer's installation instructions. Install pipe nipple and shutoff valve in strainer blowdown connection, full size of connection, except for strainers 3/4" and smaller installed ahead of control valves feeding individual terminals. Where indicated, provide drain line from shutoff valve to plumbing drain, full size of blowdown connection.
- Locate Y-type strainers in supply line ahead of the following equipment, and elsewhere as indicated, if integral strainer is not included in equipment: pumps, pressure reducing valves, and temperature or pressure regulating valves.
- 3.11 Hose Bibbs and Wall Hydrants: Install on concealed piping where indicated with vacuum breaker. Mount 18 inches above grade or finished floor.
- 3.12 Backflow Preventers: Install backflow preventers where indicated, and where required by Uniform Plumbing Code. Locate in same room as equipment being protected. Pipe relief outlet to nearest floor drain or outside as shown on the drawings. Provide test and report by State of Florida Certified Backflow Preventer Specialist.
- 3.13 Pressure Regulating Valves: Install where indicated. Provide inlet and outlet shutoff valves, and throttling valve bypass. Provide pressure gauge on valve outlet.
- 3.14 Meters and Gauges: Install in accordance with Division 22 Common Work Results for Plumbing section "Meters and Gauges".

- 3.15 Relief Valves: Install on each water heater, and where indicated in accordance with the manufacturer's instructions. Pipe full size outside or to floor drain. Cut the end of the pipe at a 45° angle and terminate 6 inches above the floor or grade.
- 3.16 Piping Run-outs to Fixtures: Provide hot and cold water piping run-outs to fixtures of sizes indicated, but in no case smaller than required by Uniform Plumbing Code.
- 3.17 Mechanical Equipment Connections: Connect hot and cold water piping system to mechanical equipment as indicated, and comply with equipment manufacturer's installation instructions. Provide shutoff valve and union for each connection; provide drain valve on drain connection.
- 3.18 Water Hammer Arrestors: Install in upright position, in locations and of sizes indicated in accordance with PDI Standard WH-201.
- 3.19 Air Chambers: Install at each fixture (or group of fixtures if the farthest fixture is within 6 feet of an air chamber). Air chambers shall be 20 pipe diameters long, but in no case less than 12 inches long.
- 3.20 Trap Primers: Install as indicated, and in accordance with manufacturer's installation instructions. Provide access panels to all trap primers unless accessible through a lay-in ceiling.
- 3.21 Access Doors: Locate and coordinate installation of access doors for all valves and devices in accordance with Division 22 Common Work Results for Plumbing section "Access Doors".
- 3.22 Piping Tests: Test, clean, and sterilize domestic water piping in accordance with requirements of Division 22 Common Work Results for Plumbing section "Testing, Cleaning, and Sterilization for Plumbing Piping".

END OF SECTION

SECTION 312500  
EROSION AND SEDIMENT CONTROL

PART 1 - GENERAL

1.1 SCOPE

- A. This specification covers the furnishing of all labor, material and equipment necessary to provide site erosion control as required, shown on the drawings or specified herein.
- B. This may include, but not be limited to; seeding, sodding, fences, berms, dikes, drains, netting, sandbags, wattles, etc. as specified herein.
- C. The CONTRACTOR is responsible for implementing any and all measures necessary to control erosion and sedimentation on the site in order to comply with the National Pollutant Discharge Elimination System (NPDES) rules and regulations and the Alabama Department of Environmental Management (ADEM) General Permit No ALR100000.

1.2 GENERAL

- A. This work shall cover providing, establishing, maintaining, and installing erosion and sediment control as determined by the Contractor and approved by the Engineer or as directed by the Owner.
- B. All erosion and sediment control shall be maintained by the Contractor during the contract period, and until contract acceptance.
- C. The Contractor shall examine the site and site conditions to determine the type of equipment that may be required to complete the scope of work.
- D. Once the work has begun on a section it will be the responsibility of the Contractor to continuously control erosion and sediment that should develop during construction.
- E. The Contractor shall review all specifications included in the Contract Documents for related work referenced in but not covered by this section.

1.3 REFERENCE PUBLICATIONS, CODES AND STANDARDS

- A. The editions in effect as of the date of this agreement of the following publications, codes, and standards shall be deemed part of this specification as applicable:
  - 1. USEPA, 1992, "Storm Water Management for Construction Activities, Developing Pollution Prevention Plans and Best Management Practices".
  - 2. Alabama Soil and Water Conservation Committee, September 2014 "Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas"



3. Alabama Department of Transportation (ALDOT) Standard Specification for Highway Construction, 2018 Edition.

#### 1.4 MATERIALS

- A. All materials shall comply with the plans and specifications. Certain materials can be substituted if authorized by the Engineer.
- B. Temporary pipe may be constructed of any type material which will carry water.
- C. Temporary wire fence and post may be any type fencing that will adequately serve the intended purpose as determined by the Engineer.
- D. Hay bales may either be hay or straw containing approximately five (5) cubicfeet of material.
- E. Sandbags may be of cotton or burlap which will confine the sand inside the bag and be of a volume of approximately one (1) cubic foot.
- F. Silt fences shall consist of Alabama Department of Transportation (ALDOT) silt fence or Alabama Handbook "Type A" silt fence.
- G. Wattles: A wattle is a tubular shaped or other elongated shaped sediment filter that is a manufactured product specifically produced for sediment control. It is made from interwoven biodegradable plant material such as straw, coir, or wood shavings in biodegradable or photodegradable netting. Wattles are also known as sediment logs and are designed to provide intimate contact with the soil, which prevents undermining and blowouts. They are porous and this property allows water to pass through the matrix of biodegradable plant material (straw, coir, or wood shavings) which slows velocity and filters sediment as it passes through the log. Wattles and sediment logs may be placed across channel bottoms or on slopes. Wattles used in a tidal environment should be made of coir or other matrix which is not as likely to float.
- H. Turbidity Curtain: A floating turbidity curtain or barrier consists of a reinforced vinyl material suspended in the water from a floatation device. This barrier is used to minimize sediment transport from a disturbed area adjacent to or within a body of water. It will provide sedimentation protection for a watercourse from up-slope land disturbance where conventional erosion and sediment controls cannot be used, or from dredging or filling within the watercourse. It should only be used to supplement conventional erosion and sediment controls as the last line of defense to the water body where such controls are practical.

#### 1.5 DELIVERY AND STORAGE

- A. Laydown and storage areas shall be coordinated as required for the scope of work.

#### 1.6 PERFORMANCE REQUIREMENTS AND WORKMANSHIP

- A. Temporary pipe will be of the size as required for the application. Special bedding requirements are not required.
- B. Temporary wire fences shall be constructed with the wire securely attached to the post.
- C. Sandbags shall be securely fastened when placed. The bags shall have a thickness of approximately six (6) inches.
- D. Hay bales shall be securely anchored by the use of stakes and wire or other approved methods. Hay bales shall not be used without prior approval by the Engineer.
- E. Silt fences shall be constructed at locations as required. Field splices can be made by overlapping the fabric a minimum of three (3) feet and securely fastening the fabric to the wire fence. Contractor shall maintain the fence until the contract has been accepted.
- F. If the fabric should become damaged an additional layer of fabric can be attached with at least a three (3) foot overlap.
- G. Temporary drainage sumps or sediment basins can be constructed near the ends of drainage structures or ditches to control silting.
- H. Sumps shall be cleaned periodically by the removal of the silt to keep the sump functional.

#### 1.7 INSPECTIONS, TESTING AND QUALITY ASSURANCE

- A. The Contractor shall be solely responsible for protecting the site from any and all erosion.
- B. If erosion does occur, the contractor shall repair all damage and provide all additionally needed topsoil at the Contractor's expense.
- C. CONTRACTOR shall be responsible for all inspections, monitoring, recordkeeping and reporting as required by NPDES regulations (Chapter 335-6-12).

#### 1.8 SPECIAL CONDITIONS

- A. Contractor shall be responsible for reviewing references cited herein as well as municipal ordinances, other local area standards, and Best Management Practices for erosion and sediment control on construction sites. Contractor shall prepare and present a Notice of Registration (NOR) to ADEM for coverage under NPDES regulations for construction and other land disturbance (ADEM Chapter 335-6-12). The NPDES regulations require that a Construction Best Management Practices Plan (CBMPP) be prepared and certified by a Qualified Credentialed Professional (QCP). All inspections must be performed by a QCP or qualified personnel working under the direct supervision of a QCP.

PART 2 - PRODUCTS (NOT USED)  
PART 3 - EXECUTION (NOT USED)

END OF SECTION 312500

SECTION 321723  
PAVEMENT MARKINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes painted markings applied to asphalt and concrete pavement.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
  - 1. Include technical data and tested physical and performance properties.

1.4 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with materials, workmanship, and other applicable requirements of Standard Specifications for Highway Construction, 2018 Edition of Alabama Department of Transportation for pavement-marking work.
  - 1. Measurement and payment provisions and safety program submittals included in standard specifications do not apply to this Section.

PART 2 - PRODUCTS

2.1 PAVEMENT-MARKING PAINT

- A. Striping and Pavement Markings, Roadways: Class 1, Type B per ALDOT Section 701.
  - 1. Color: As indicated on Drawings.
- B. Striping and Pavement Markings, Parking Areas: Class 1, Type B per ALDOT Section 701.
  - 1. Color: As indicated on Drawings.
- C. Glass Beads: AASHTO M 247, Type 1.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Verify that pavement is dry and in suitable condition to begin pavement marking according to manufacturer's written instructions.
- B. Proceed with pavement marking only after unsatisfactory conditions have been corrected.

#### 3.2 PAVEMENT MARKING

- A. Do not apply pavement-marking paint until layout, colors, and placement have been verified with Engineer.
- B. Allow asphalt paving to age for a minimum of 14 days before starting pavement marking. Allow concrete paving to cure for a minimum of 30 days before starting pavement marking.
- C. Sweep and clean surface to eliminate loose material and dust.
- D. Apply paint in accordance with ALDOT Standard Specifications, Section 701.
  - 1. Apply graphic symbols and lettering with paint-resistant, die-cut stencils, firmly secured to pavement. Mask an extended area beyond edges of each stencil to prevent paint application beyond the stencil. Apply paint so that it cannot run beneath the stencil.
  - 2. Broadcast glass beads uniformly into wet markings at a rate of 8 lbs/100 sf. (3.63 kg/9.29 sq. meters).

#### 3.3 PROTECTING AND CLEANING

- A. Protect pavement markings from damage and wear during remainder of construction period.
- B. Clean spillage and soiling from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 321723

SECTION 330525  
LOCATIONS OF EXISTING UTILITIES

PART 1 - GENERAL

1.1 SCOPE

A. Description of Work

1. Prior to performing excavation or demolition work on the job site the CONTRACTOR shall obtain all recorded locations of existing buried utilities as outlined herein.
2. Contact the User to provide exact location of utility before excavation or demolition work is started.
3. Attention is directed to the fact that there may be other lines in certain locations in addition to the recorded locations.

B. Related Work Specified Elsewhere

1. Excavation, Section 31 20 00, Earth Moving, or South Alabama Utilities Utility Infrastructure Specifications.
2. For all electrical utility work, refer to the Electrical Plans and Specifications

1.2 SUBMITTALS – OMITTED

PART 2 - PRODUCTS – OMITTED

PART 3 - EXECUTION

3.1 GENERAL

- A. It shall be the duty of each CONTRACTOR who intends to perform excavation or demolition work within the County to ascertain the exact location and type of users' lines which are located within the limits of work of this Contract.

3.2 OBTAINING LOCATION OF EXISTING USERS' LINES

- A. The CONTRACTOR shall obtain the list of users from any of the following sources:
1. By inspection of the Contract Plans which show the approximate location of the user's facilities.
  2. Alabama one-call: 1-810-292-8525.
- B. The CONTRACTOR shall secure all necessary municipal permits

relating to road occupancy prior to commencing excavation.

- C. Not less than three nor more than ten working days prior to the day of beginning such work, the CONTRACTOR shall notify each user of the CONTRACTOR's intent to perform such work at its site or sites. If a CONTRACTOR intends to perform work at multiple sites or over a large area, he shall take reasonable steps to work with users so that they may locate their facilities at a time reasonably in advance of the actual start of excavation or demolition work at each site.
- D. The following are the minimum cooperative steps which the CONTRACTOR shall take, either at or off the excavation or demolition site:
  - 1. Before the CONTRACTOR starts any demolition work in the area of a particular user's line, the CONTRACTOR shall ascertain from the User if the user wants to have a representative present during the demolition within this area. Additionally, the CONTRACTOR will comply with all standard regulations and necessary precautions as may be required by the User.
  - 2. Inform each operator, employed by him at the site of such work, of the information obtained by him as noted above.
  - 3. Report immediately to the user any break or leak on its lines, or dent, gouge, groove or other damage to such lines or to their coating or cathodic protection, made or discovered in the course of the excavation or demolition work.
  - 4. Alert immediately the occupants of premises as to any emergency that he may create or discover at or near such premises.
- E. The User may require additional cooperative steps be taken beyond those noted above depending on the circumstances of the time and/or location of this work.
- F. The CONTRACTOR shall exercise due care and take all reasonable steps necessary to avoid injury to or otherwise interfere with all lines where positions have been provided to the CONTRACTOR by the users. If insufficient information is available the CONTRACTOR shall employ prudent techniques, which may include hand-dug test holes, to ascertain the precise position of such facilities.

### 3.3 LOCATING LINES

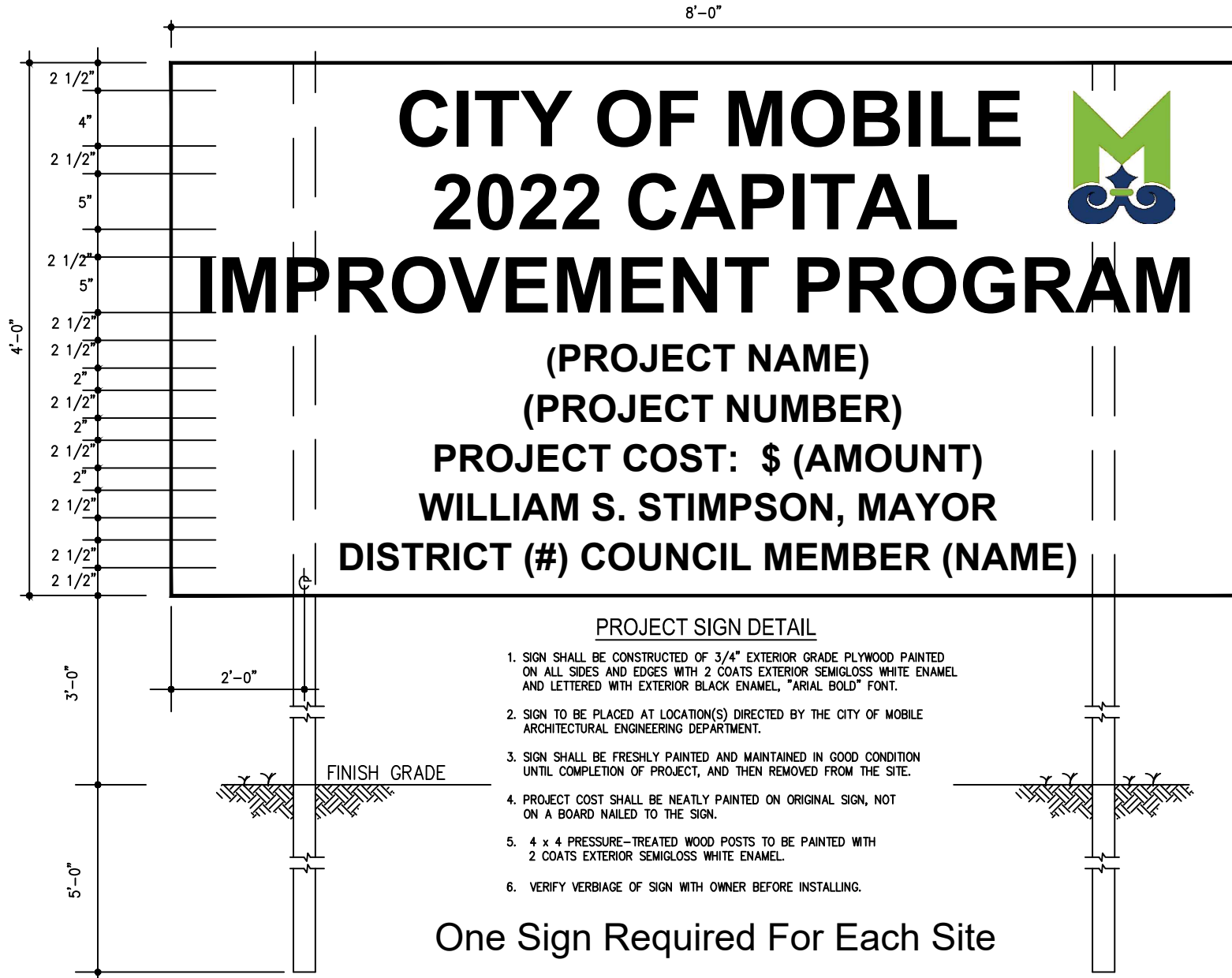
- A. All recorded or unrecorded lines shall be located on the ground with pipe locating equipment well ahead of the work at all times. All such locations shall be plainly marked by coded paint symbols on pavement or by marked stakes in the ground. Such locations shall be established at least 50 feet in advance of all trench excavation. All such location work shall be provided


Tricentennial Park Site Improvements  
Mobile, AL  
PR-004-23

by the CONTRACTOR to the satisfaction of the Engineer at no extra cost.

END OF SECTION 330525







**CITY OF MOBILE**  
**2022 CAPITAL**  
**IMPROVEMENT PROGRAM**

**(PROJECT NAME)**  
**(PROJECT NUMBER)**  
**PROJECT COST: \$ (AMOUNT)**  
**WILLIAM S. STIMPSON, MAYOR**  
**DISTRICT (#) COUNCIL MEMBER (NAME)**

PROJECT SIGN DETAIL

1. SIGN SHALL BE CONSTRUCTED OF 3/4" EXTERIOR GRADE PLYWOOD PAINTED ON ALL SIDES AND EDGES WITH 2 COATS EXTERIOR SEMIGLOSS WHITE ENAMEL AND LETTERED WITH EXTERIOR BLACK ENAMEL, "ARIAL BOLD" FONT.
2. SIGN TO BE PLACED AT LOCATION(S) DIRECTED BY THE CITY OF MOBILE ARCHITECTURAL ENGINEERING DEPARTMENT.
3. SIGN SHALL BE FRESHLY PAINTED AND MAINTAINED IN GOOD CONDITION UNTIL COMPLETION OF PROJECT, AND THEN REMOVED FROM THE SITE.
4. PROJECT COST SHALL BE NEATLY PAINTED ON ORIGINAL SIGN, NOT ON A BOARD NAILED TO THE SIGN.
5. 4 x 4 PRESSURE-TREATED WOOD POSTS TO BE PAINTED WITH 2 COATS EXTERIOR SEMIGLOSS WHITE ENAMEL.
6. VERIFY VERBIAGE OF SIGN WITH OWNER BEFORE INSTALLING.

One Sign Required For Each Site

# A Landscape Development Plan for Tricentennial Park - Site Improvements PR-004-23

Mobile, Alabama

Prepared for  
City of Mobile  
Mobile, Alabama

Prepared by

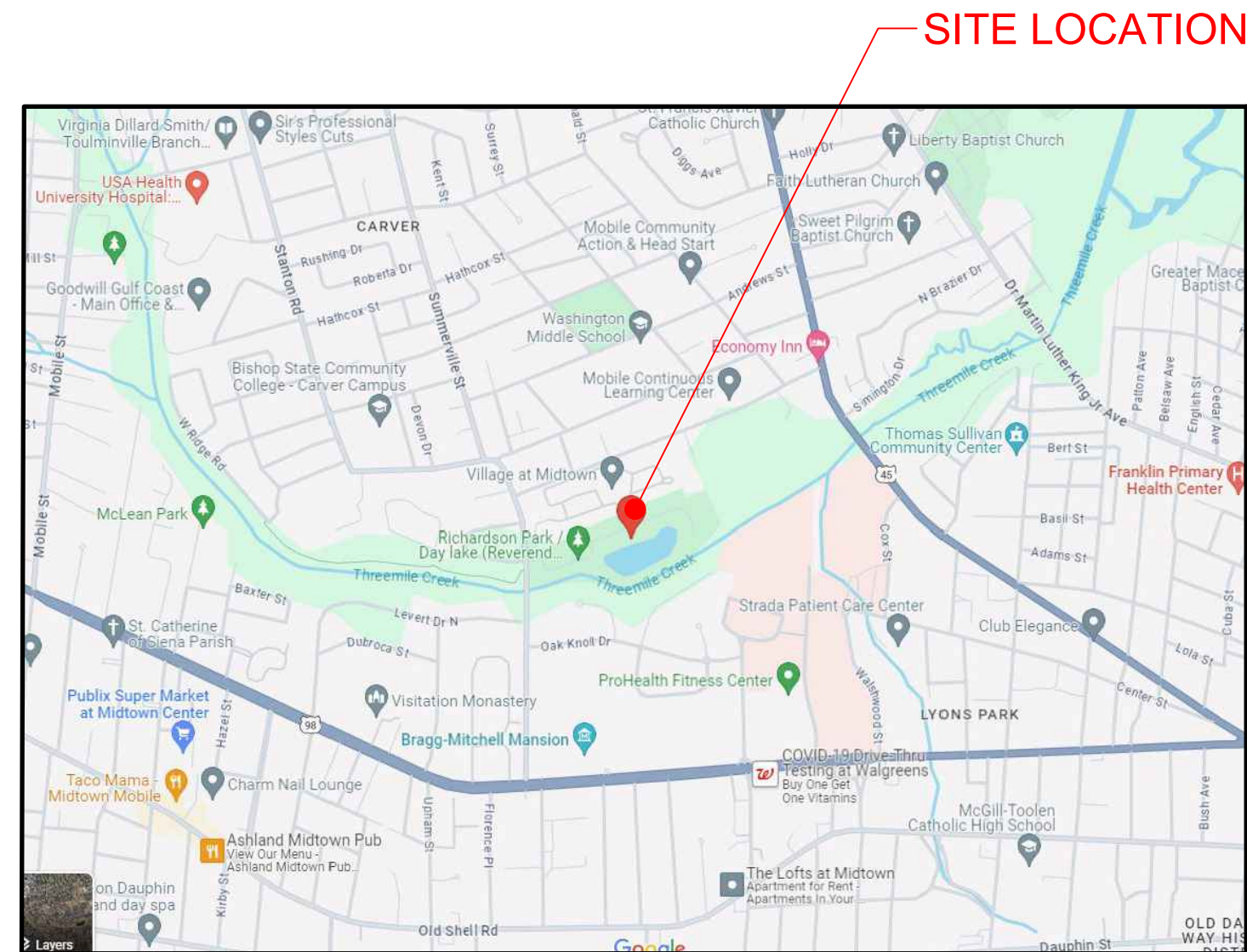


## PROJECT SUMMARY

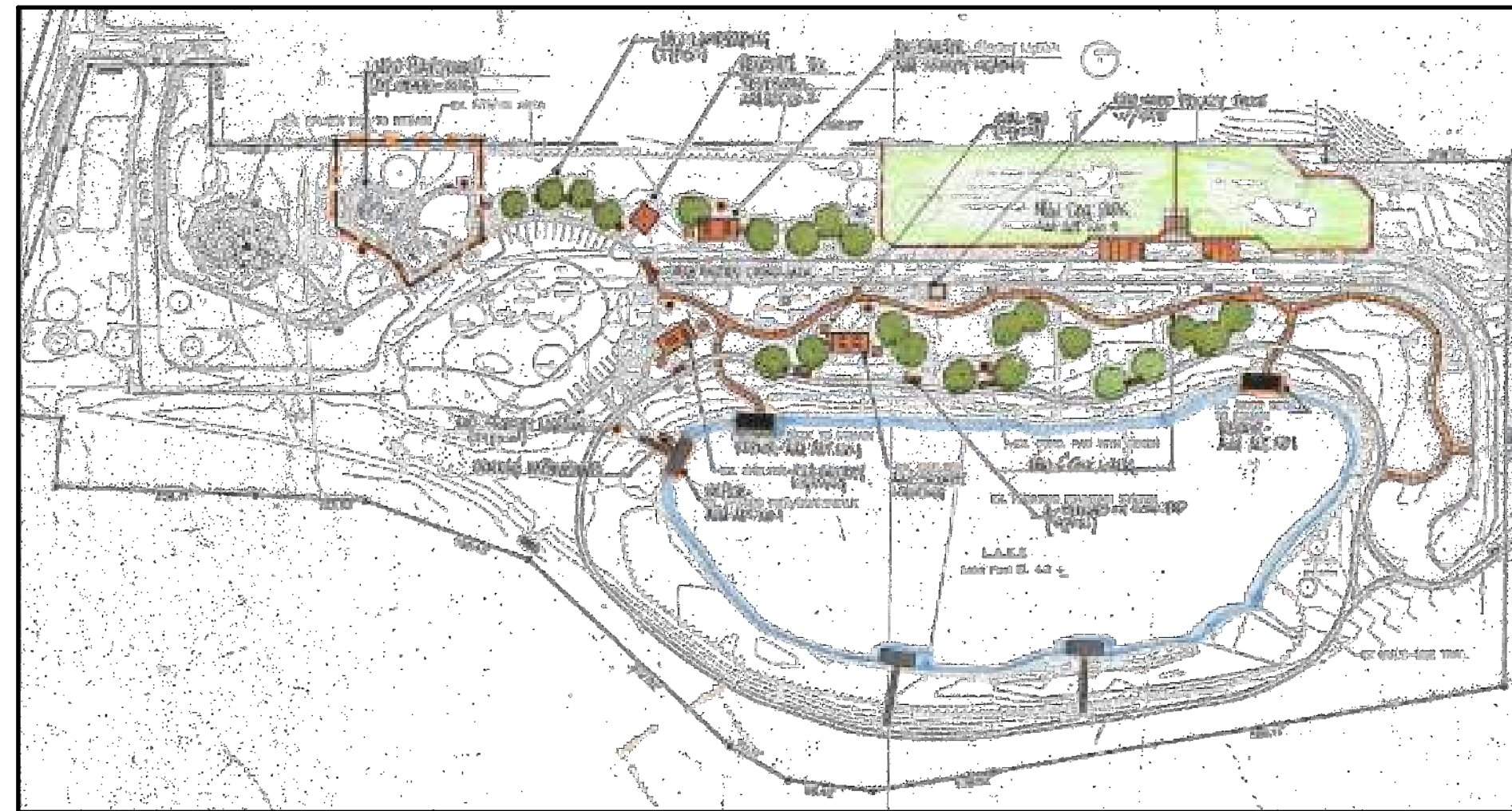
THE PROJECT DESCRIBED ON THIS DRAWING IS A LANDSCAPE DEVELOPMENT PROJECT THAT COVERS WORK DESCRIBED AS:

- DEMOLISH CONCRETE WALKS, PADS, BENCHES, CURB AND GUTTER AND TREES.
- SITE: CONCRETE WALKS, ASPHALT PAVING, ARBORS, DOG PARK, CHAINLINK FENCING, DRINKING FOUNTAINS AND BENCHES
- UTILITIES: STORMWATER/DRAINAGE; SITE ELECTRICAL/LIGHTING; RENOVATION/UPGRADES TO EX. BUILDING; WATER (DRINKING FOUNTAIN).
- GRADING: ADA ACCESSIBLE AMENITIES AND CIRCULATION; STORMWATER/DRAINAGE.
- AN ADD ALTERNATE CONSISTING OF ARCHITECTURAL RENOVATIONS TO AN EXISTING RESTROOM BUILDING WILL ALSO BE CONSIDERED.

WORK WILL BE COMPETITIVELY BID WITH THE OWNER DETERMINING THE WINNING CONTRACTOR AT THEIR OWN DISCRETION. THE CONTRACT AMOUNT SHALL BE BASED ON UPON A STIPULATED SUM THAT IS INDICATED ON THE PROJECT'S BID FORM. THE WORK AGREEMENT SHALL BETWEEN THE SELECTED CONTRACTOR AND THE PROJECT OWNER. THE OWNER HAS RETAINED THE SERVICES OF WAS DESIGN, INC. TO ASSIST IN CONSTRUCTION OBSERVATION AND CONTRACT ADMINISTRATION.



SITE LOCATION MAP



800-292-8525  
#DIG (Cellular)  
Dig Safely.



## QUANTITY TAKEOFF DISCLAIMER:

QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

## GENERAL NOTES

**BASE DATA NOTES**  
BASE PLAN DATA IS BASED ON THE BEST AVAILABLE AND PROVIDED DATA. MINOR FIELD ADJUSTMENTS ARE EXPECTED. MAJOR FIELD ADJUSTMENTS SHOULD BE APPROVED BY THE OWNER'S REPRESENTATIVE.

### CONSTRUCTION NOTES

1. CONSTRUCTION STAKE-OUT IS THE RESPONSIBILITY OF THE CONTRACTOR. ELEMENTS ARE TO BE STAKED IN THE FIELD BY THE CONTRACTOR FOR REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS IN FIELD THAT MAY ARISE, CONTRACTOR IS TO MAKE BEST JUDGEMENT DURING FIELD STAKE-OUT & COORDINATE WITH OWNER'S REPRESENTATIVE/LA. FOR APPROVAL.
2. ALL HARDSCAPE MATERIALS & COLORS ARE TO BE APPROVED BY OWNER.
3. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
4. CONTRACTOR SHALL STAGE CONSTRUCTION ACTIVITY IN SUCH A MANNER AS TO MINIMIZE THE AREA OF DISTURBED EARTH AT THE END OF EACH WORK DAY.

### DISTURBED AREAS

AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE SOD OR MULCH AS NECESSARY AND SHOULD BE RETURNED TO 'BETTER THAN WHEN THE WORK STARTED' CONDITION.

### QUANTITY TAKEOFF DISCLAIMER

QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

## ABBREVIATION LEGEND

ALUM	ALUMINUM	LP	LOW POINT
AC	ACRES	LT	LEFT
ACCPM	ASPHALT-COATED CORRUGATED METAL PIPE	LN	LINEAR
ACP	ASBESTOS CEMENT PIPE	LF	LINEAR FEET
APPROX	APPROXIMATE(LY)	LC	LANDSCAPE CONTRACTOR
B&B	BALLED AND BURLAPPED	LA	LANDSCAPE ARCHITECT
BC	BOTTOM OF CURB	M	METER
BIT	BITUMINOUS	MAX	MAXIMUM
BM	BENCHMARK	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BS	BOTTOM OF SLOPE	MISC	MISCELLANEOUS
BVC	BEGINNING OF VERTICAL CURVE	MON	MONUMENT
BW	BOTH WAYS	N	NORTH
CAL	CALIPER	NIC	NOT IN CONTRACT
CB	CATCH BASIN	NTS	NOT TO SCALE
CI	CAST IRON	NO	NUMBER
CIR	CIRCULAR	NOM	NOMINAL DIMENSION
CL	CENTERLINE	OC	ON CENTER
CLF	CHAIN-LINK FENCE	OD	OUTSIDE DIAMETER
CO	CLEANOUT	PA	PLANTING AREA
CM	CENTIMETER	PCP	POROUS CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE PIPE
COL	COLUMN	PC	POINT OF CURVATURE
CONC	CONCRETE	PCC	POINT OF COMPOUND CURVATURE
CONTR	CONTRACTOR	PL	PROPERTY LINE
COR	CORNER	PVC	POINT OF VERTICAL CURVATURE
C/S	CROSS SLOPE	PVT	POINT OF VERTICAL TANGENT
C/W	CONNECTED WITH	PT	POINT OF TANGENT
CF	CUBIC FEET	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DEGREE OF CURVATURE	ROW	RIGHT OF WAY
DETL	DETAIL	RT	RIGHT
DMH	DROP MANHOLE	REQD	REQUIRED
DF	DRINKING FOUNTAIN	REV	REVISION
DIM	DIMENSION	REINF	REINFORCED
DIA	DIAMETER	SAN	SANITARY
DWG	DRAWING	SECT	SECTION
DEP	DEPARTURE	SH	SHEET
DIR	DIRECTED	S	SOUTH
-E-	ELECTRICAL	SI	STORM INLET
E	EAST	-ST-	STORM SEWER
EA	EACH	-SAN-	SANITARY SEWER
EC	ELECTRICAL CONTRACTOR	SPEC	SPECIFICATIONS OR SPECIFIED
EL	ELEVATION	ST'L	STEEL
EAP	EXPOSED AGGREGATE PAVING	SQ	SQUARE
EVC	END OF VERTICAL CURVE	SF	SQUARE FOOT
ENGR	ENGINEER	SY	SQUARE YARD
EX	EXISTING	STA	STATION
EXP	EXPANSION	S/S	STAINLESS STEEL
EW	END WALL	-T-	TELEPHONE
ES	END SECTION	T	TANGENT
FFE	FINISHED FLOOR ELEVATION	TC	TOP OF CURB
FG	FINISHED GRADE	TE	TAPERED END
FIN	FINISH	TCP	TERRA-COTTA PIPE
FL	FLOOR	T&G	TONGUE AND GROOVE
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	TS	TOP OF SLOPE
FSD	FULL-SIZED DETAIL	TWP	TOWNSHIP
FTG	FOOTING	TYP	TYPICAL
FTG	FOOT OR FEET	UD	UNDERDRAIN
GA	GAUGE	USGS	US GEOLOGICAL SURVEY
-G-	GAS	VC	VERTICAL CURVE
GAL	GALLON	VAR	VARIABLE, VARIABLE
GALV	GALVANIZED	VERT	VERTICAL
GC	GENERAL CONTRACTOR	VCP	VITRIFIED CLAY PIPE
GR	GUARD RAIL	-W-	WATER
GD	GRADE	W	WEST
GV	GAS VALVE	W/	WITH
HB	HOSE BIB	W/O	WITHOUT
HW	HEAD WALL	WWM	WOVEN WIRE MESH
HP	HIGH POINT	WV	WATER VALVE
HT	HEIGHT	YD	YARD DRAIN
HOR	HORIZONTAL		
HWY	HIGHWAY	Ø	ROUND DIAMETER
ID	INSIDE DIAMETER	AT	AT
IN	INCH	'	FEET
INL	INLET	"	INCHES
INV	INVERT	#1	NUMBER
JB	JUNCTION BOX	1#	POUND
L	LENGTH OF CURVE		
LAT	LATITUDE		

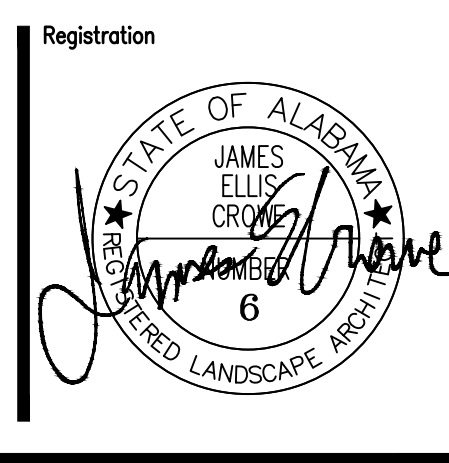


A Landscape Development Plan for  
**Tricentennial Park - Site  
Improvements PR-004-23**  
Mobile, Alabama

Revisions		
No.	Date	Revisions / Submissions
08.05.24		99% CD FOR CLIENT REVIEW
10.07.24		100% CONSTRUCTION DOCUMENTS

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ABS	Registration
Drawn	
ABS	
Project Manager	
JEC	
Principal	
236010-030	
Project No.	
09.21.23	
Date	



Sheet Title

COVER SHEET

Sheet No. **CS100**

Sheet List Table	
Sheet Number	Sheet Title
CS100	COVER SHEET
TC100	TABLE OF CONTENTS
EX100	EXISTING CONDITIONS
ER100	EROSION CONTROL PLAN
DP100	OVERALL DEMOLITION PLAN
DP200	DEMOLITION ENLARGEMENT
DP201	DEMOLITION ENLARGEMENT
LS100	OVERALL SITE PLAN
LH100	OVERALL HARDSCAPE PLAN
LH101	OVERALL HARDSCAPE PLAN
LH200	HARDSCAPE ENLARGEMENT PLAN
LH201	HARDSCAPE ENLARGEMENT PLAN
LH500	HARDSCAPE DETAILS
LH501	HARDSCAPE DETAILS
LH502	HARDSCAPE DETAILS
LH503	HARDSCAPE DETAILS
LG010	OVERALL LANDSCAPE GRADING PLAN
LG100	LANDSCAPE GRADING PLAN
LG101	LANDSCAPE GRADING PLAN
LG500	LANDSCAPE GRADING DETAILS
LP100	OVERALL LANDSCAPE PLANTING PLAN
LP200	PLANTING PLAN ENLARGEMENT
LP201	PLANTING PLAN ENLARGEMENT
LP500	LANDSCAPE PLANTING DETAILS
ES100	ELECTRICAL LEGEND AND SPECIFICATIONS
ES200	ELECTRICAL SITE POWER PLAN
ES300	ELECTRICAL SITE LIGHTING PLAN
ES400	ELECTRICAL ENLARGED LIGHTING PLANS
ES500	ELECTRICAL DETAILS AND LEGENDS

Add Alternate No. 1 Sheet List Table	
Sheet Number	Sheet Title
G002	SYMBOLS, ABBREVIATIONS, GENERAL NOTES
A101	PLANS
A200	ELEVATIONS
A400	TOILET ELEVATIONS & DETAILS
A401	TOILET ELEVATIONS & DETAILS
A600	DOOR SCHEDULE & DETAILS
A700	SIGNAGE
M101	MECHANICAL PROPOSED WORK PLANS
P100	SYMBOLS, ABBREVIATIONS, GENERAL NOTES
P101	DEMOLITION AND PROPOSED WORK PLANS
E100	SYMBOLS, ABBREVIATIONS, GENERAL NOTES
E101	DEMOLITION AND PROPOSED WORK PLANS



A Landscape Development Plan for  
**Tricentennial Park - Site  
 Improvements PR-004-23**  
 Mobile, Alabama

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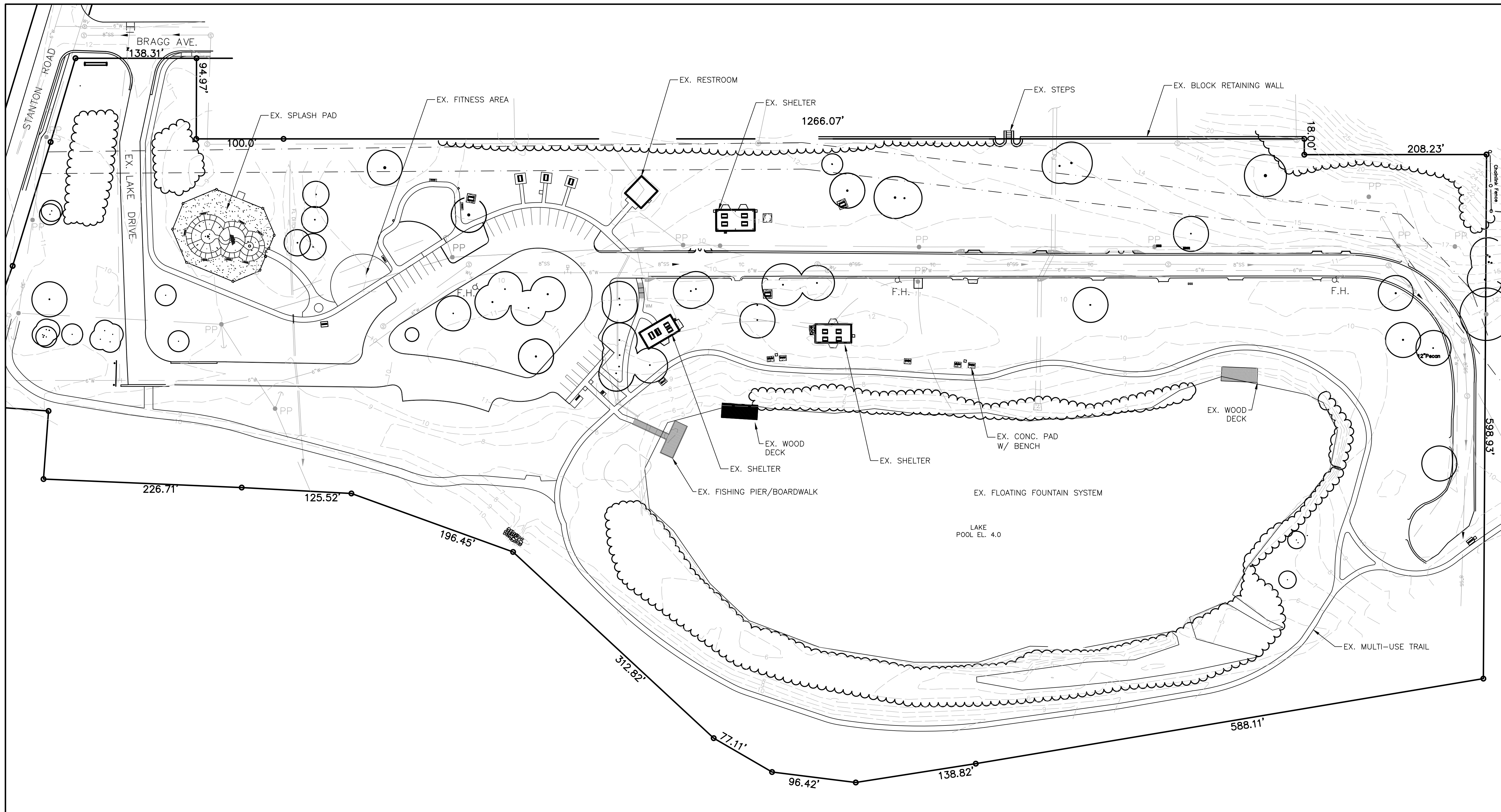
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JEC	
Principal	
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Project No.	
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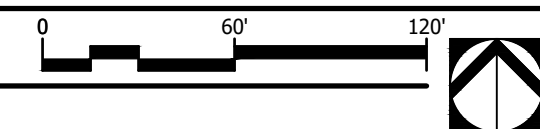
**TABLE OF CONTENTS**

**BASE DATA NOTES:**

BASE PLAN DATA IS BASED ON THE BEST AVAILABLE AND PROVIDED DATA, BUT IS NOT DERIVED FROM AN ACTUAL AS-BUILT SURVEY BY A REGISTERED PROFESSIONAL SURVEYOR. AS SUCH, THE BASE DATA IS SCHEMATIC IN NATURE AND SITE CONDITIONS MAY VARY. MINOR FIELD ADJUSTMENTS ARE EXPECTED. MAJOR FIELD ADJUSTMENTS SHOULD BE APPROVED BY THE OWNER'S REPRESENTATIVE.



**1** EXISTING CONDITIONS  
Scale: 1"=60'

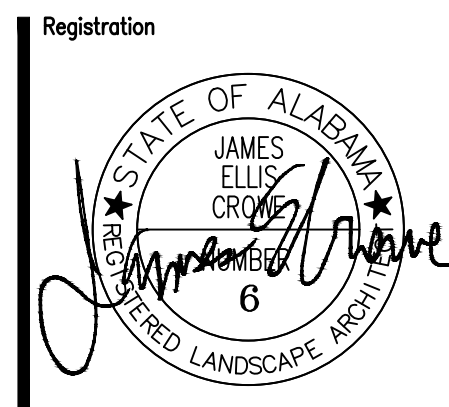


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Sheet Title

**EXISTING  
CONDITIONS**

Sheet No.

**EX100**

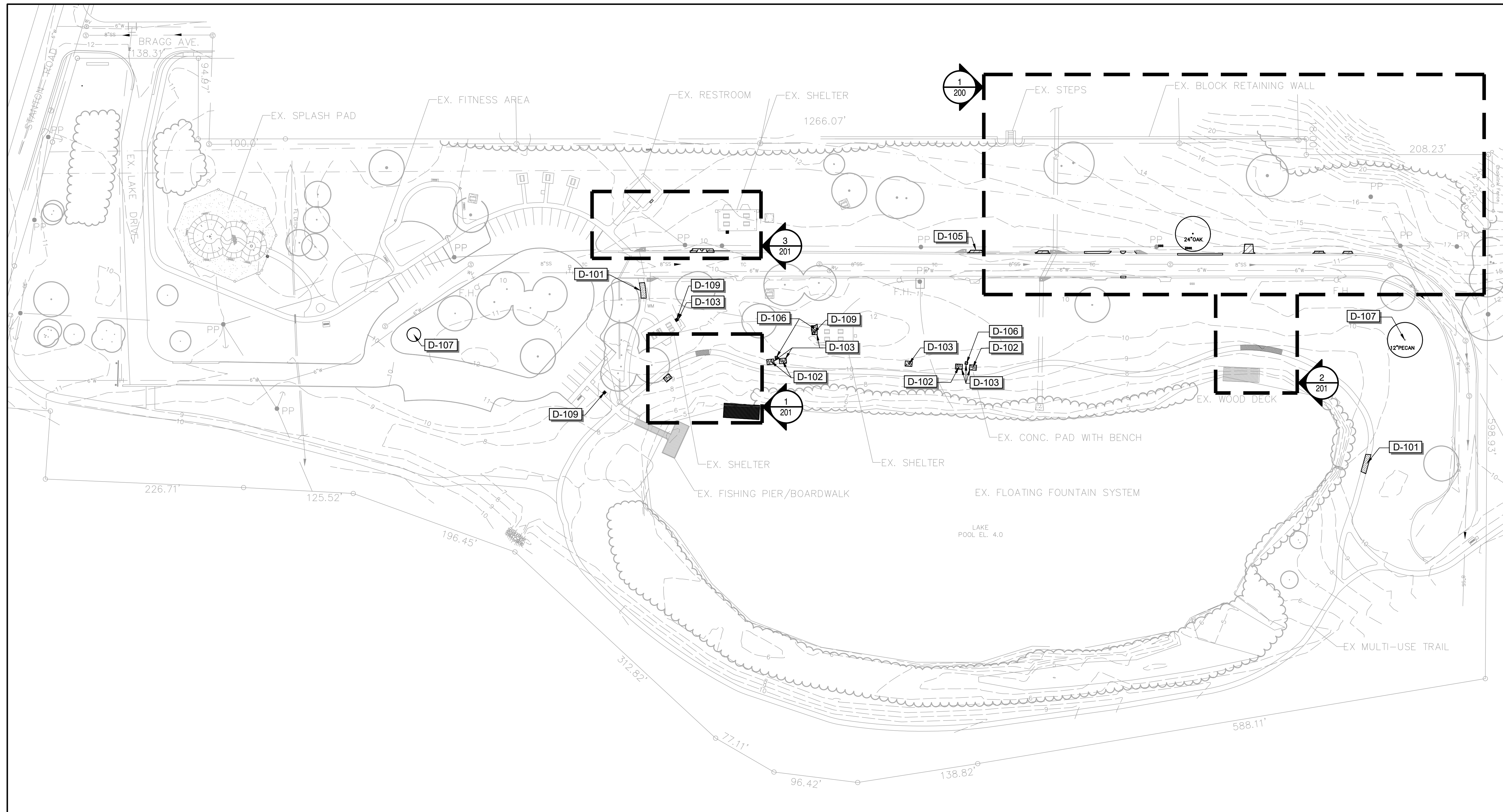


**DEMOLITION SCHEDULE**

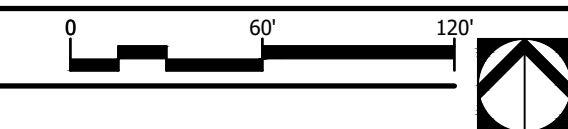
CODE	DESCRIPTION	ESTIMATED QTY	CODE	DESCRIPTION	ESTIMATED QTY
D-101	CONCRETE WALK: SAW CUT AND REMOVE SECTION OF EXISTING CONCRETE WALK TO NEAREST SCORE JOINT OR EXPANSION JOINT. DISPOSE OF WASTE APPROPRIATELY.	391 SF	D-106	TRASH RECEPTACLE: REMOVE EXISTING TRASH RECEPTACLE; DISPOSE OF WASTE APPROPRIATELY.	3
D-102	BENCH: REMOVE EXISTING BENCH; DISPOSE OF WASTE APPROPRIATELY.	5	D-107	EXISTING TREE: REMOVE EXISTING TREE AND ROOTS, BACKFILL WITH SANDY LOAM SOIL, RE-SOD DISTURBED AREA; DISPOSE OF WASTE APPROPRIATELY.	3
D-103	CONCRETE PAD: REMOVE EXISTING CONCRETE PAD; DISPOSE OF WASTE APPROPRIATELY.	9	D-108	IRRIGATION VALVE BOX: DISCONNECT/ABANDON IN PLACE EXISTING IRRIGATION VALVE BOXES, BACKFILL WITH APPROVED SANDY LOAM SOIL, RE-SOD.	7
D-104	CONCRETE CURB & GUTTER: SAW CUT AND REMOVE EXISTING 6" CONCRETE CURB ONLY; 18" GUTTER TO REMAIN; PATCH EXISTING ASPHALT AS REQUIRED; DISPOSE OF WASTE APPROPRIATELY.	95 LF	D-109	DRINKING FOUNTAIN: DISCONNECT AND REMOVE EXISTING DRINKING FOUNTAIN; DISPOSE OF WASTE APPROPRIATELY.	4
D-105	CONCRETE DRIVE: EXCAVATE & REMOVE EXISTING CONCRETE DRIVE; CONTRACTOR TO DISPOSE OF WASTE APPROPRIATELY.	353 SF	D-110	WOOD DECK: REMOVE EXISTING WOOD DECK; CUT POST AT SUBAQUATIC FINISH GRADE (BOTTOM OF RESERVOIR); DISPOSE OF WASTE APPROPRIATELY.	667 SF

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**1** OVERALL DEMOLITION PLAN  
Scale: 1"=60'



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STATE OF ALABAMA  
JAMES ELLIS CROOK  
Principal  
6  
REGISTERED LANDSCAPE ARCHITECT

Sheet Title

**OVERALL DEMOLITION PLAN**

Sheet No.

**DP100**

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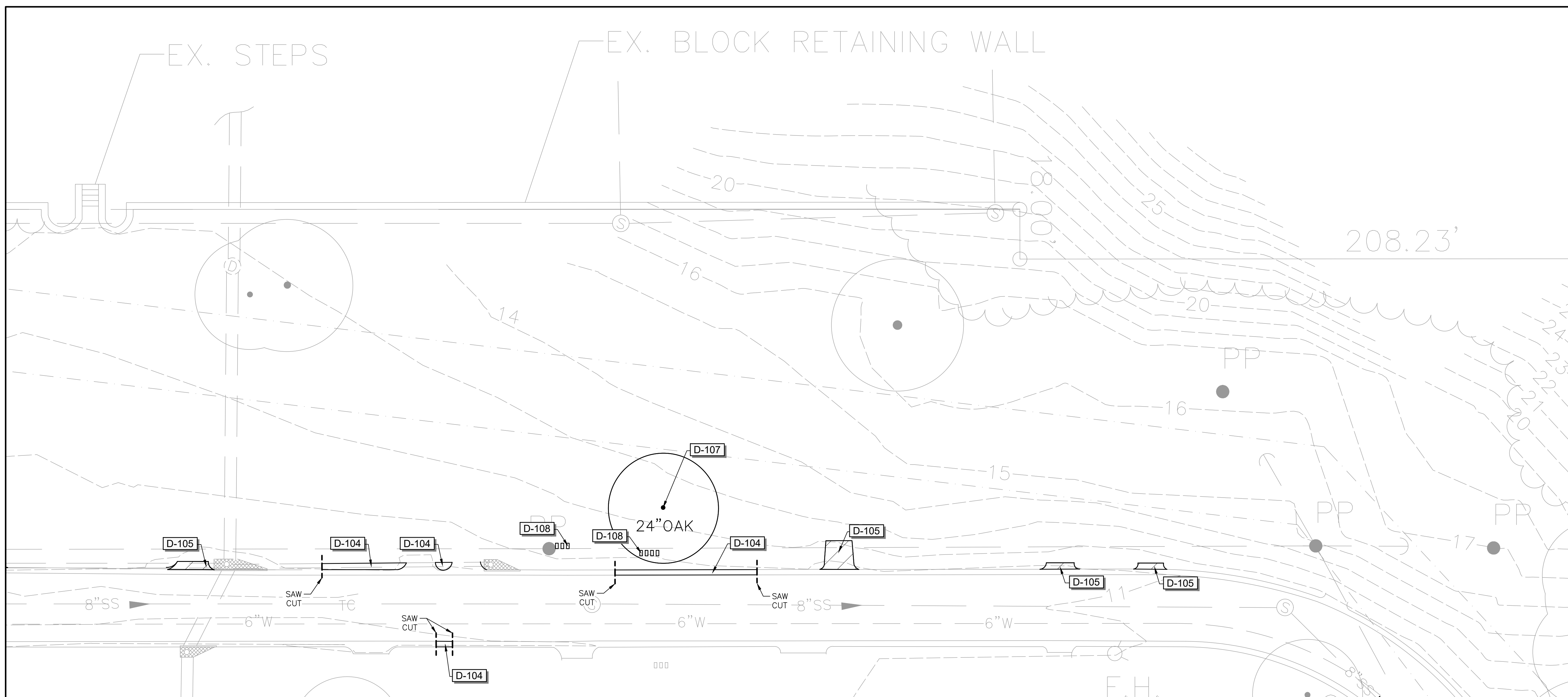
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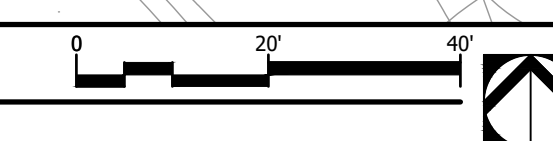
**DEMOLITION  
ENLARGEMENT**

Sheet No.

**DP200**



**1 DEMOLITION ENLARGEMENT**  
Scale: 1"=20'

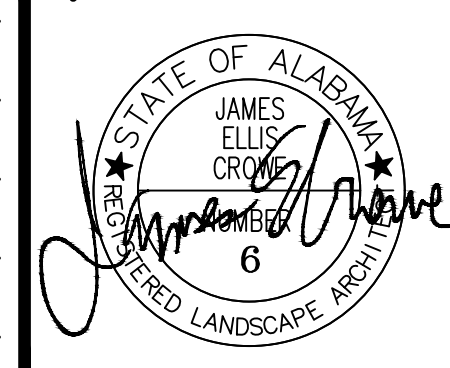


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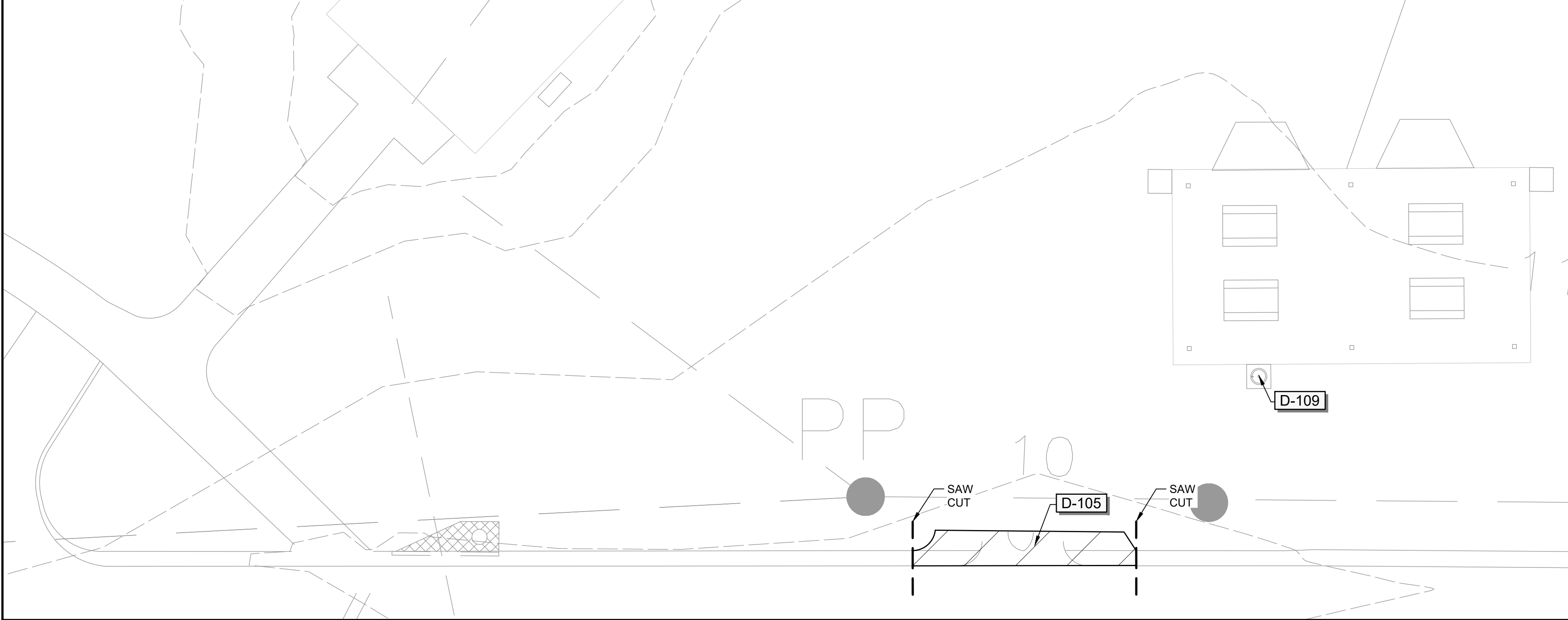
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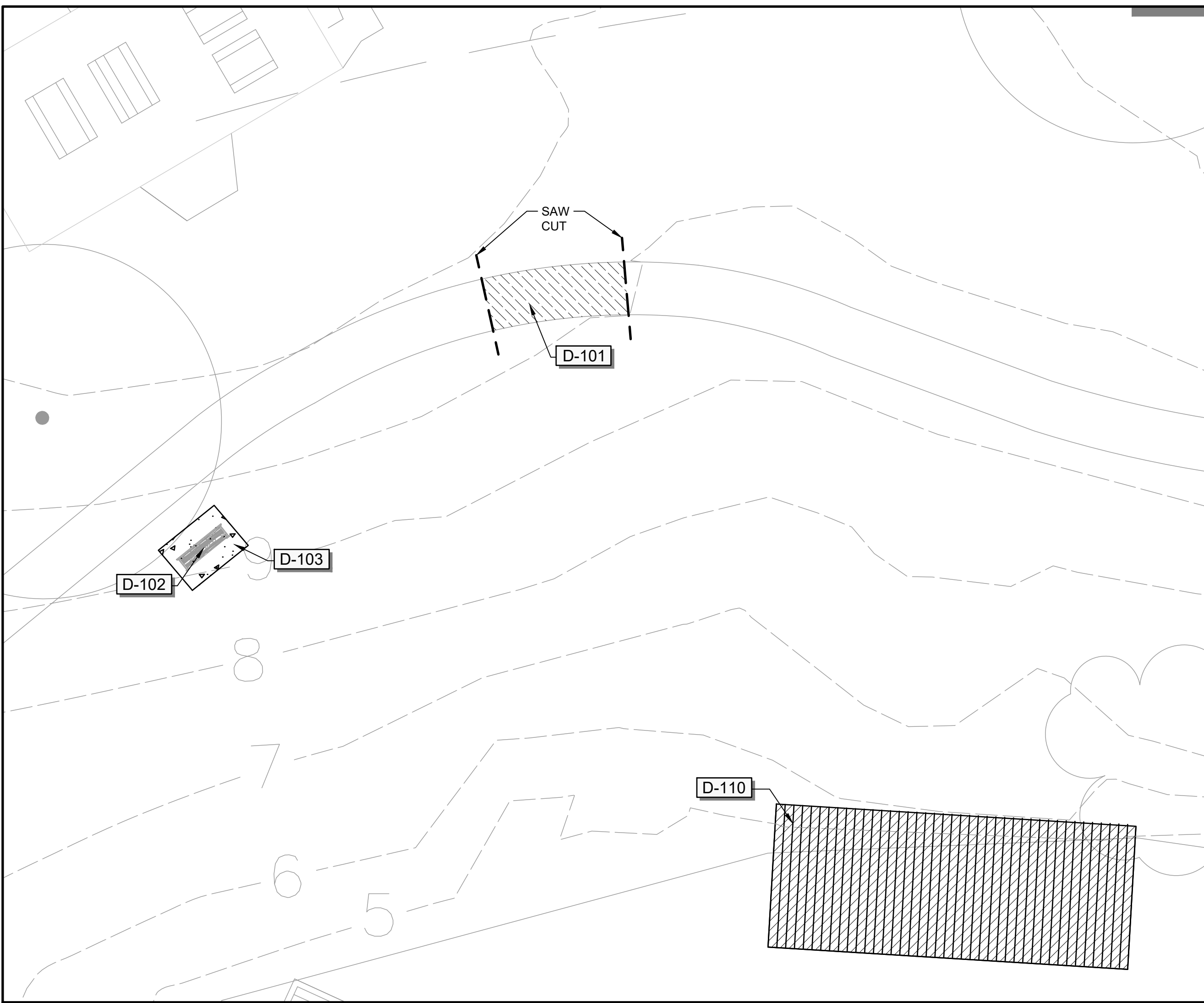


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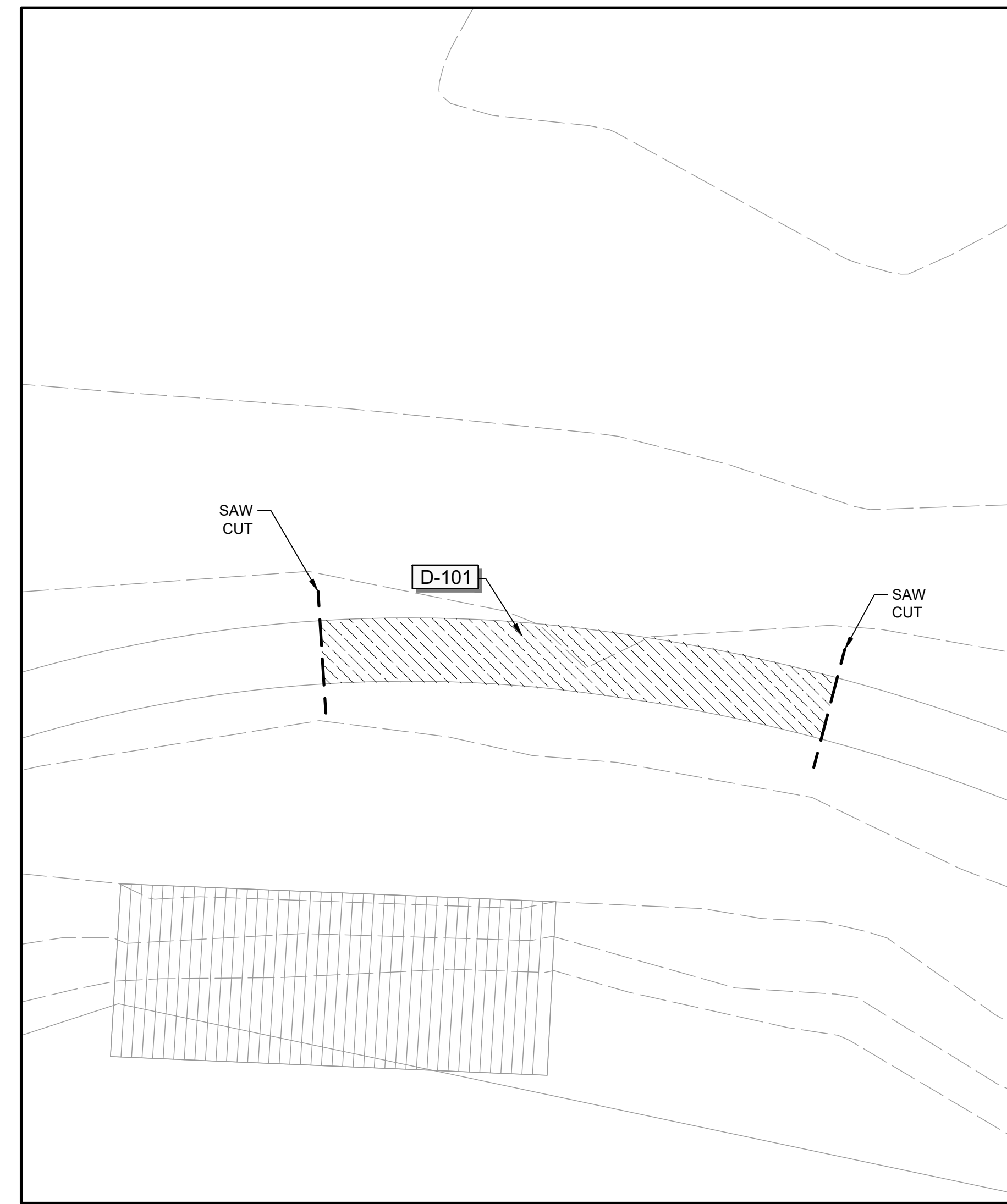
**DEMOLITION  
ENLARGEMENT**



**3** DEMOLITION ENLARGEMENT  
Scale: 1"=10'



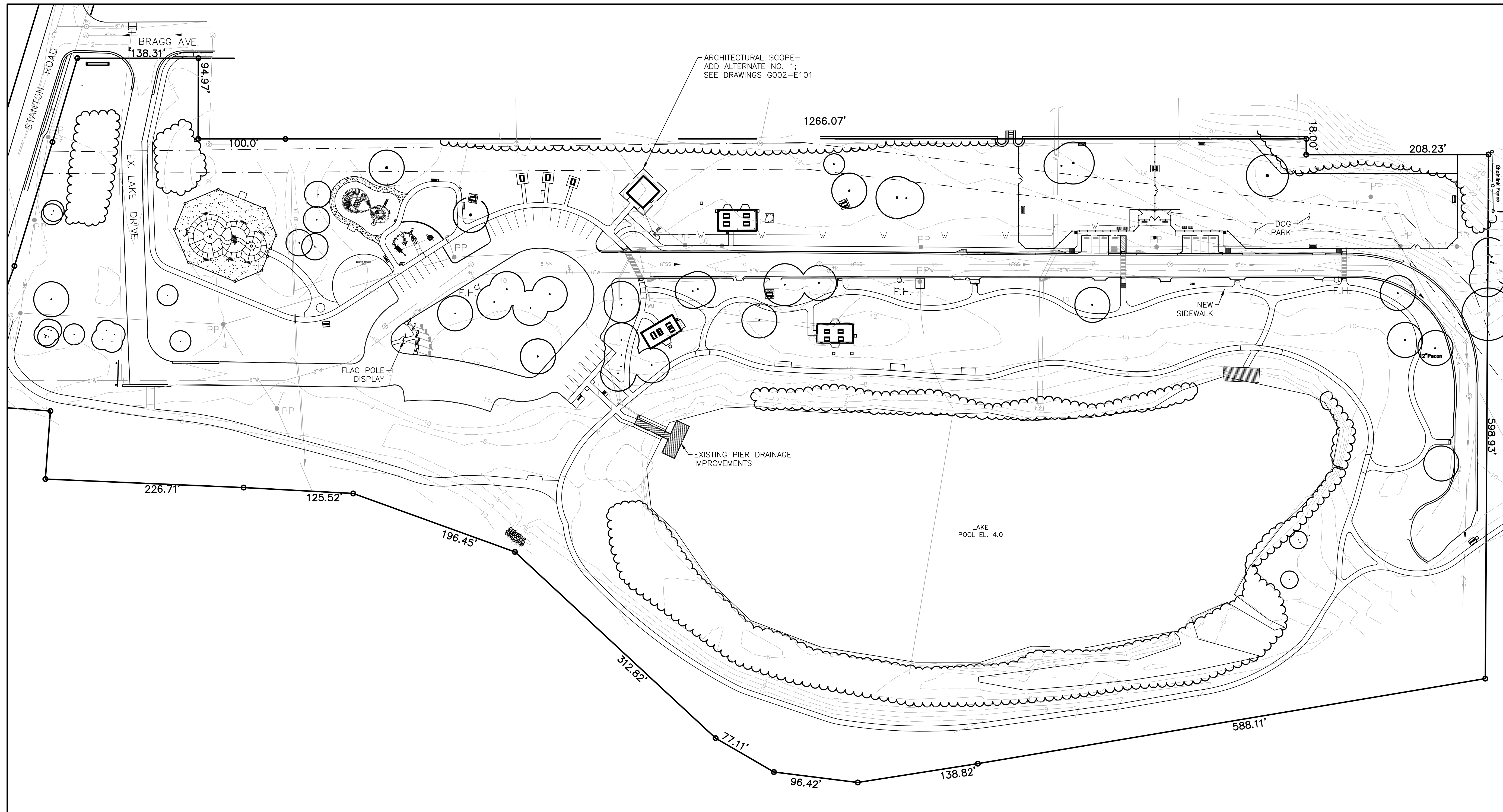
**1** DEMOLITION ENLARGEMENT  
Scale: 1"=10'



**2** DEMOLITION ENLARGEMENT  
Scale: 1"=10'



A Landscape Development Plan for  
**Tricentennial Park - Site Improvements PR-004-23**  
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ARCHITECTURAL SCOPE-  
ADD ALTERNATE NO. 1;  
SEE DRAWINGS G002-E101

FLAG POLE  
DISPLAY

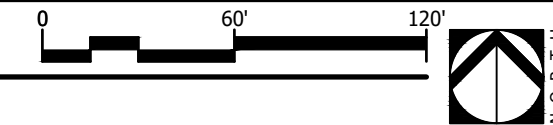
EXISTING PIER DRAINAGE  
IMPROVEMENTS

LAKE  
POOL EL. 4.0

DOG  
PARK

NEW  
SIDEWALK

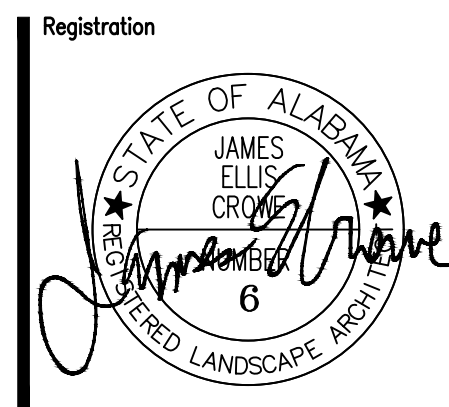
1 OVERALL SITE PLAN  
Scale: 1"=60'



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Sheet Title

OVERALL SITE PLAN

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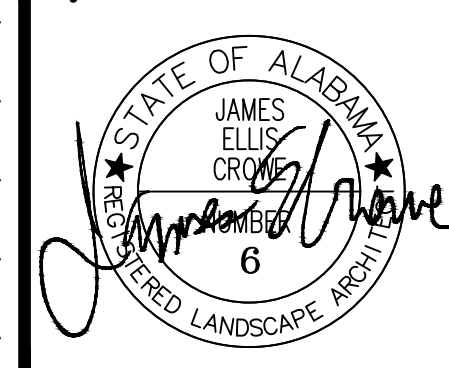
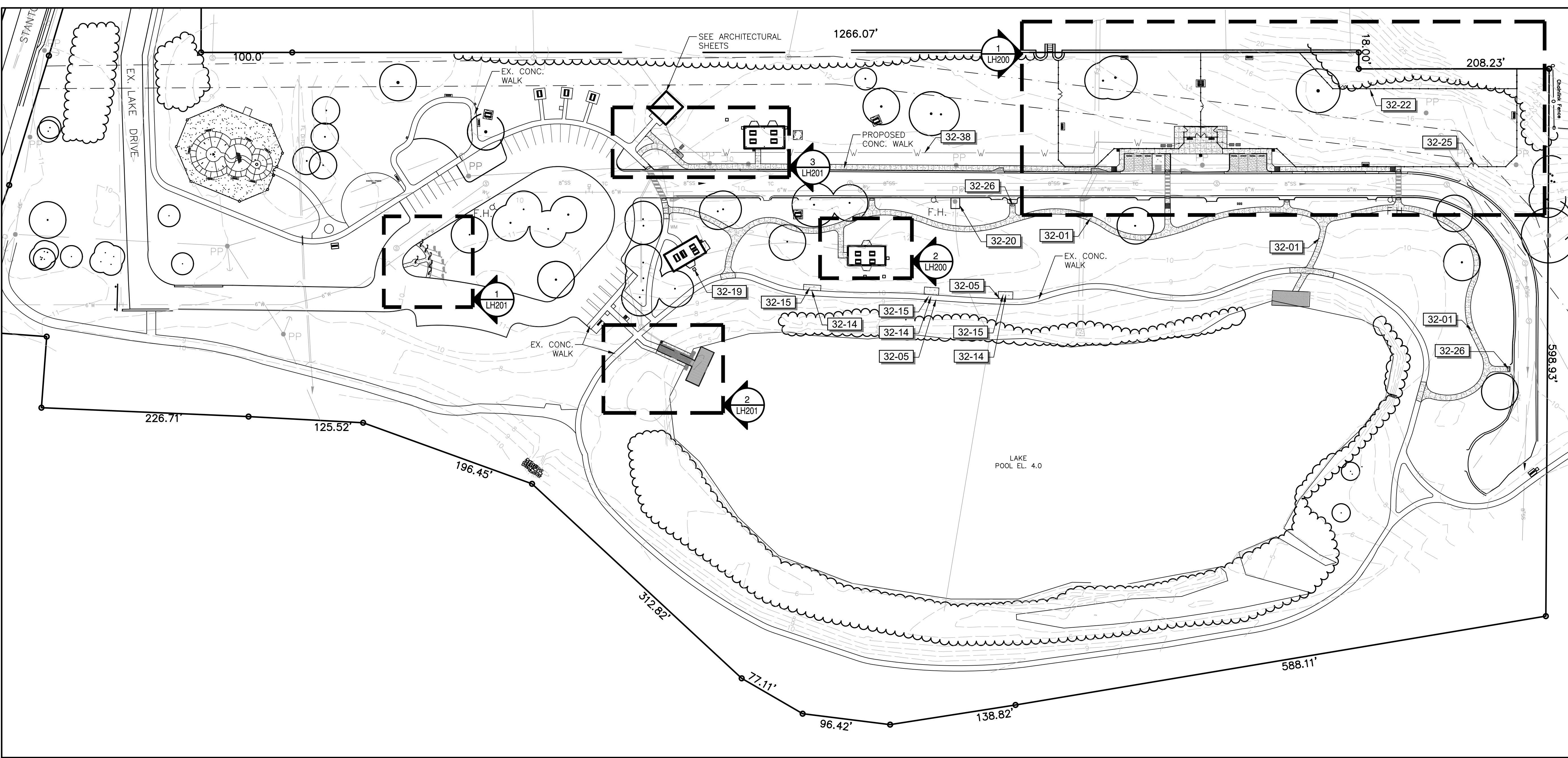
LS100

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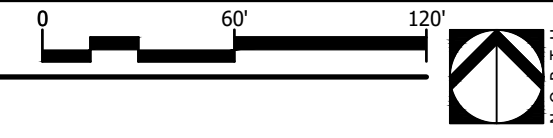
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**1** OVERALL HARDSCAPE PLAN  
Scale: 1"=60'



Sheet Title  
**OVERALL  
HARDSCAPE PLAN**

Sheet No.  
**LH100**

A Landscape Development Plan for  
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Mobile, Alabama

32 EXTERIOR IMPROVEMENTS SCHEDULE

CODE	DESCRIPTION	ESTIMATED QTY	DETAIL	CODE	DESCRIPTION	ESTIMATED QTY	DETAIL
32-01	6' PEDESTRIAN CONCRETE: 4" - 3000 PSI; FIBER REINFORCED; LIGHT BROOM FINISH.	16,594 SF	1/LH501	32-21	SIGN: ADA ACCESSIBLE PARKING.	1	8/LH500
32-02	RIBBON CURB: 8"; 3000 PSI CONCRETE; FIBER REINFORCED	24 LF	5/LH501	32-22	FENCE: 6' CHAINLINK FENCE IN GRASS; 9 GA.; VINYL COATED; COLOR: BLACK.	701 LF	3/LH502
32-03	VEHICULAR CONCRETE: 6" - 3500 PSI REINFORCED CONCRETE; LIGHT BROOM FINISH.	426 SF	2/LH501	32-23	FENCE: 6' CHAINLINK FENCE IN CONC.; 9 GA.; VINYL COATED; COLOR: BLACK.	124 LF	3/LH502
32-04	CONCRETE PAD: 4" BENCH PAD - 4'X8"; 3000 PSI; FIBER REINFORCED; LIGHT BROOM FINISH	224 SF	7/LH500	32-24	GATE: 4' CHAINLINK GATE; 9 GA.; VINYL COATED; COLOR: BLACK.	4	4/LH502
32-05	CONCRETE PAD: SWAY BENCH/ARBOR PAD; 3000 PSI; FIBER REINFORCED; LIGHT BROOM FINISH.	370 SF	2/LH500	32-25	GATE: 10' DOUBLE LEAF CHAINLINK; VINYL COATED; 9 GA.; COLOR: BLACK; INCLUDE ALL REQUIRED HARDWARE AND LATCHING MECHANISMS PER DETAILS AND SPECIFICATIONS.	5	3/LH502
32-06	ASPHALT PAVING: VEHICULAR - 1-1/2"	1,435 SF	6/LH501	32-26	TRUNCATED DOME: 24"X48" PER ADA GUIDELINES; SUBMIT SHOP DRAWING FOR APPROVAL.	8	8/LH500
32-07	WHEEL STOP: CONCRETE	8	10/LH501	32-27	FLAGPOLE: BASIS OF DESIGN FEDERAL FLAGS; 30' - TAPERED ALUM. FLAGPOLE; COMMERCIAL GRADE; INTERNAL STAINLESS STEEL HALYARD; 5" DIA. ALUM. FLASH COLLAR; 5" DIA. SPUN ALUM. FLAG POLE BALL ORNAMENT; W/ DOWNLIGHT RE. ELECTRICAL PLANS.	1	7/LH502
32-08	CONCRETE PAD: 4" DRINKING FOUNTAIN PAD; 3000 PSI; FIBER REINFORCED; LIGHT BROOM FINISH.	63 SF		32-28	FLAGPOLE: BASIS OF DESIGN FEDERAL FLAGS; 25' - TAPERED ALUM. FLAGPOLE; COMMERCIAL GRADE; INTERNAL STAINLESS STEEL HALYARD; 5" DIA. ALUM. FLASH COLLAR; 5" DIA. SPUN ALUM. FLAG POLE BALL ORNAMENT.	5	7/LH502
32-09	BENCH: 6' BENCH; ULTRASITE MODEL 91C-S6 OR EQUAL; SURFACE MOUNT; COLOR: BLACK; INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.	9	7/LH500	32-29	CONCRETE GUTTER: 3,000 PSI; FIBER REINFORCED; MATCH EXISTING PER CITY OF MOBILE STANDARDS.	131 LF	
32-10	TRAFFIC CONTROL MARKINGS: HIGH VISIBILITY PEDESTRIAN CROSSWALK STRIPING PATTERN, COLOR: WHITE; THOROUGHLY CLEAN AREA OF ALL SAND, GRIT, TRASH OTHER DELETERIOUS MATERIALS BEFORE APPLICATION; PAINTED LINES SHALL BE WHITE ACRYLIC LAYTEX	83 LF	10/LH500	32-30	CONCRETE CURB AND GUTTER: 3,000 PSI FIBER REINFORCED; MATCH EXISTING PER CITY OF MOBILE STANDARDS.	113 LF	
32-11	TRAFFIC CONTROL MARKINGS: VEHICULAR STALL 4" STRIPING PATTERN, COLOR: WHITE; THOROUGHLY CLEAN AREA OF ALL SAND, GRIT, TRASH OTHER DELETERIOUS MATERIALS BEFORE APPLICATION; PAINTED LINES SHALL BE WHITE ACRYLIC LAYTEX; PER PLANS	119 LF		32-31	RIPRAP: #1; 4" OF CRUSHED LIMESTONE; GEOTEXTILE FABRIC; PER DETAIL.	396 SF	4/LH503
32-12	TRAFFIC CONTROL MARKINGS: ADA ACCESS ISLE STRIPING PATTERN, COLOR: BLUE; THOROUGHLY CLEAN AREA OF ALL SAND, GRIT, TRASH OTHER DELETERIOUS MATERIALS BEFORE APPLICATION	22 LF	9/LH500	32-32	FLUME: 3,000 PSI FIBER REINFORCED CONCRETE; 4' WIDE. TO MATCH EXISTING FLUME.	140 SF	4/LH503
32-13	TRAFFIC CONTROL MARKINGS: ADA PARKING LOGO; THOROUGHLY CLEAN AREA OF ALL SAND, GRIT, TRASH OTHER DELETERIOUS MATERIALS BEFORE APPLICATION.	1	5/LH500	32-33	FLUME: 3,000 PSI FIBER REINFORCED CONCRETE; 3' WIDE.	102 SF	4/LH503
32-14	SWING ARBOR; PER DETAILS	3	4/LH500	32-34	HEADWALL: 3,000 PSI FIBER REINFORCED CONCRETE; COLOR: NATURAL GREY	1	6/LH502
32-15	SWAY BENCH: GAMETIME MODEL # 28028 OR EQUAL; COLOR: BLACK; MOUNTED ON CONCRETE PAD; INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.	3	1/LH500	32-35	TURN DOWN EDGE: 6"; 3000 PSI FIBER REINFORCED CONCRETE	157 LF	7/LH501
32-16	DRINKING FOUNTAIN W/ BOTTLE FILLER: BY HALSEY TAYLOR OR APPROVED EQUAL; MODEL LK4430BF1M; COLOR BLACK; ENSURE ADA ACCESSIBILITY - DIRECT QUESTIONS TO L.A.	1	1/LH503	32-36	CURB RAMP: 3,000 PSI FIBER REINFORCED CONCRETE; LIGHT BROOM FINISH.	5	8/LH501
32-17	PET FOUNTAIN - FREE STANDING; DOG WASTE DEPO [DP-7216R] OR APPROVED EQUAL; TWO INFILTRATION CHAMBERS REQ.; COLOR: GREEN	2	2/LH503	32-37	HANDICAP RAMP W/ RETURN CURB; 3,500 PSI FIBER REINFORCED VEHICULAR CONCRETE; LIGHT BROOM FINISH	1	8/LH501
32-18	TRASH RECEPTACLE: ULTRASITE CL-36RB OR APPROVED EQUAL; 32 GALLON; STEEL; POWDER COATED; SURFACE MOUNT/W RAIN BONNET; COLOR: BLACK.	3	6/LH500	32-38	UTILITY WATER LINE; CONNECT TO EXISTING DOMESTIC UTILITY WATER LINE	643 LF	1/LH503
32-19	HOT COAL BIN: MODEL #675 BY ULTRASITE; SURFACE MOUNTED; ON 3'X3'; 4"; 3000 PSI CONCRETE PAD. INSTALL PER MANUF. RECOMMENDATIONS.	3		32-39	DRINKING FOUNTAIN DRAIN; PER DETAILS; DRAIN TO INFILTRATION CHAMBER	25 LF	1/LH503
32-20	FENCE: 6' WOOD FENCE: EQUIPMENT ENCLOSURE W/4' GATE; PRESSURE TREATED PINE; PAINTED; COLOR BY OWNER.	42 LF	1/LH502	32-40	INFILTRATION CHAMBER: MODEL ARC36LP OR EQUAL; 43 GAL.; INSTALLED WITH END CAPS.	5	1/LH503
				32-41	PET WASTE STATION SIGNAGE; FENCE MOUNTED; DESIGN TO BE PROVIDED BY OWNER	2	

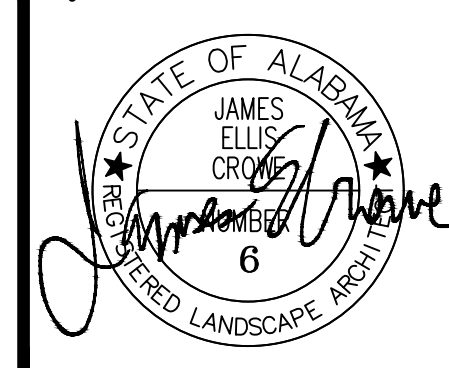
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Sheet Title

OVERALL  
HARDSCAPE PLAN

Sheet No.

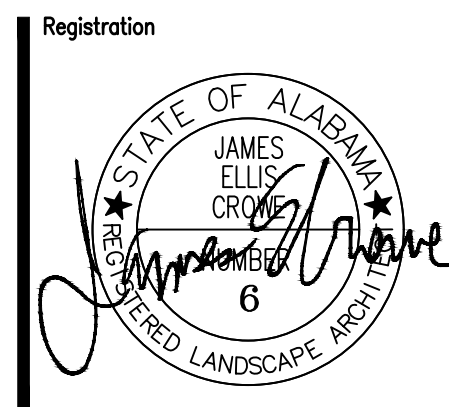
LH101

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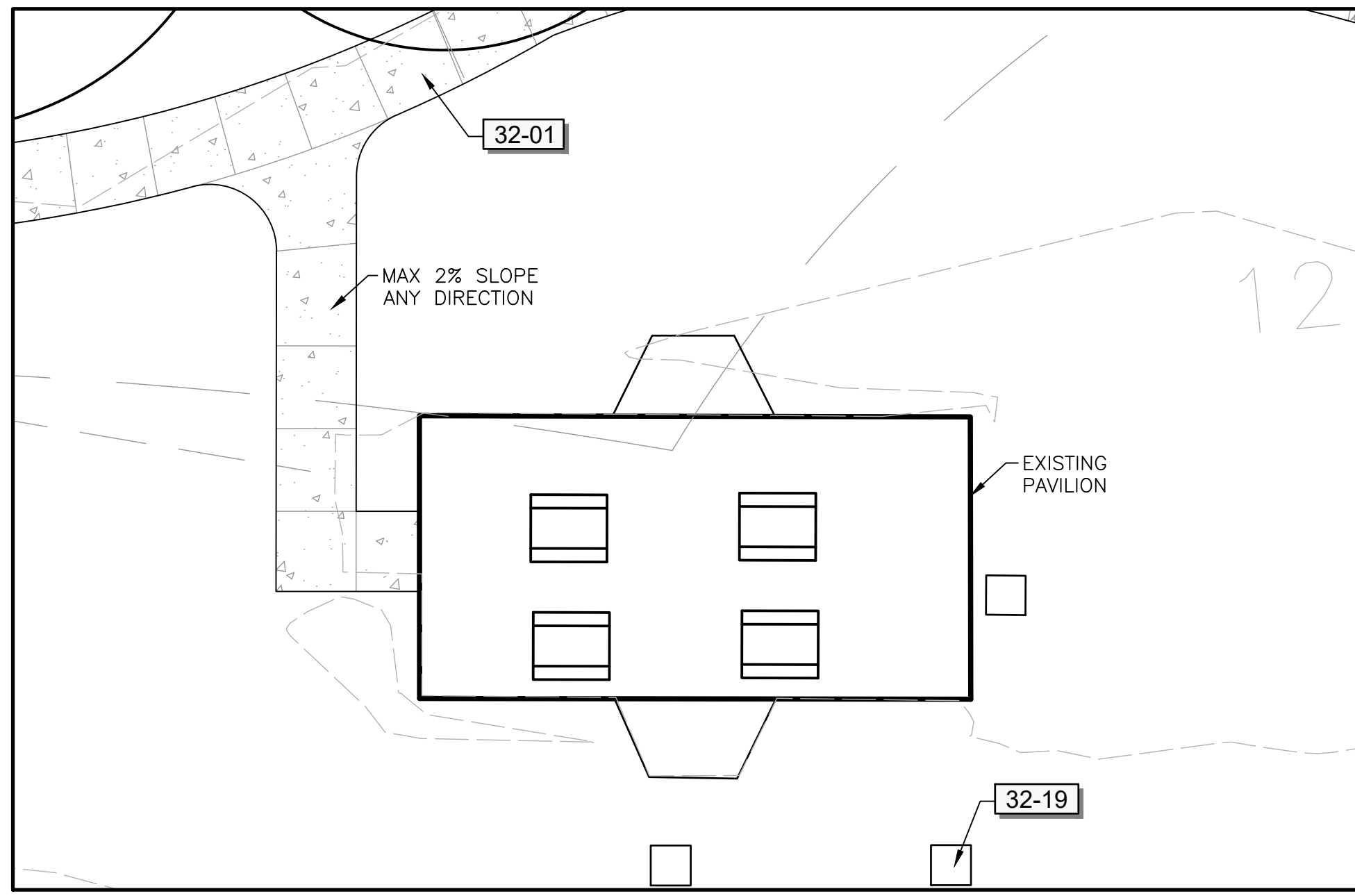


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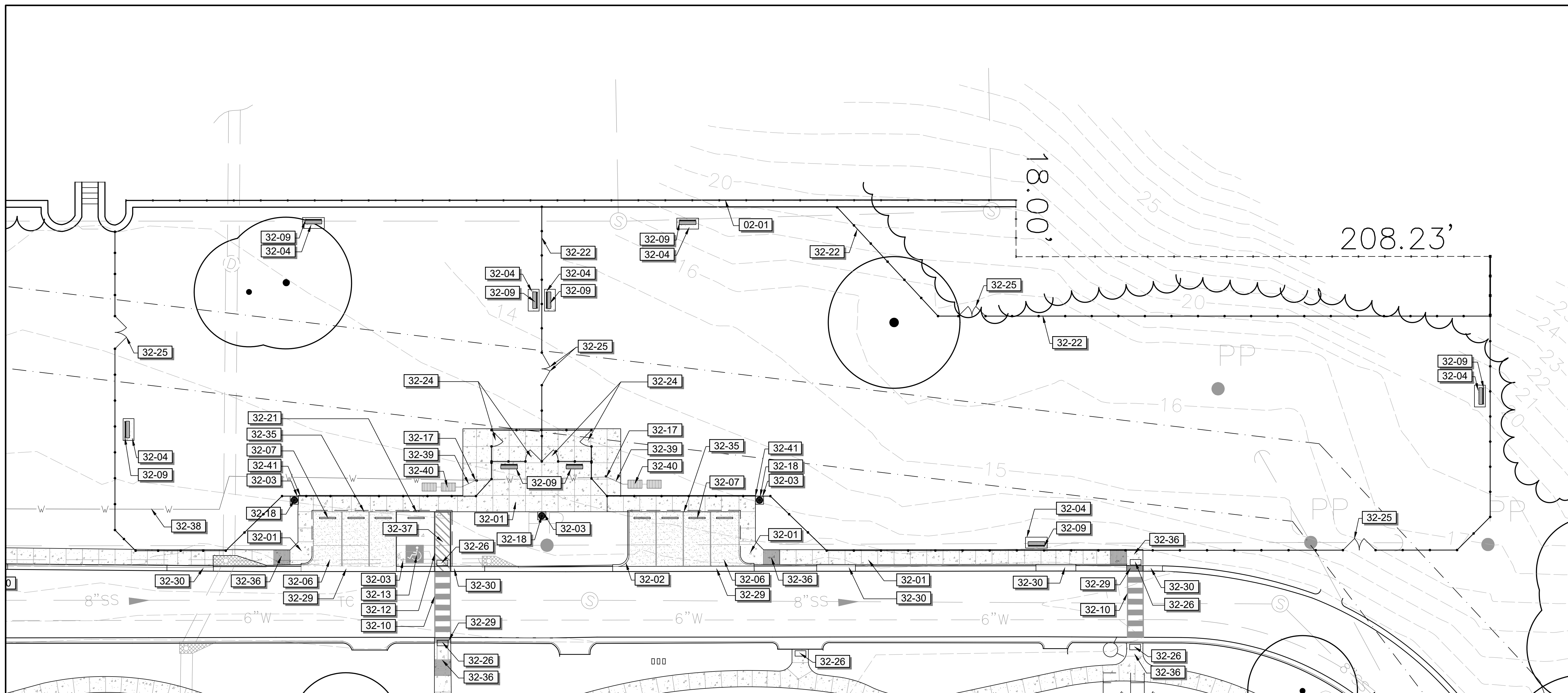
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ENLARGEMENT  
PLAN**

Sheet No.

**LH200**

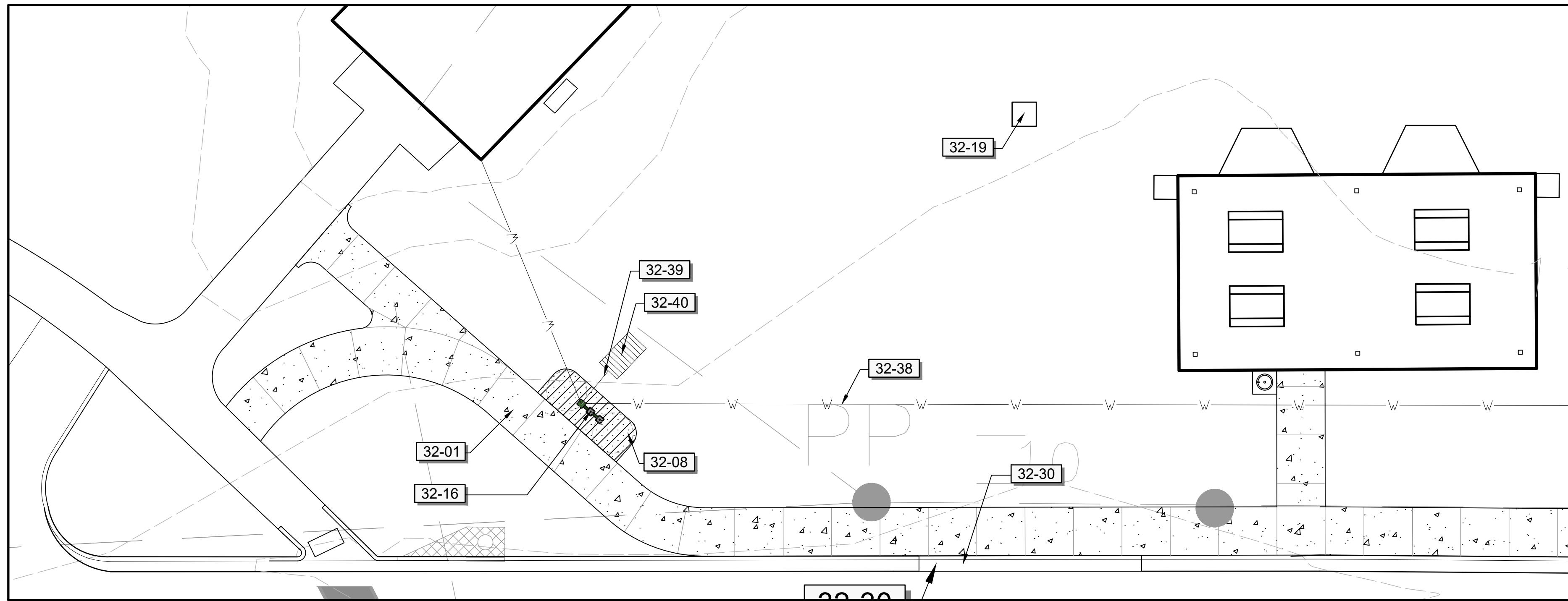


**2** HARDSCAPE ENLARGEMENT- PAVILION AREA  
Scale: 1" = 10'



**1** HARDSCAPE ENLARGEMENT  
Scale: 1" = 20'

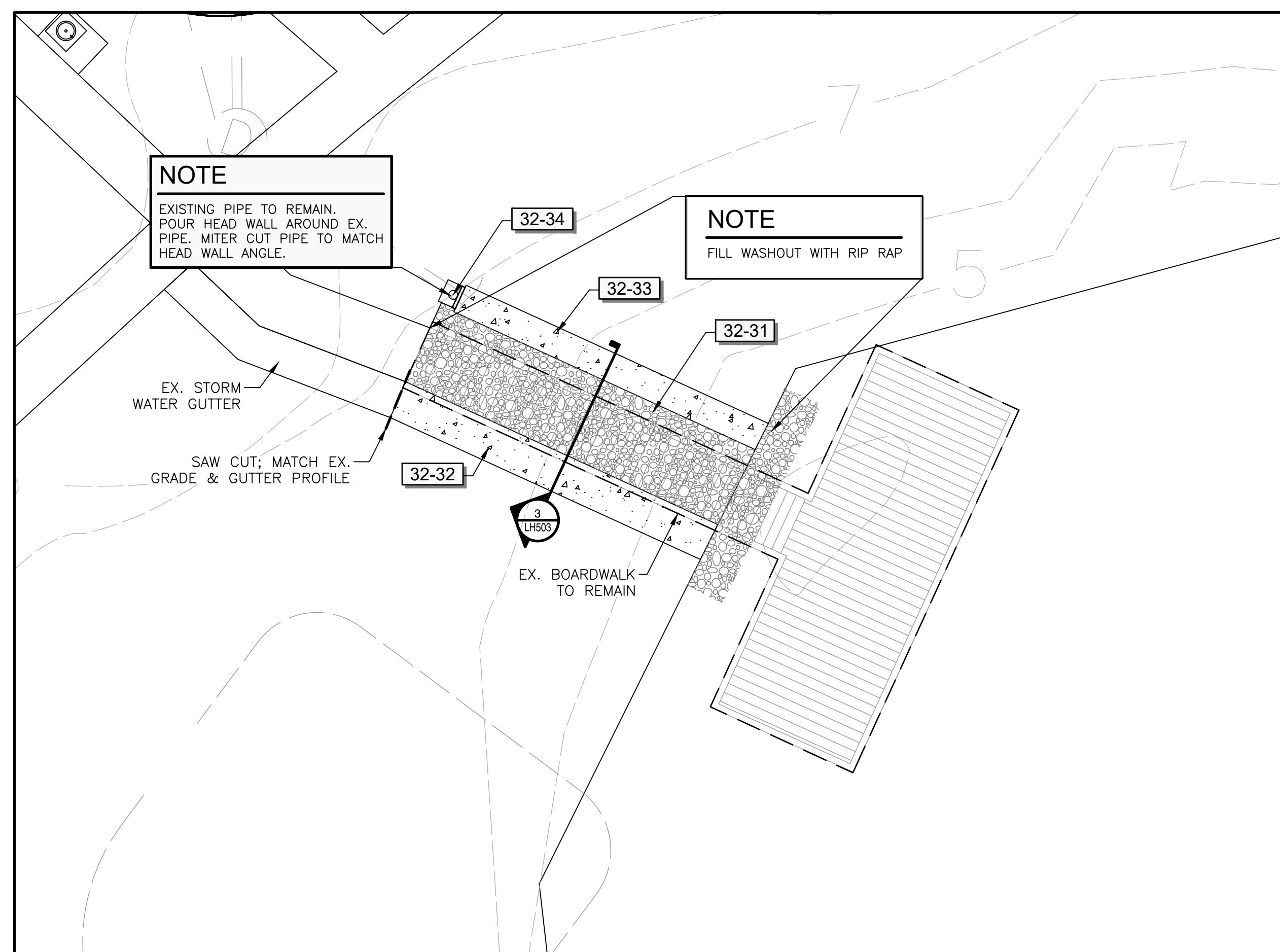
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**3** HARDSCAPE ENLARGEMENT - DRINKING FOUNTAIN  
Scale: 1"=10'



**1** HARDSCAPE ENLARGEMENT - FLAG POLE DISPLAY  
Scale: 1"=10'



**2** HARDSCAPE ENLARGEMENT - DRAINAGE PLAN  
Scale: 1"=10'

**NOTE**  
BACK FILL AND COMPACT VOID  
BENEATH CONC. SIDEWALK



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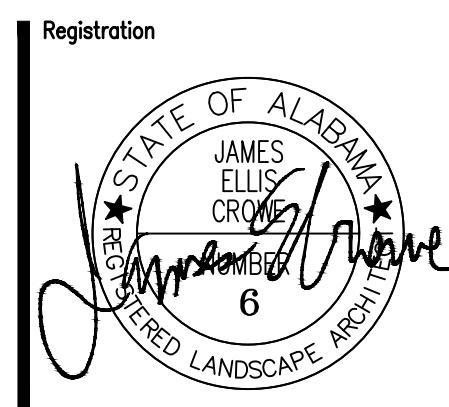
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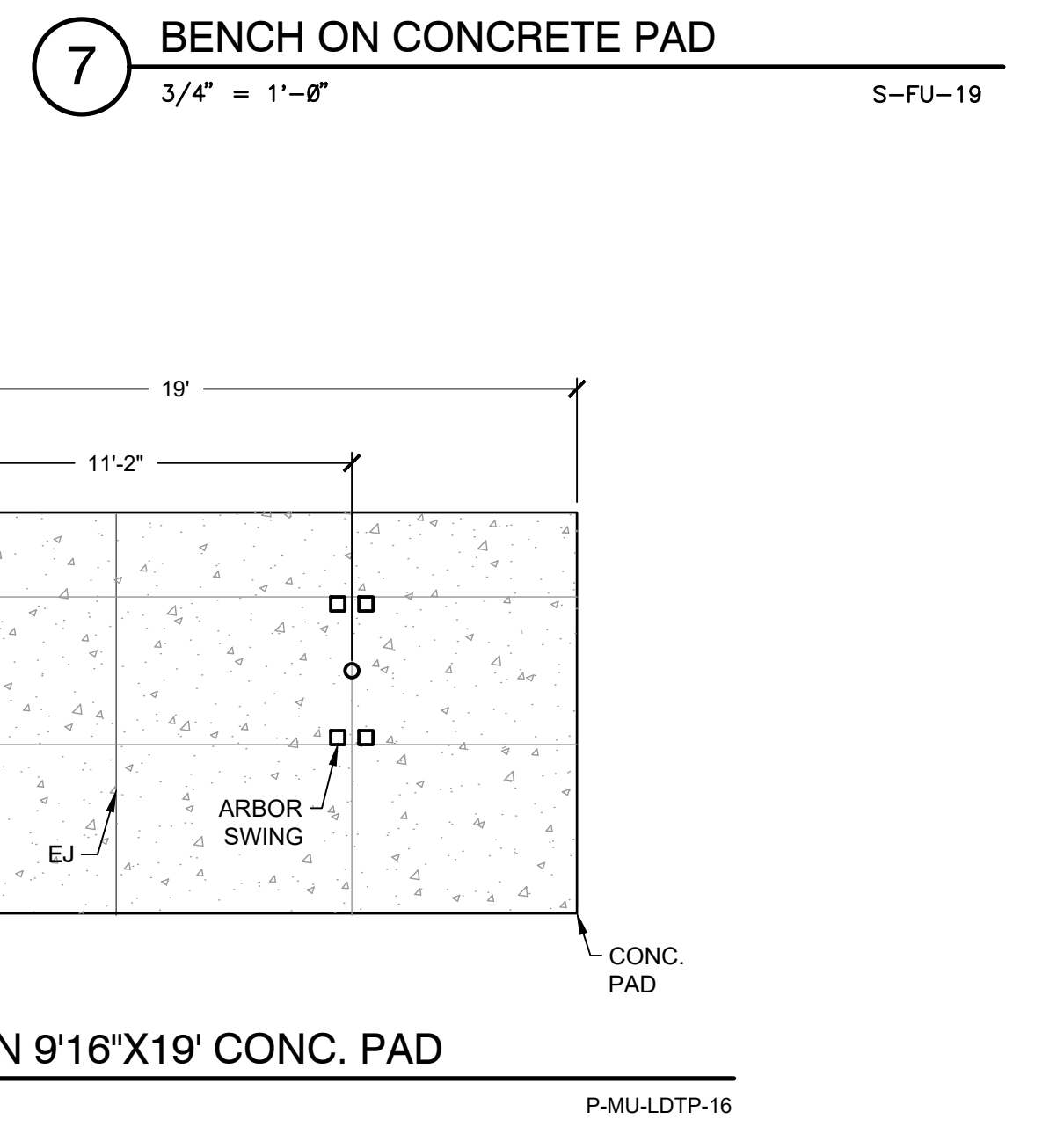
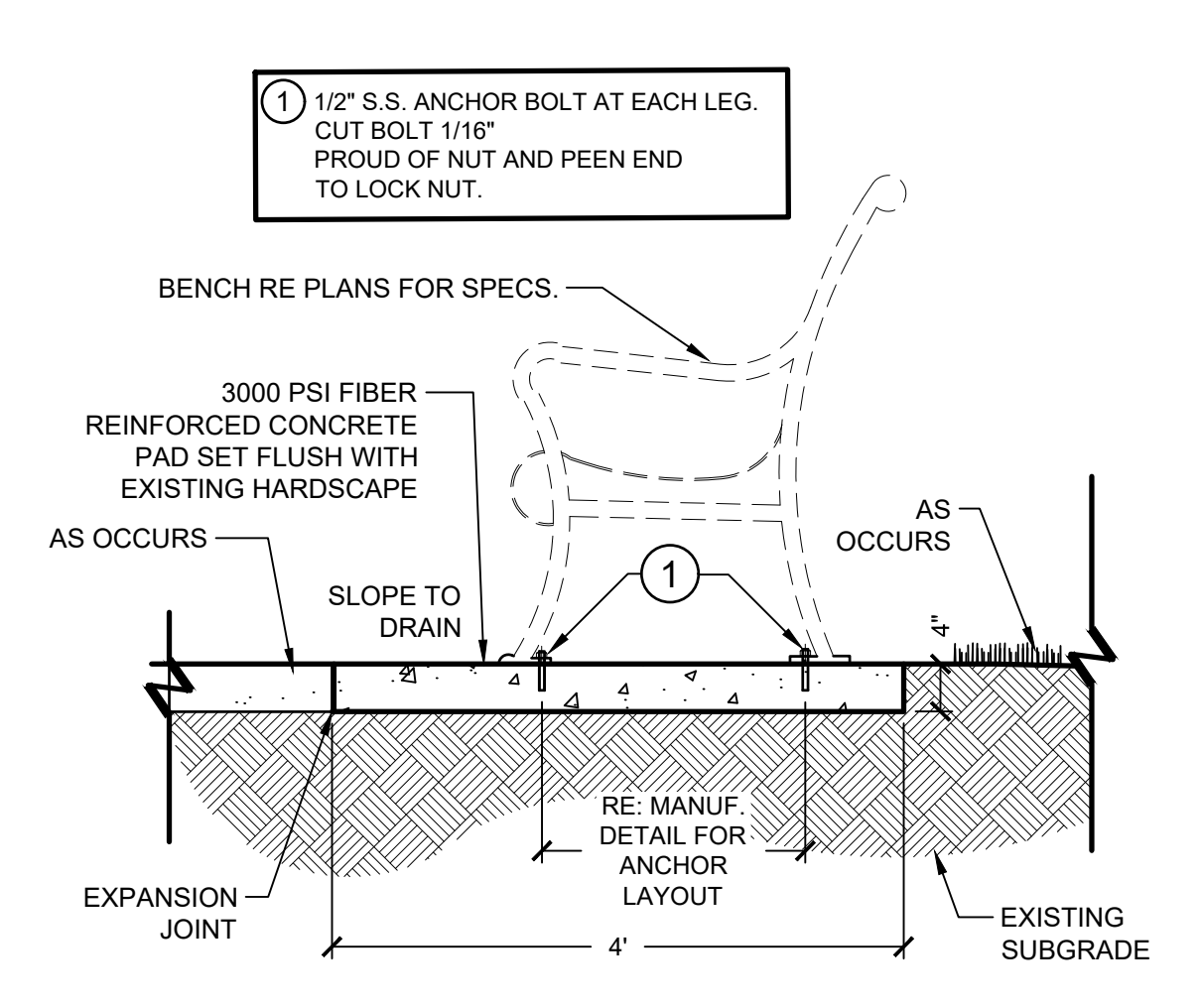
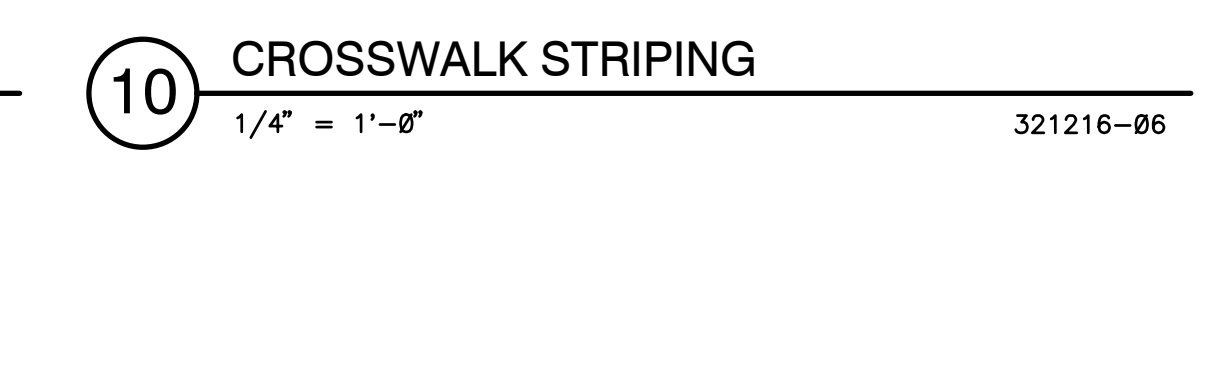
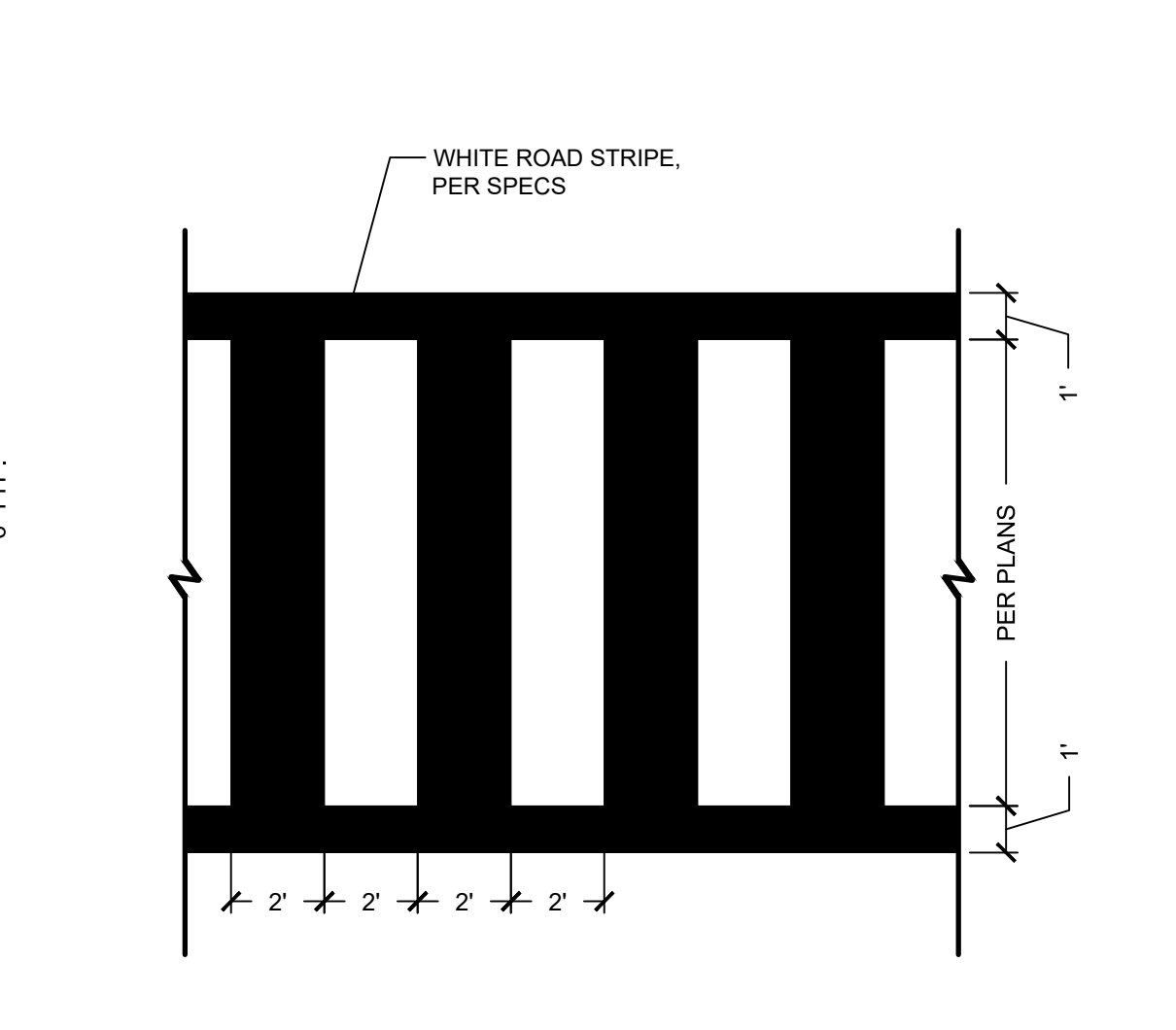
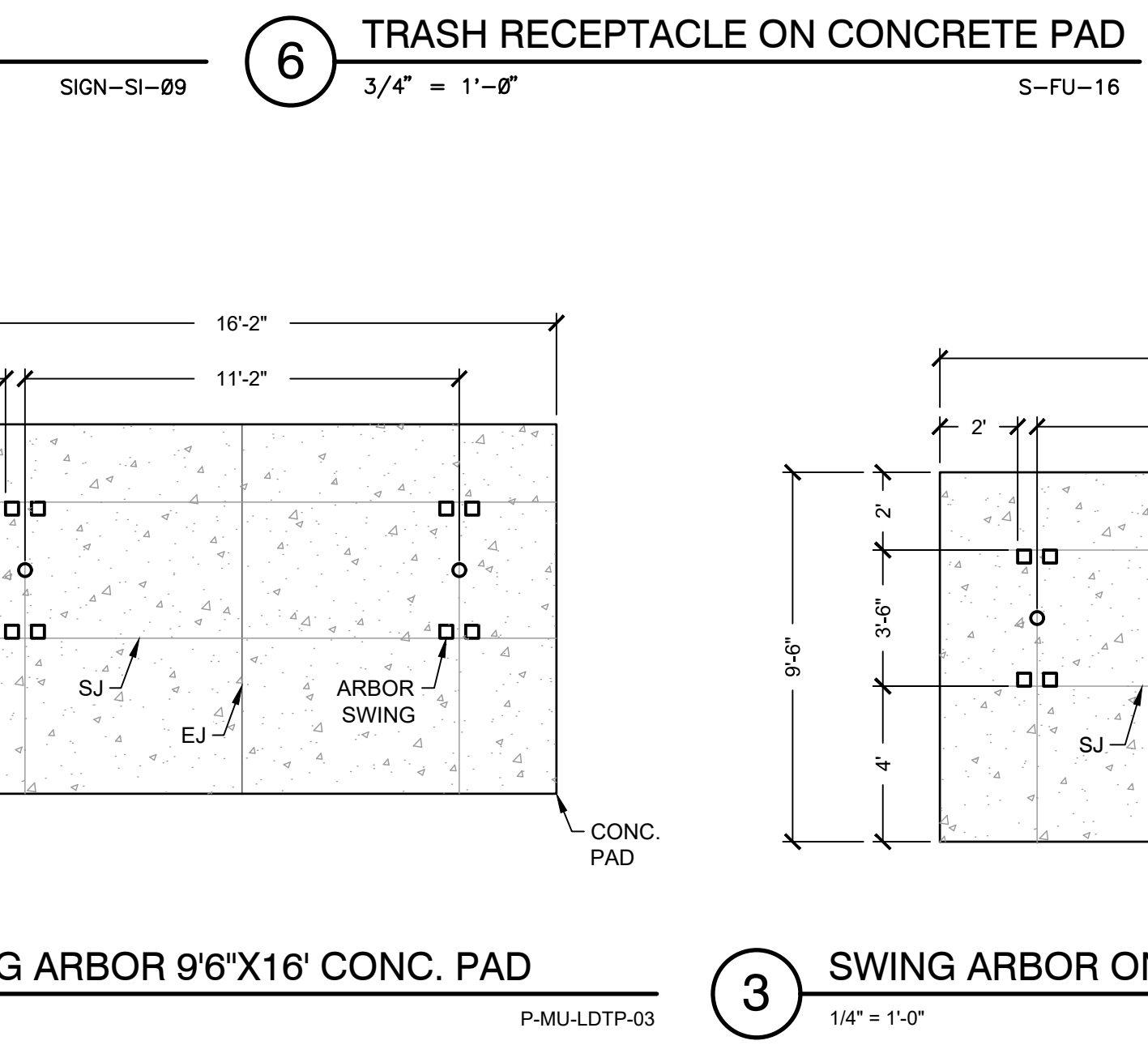
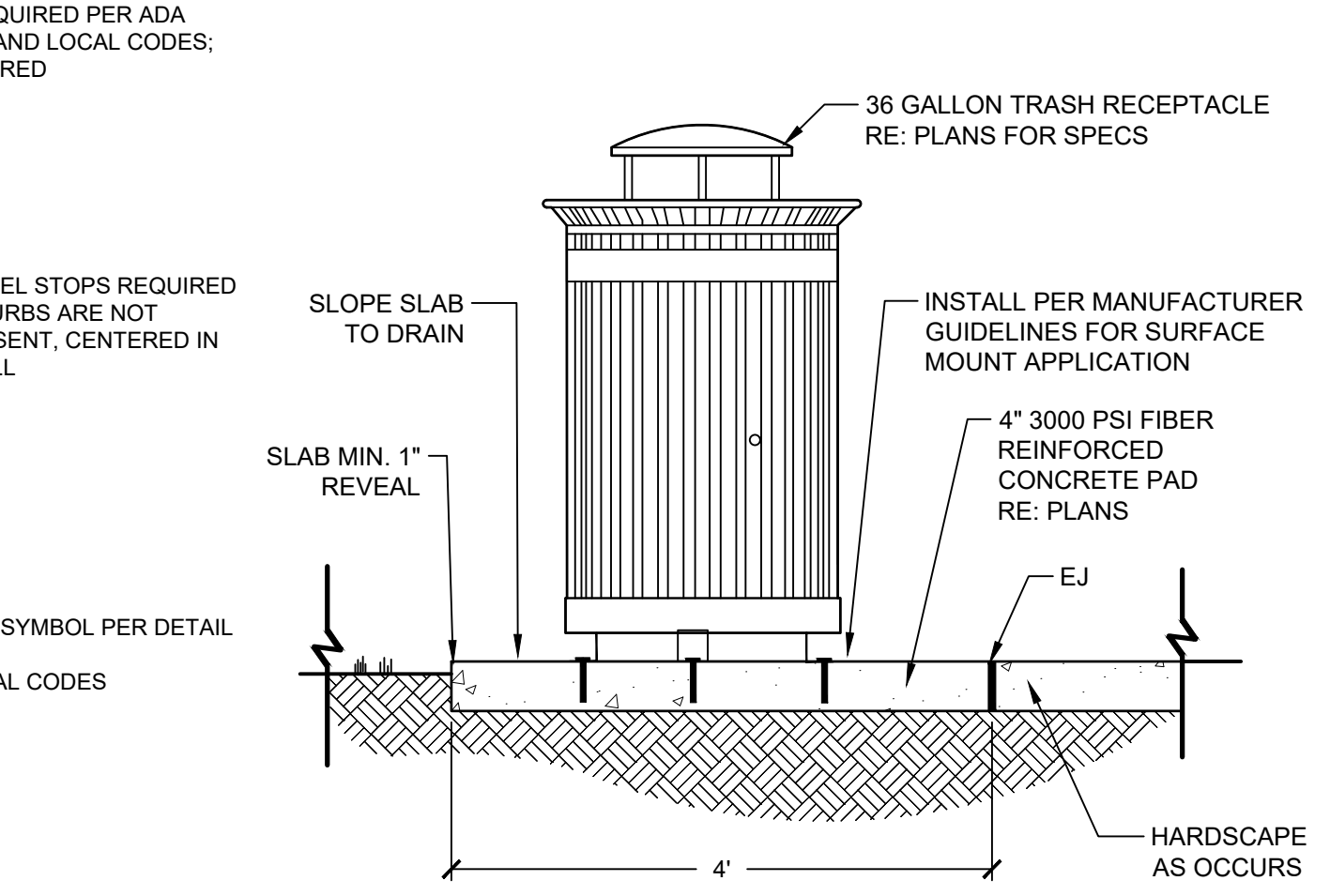
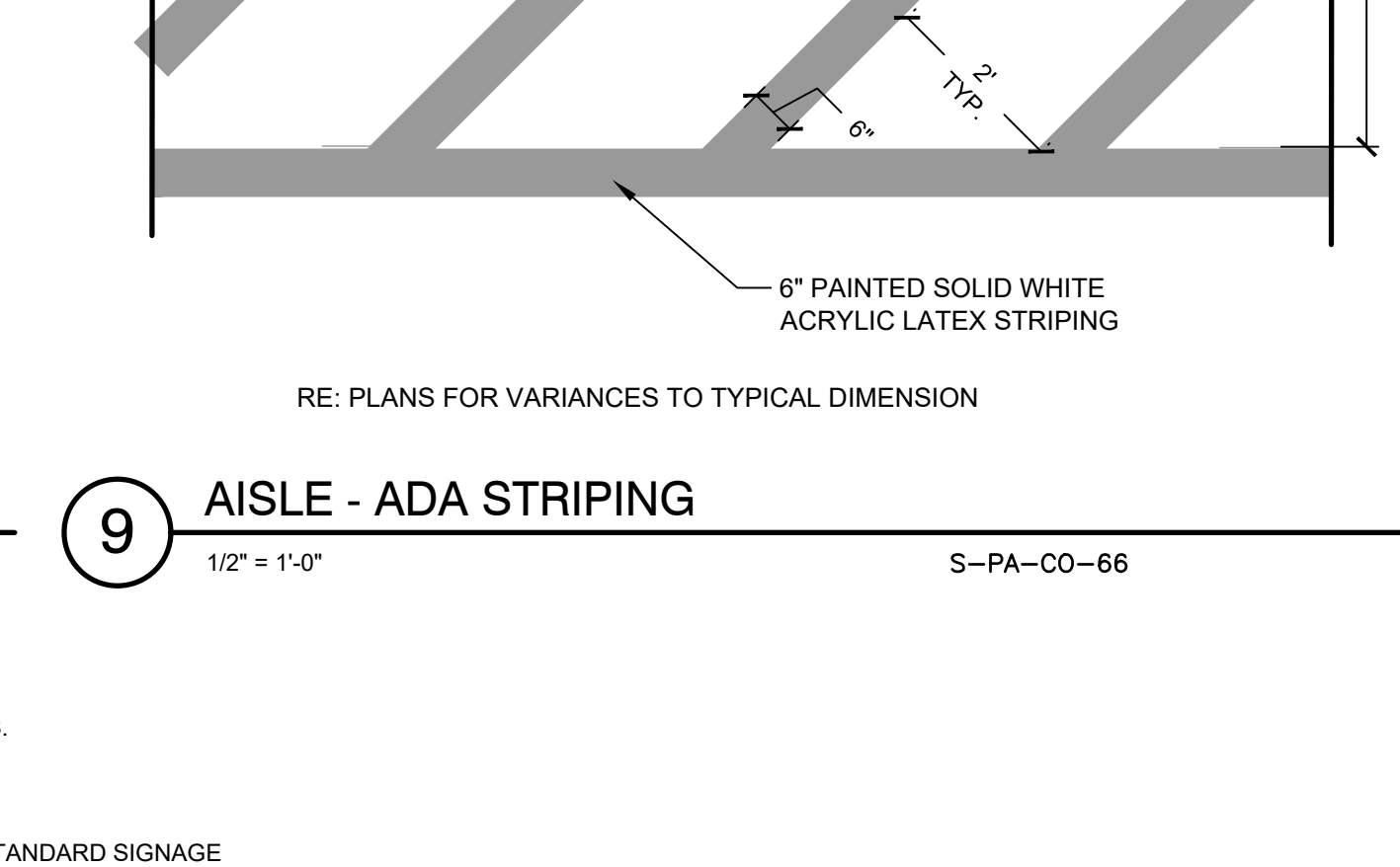
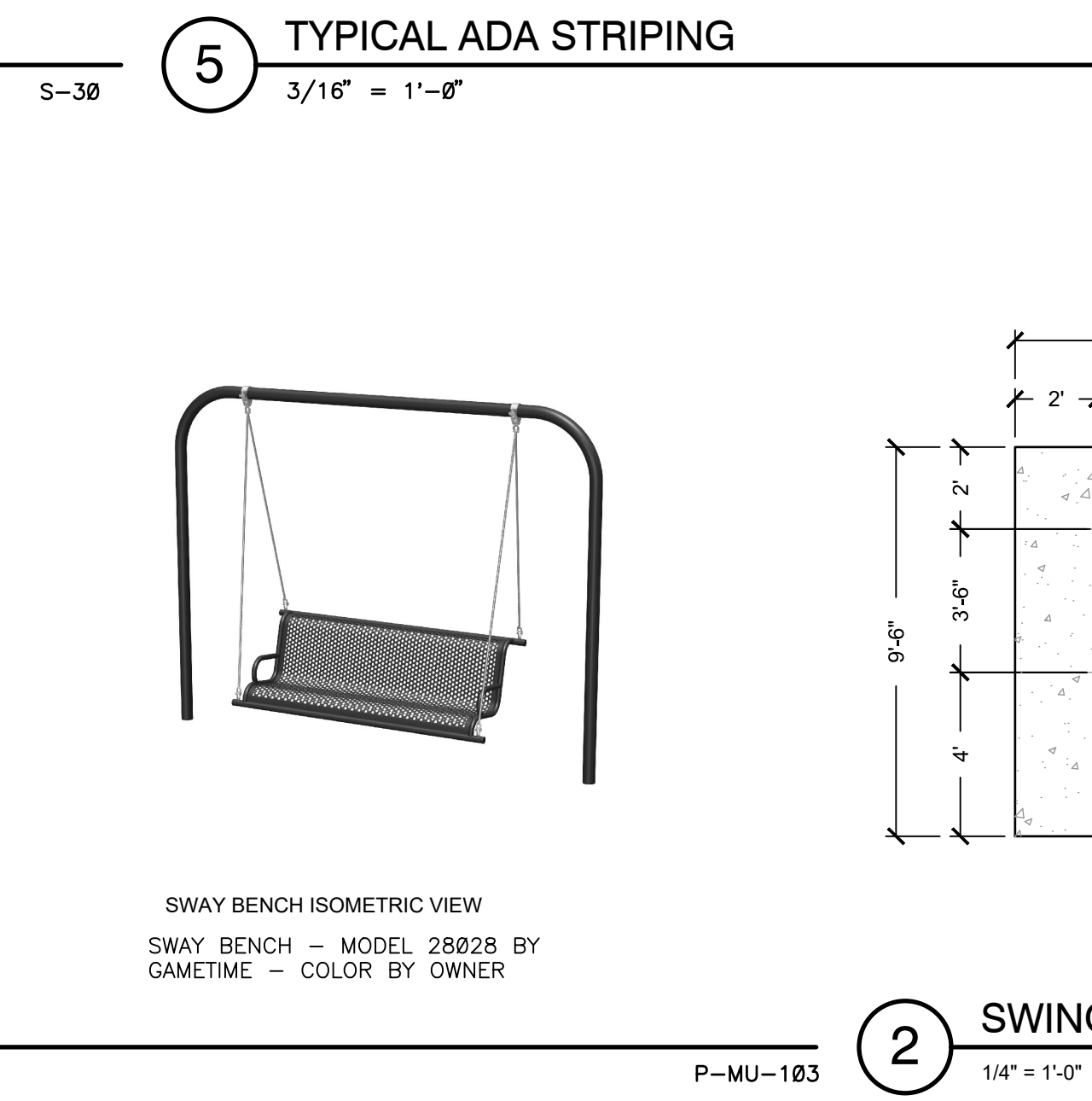
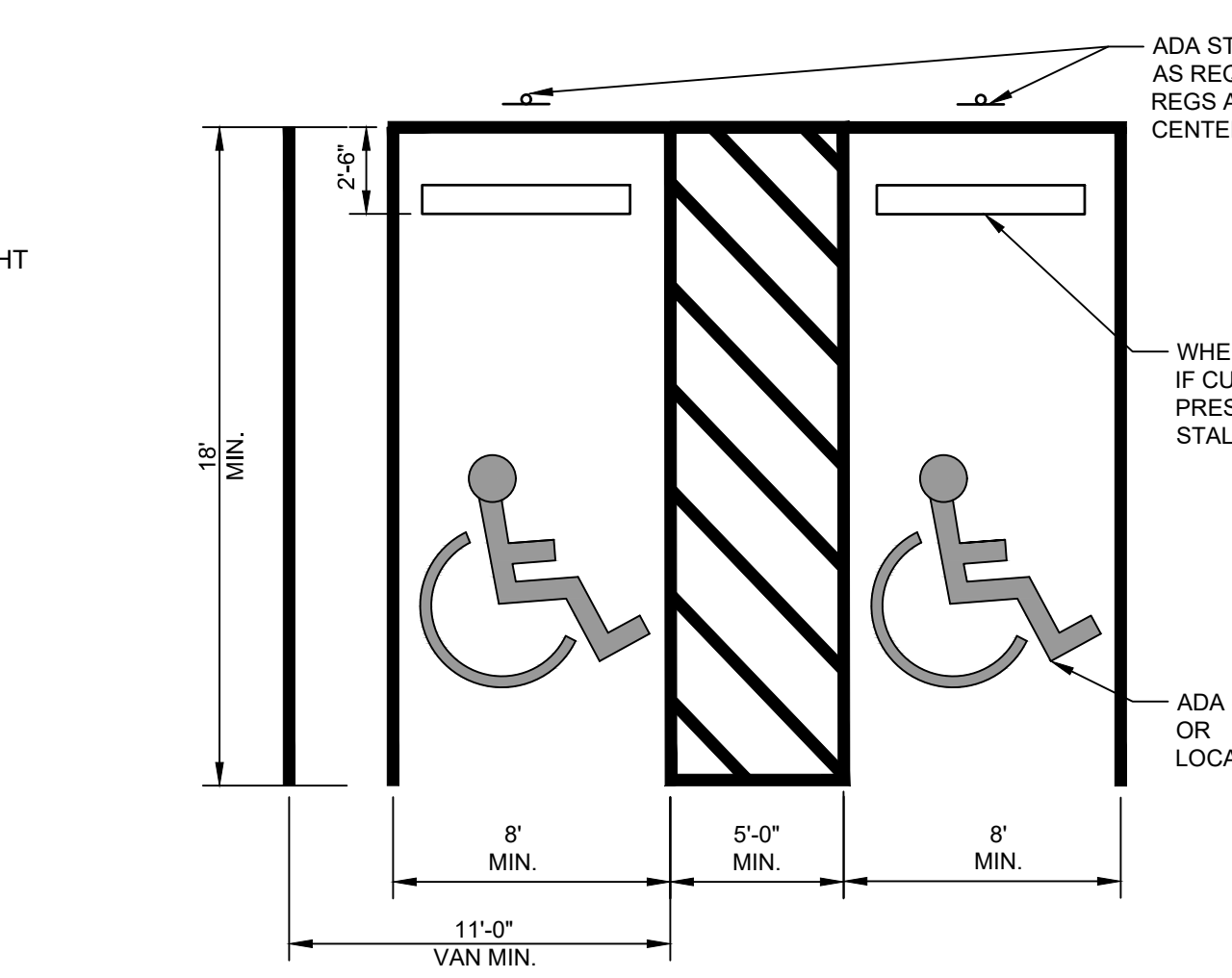
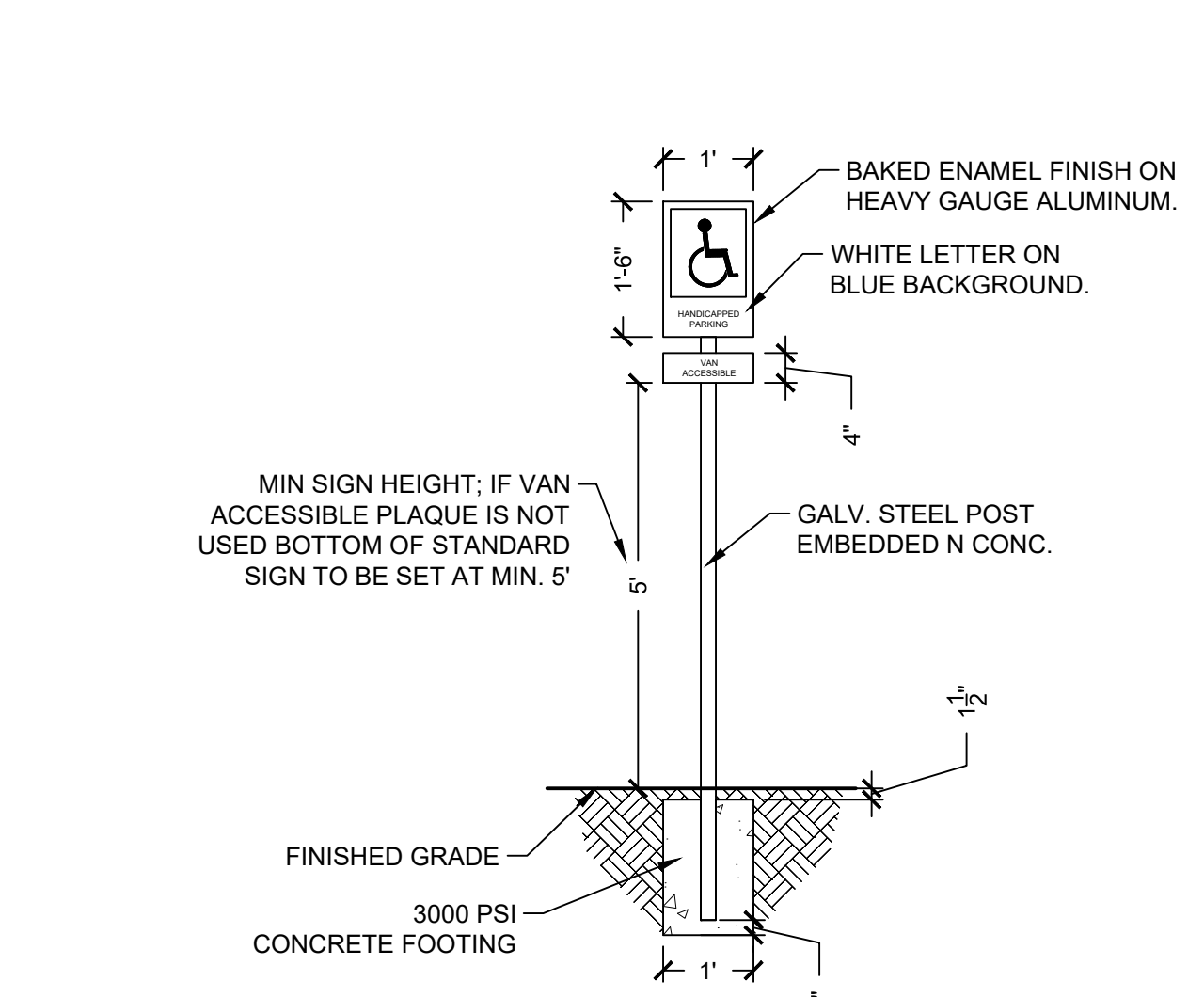
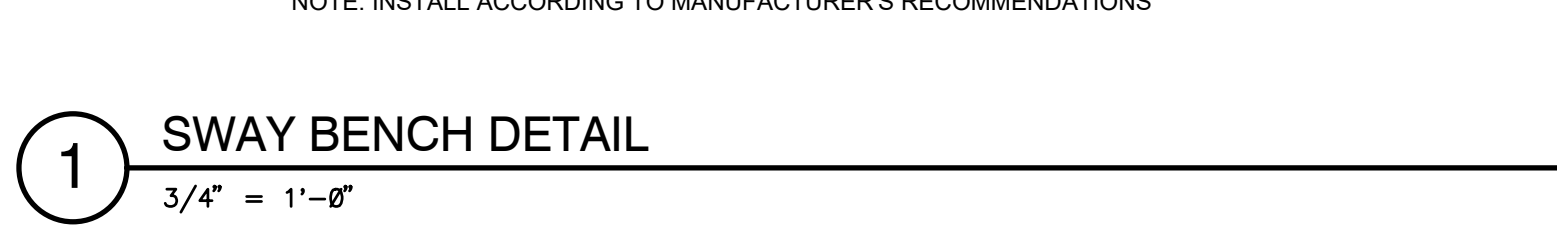
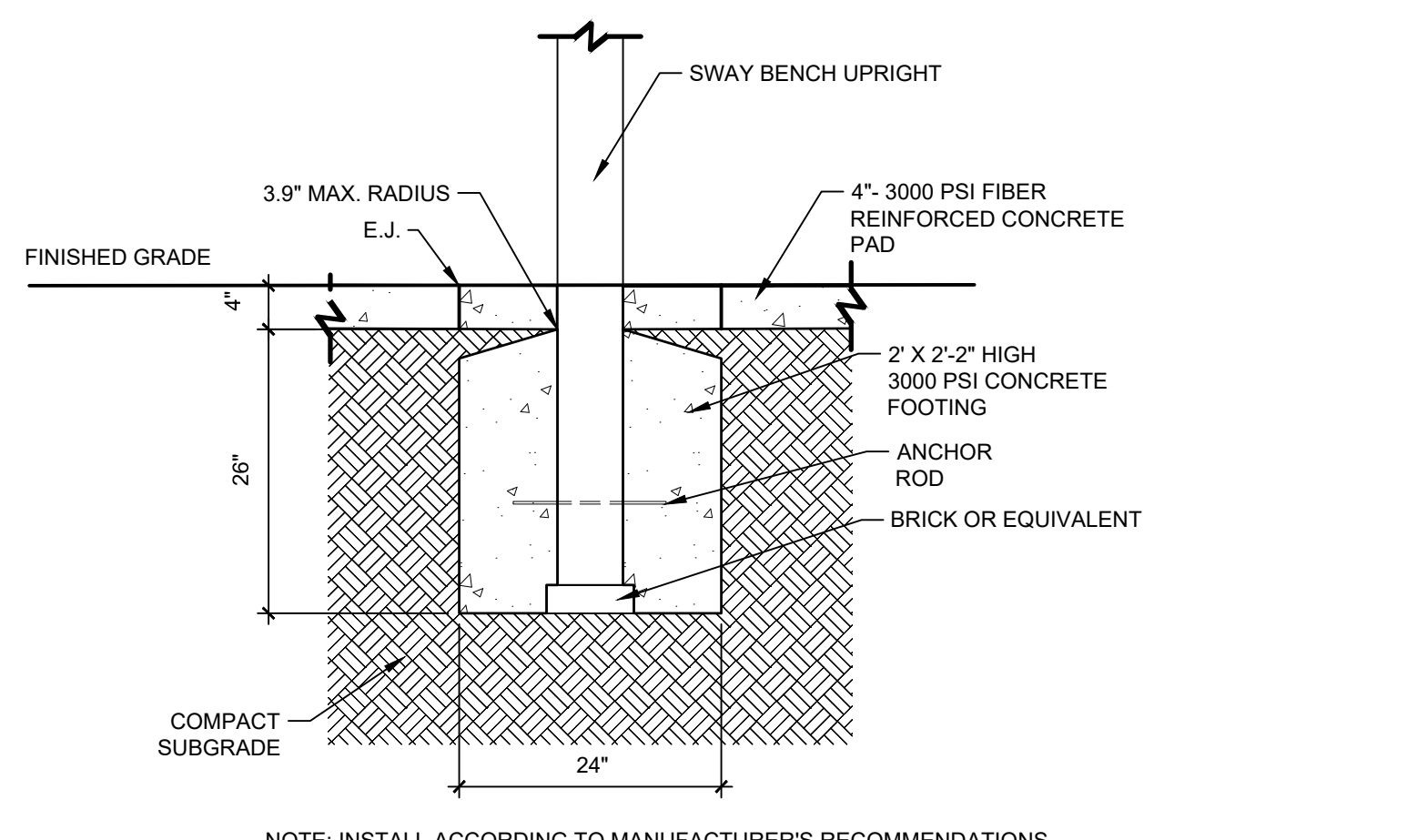
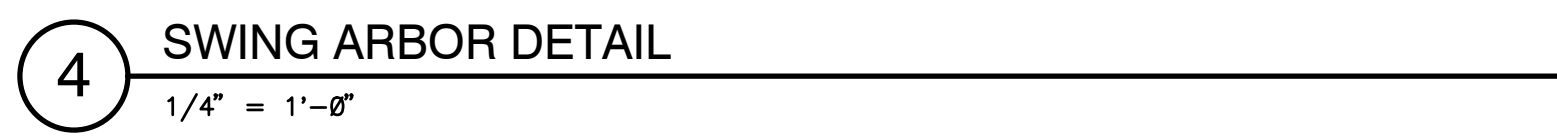
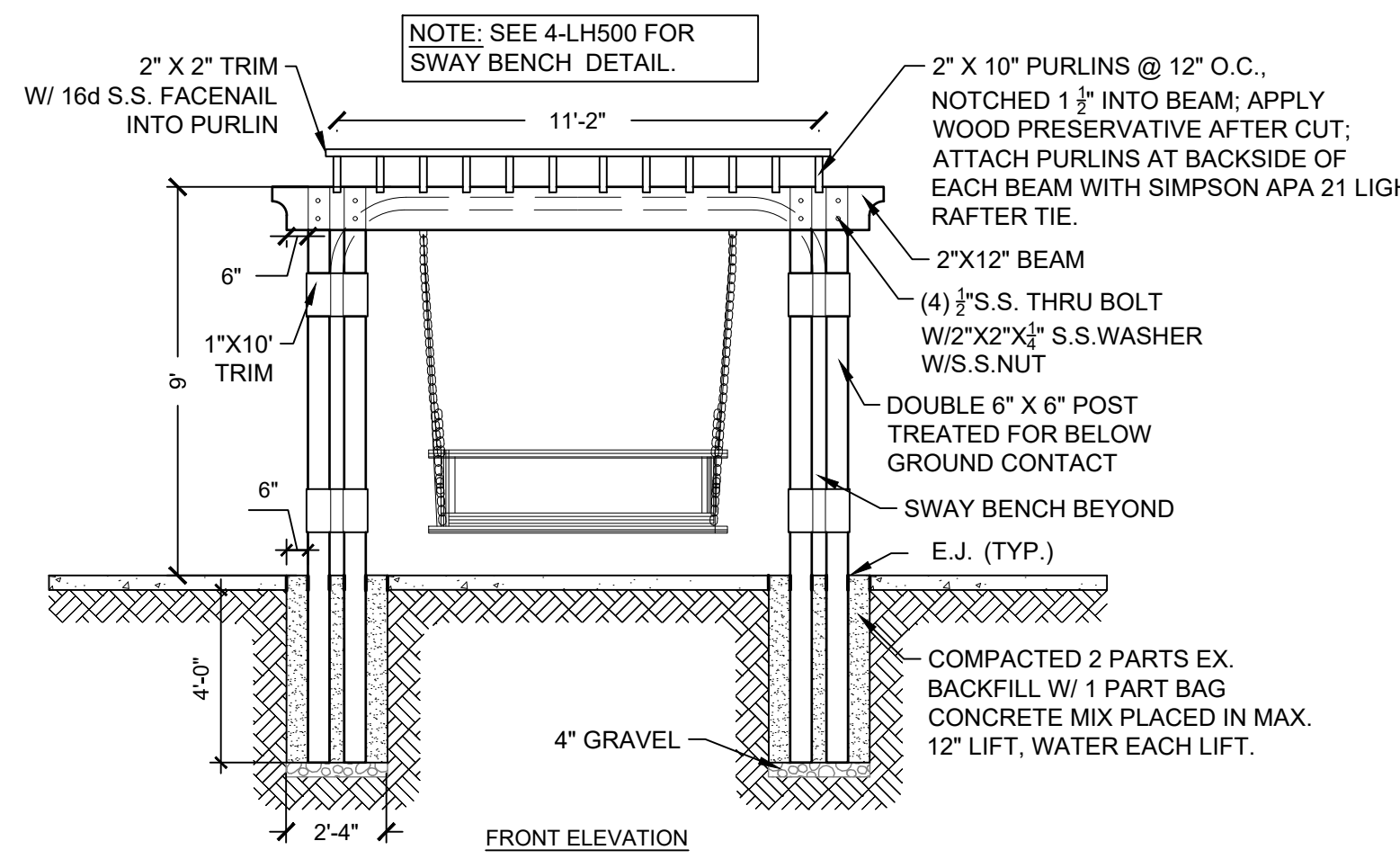
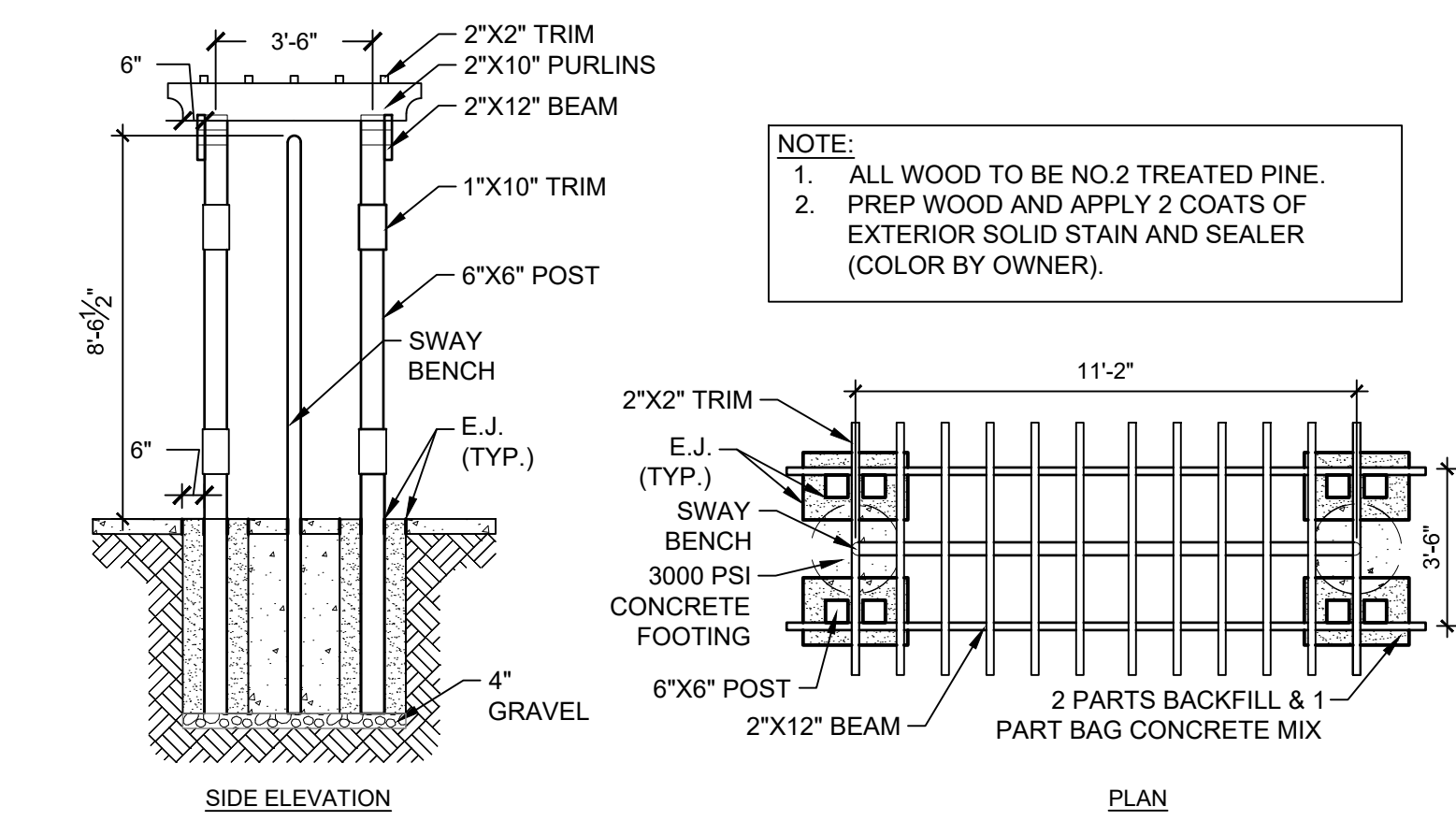


Sheet Title

**HARDSCAPE  
DETAILS**

Sheet No.

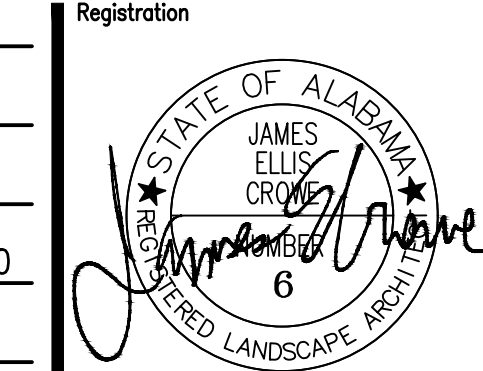
**LH500**



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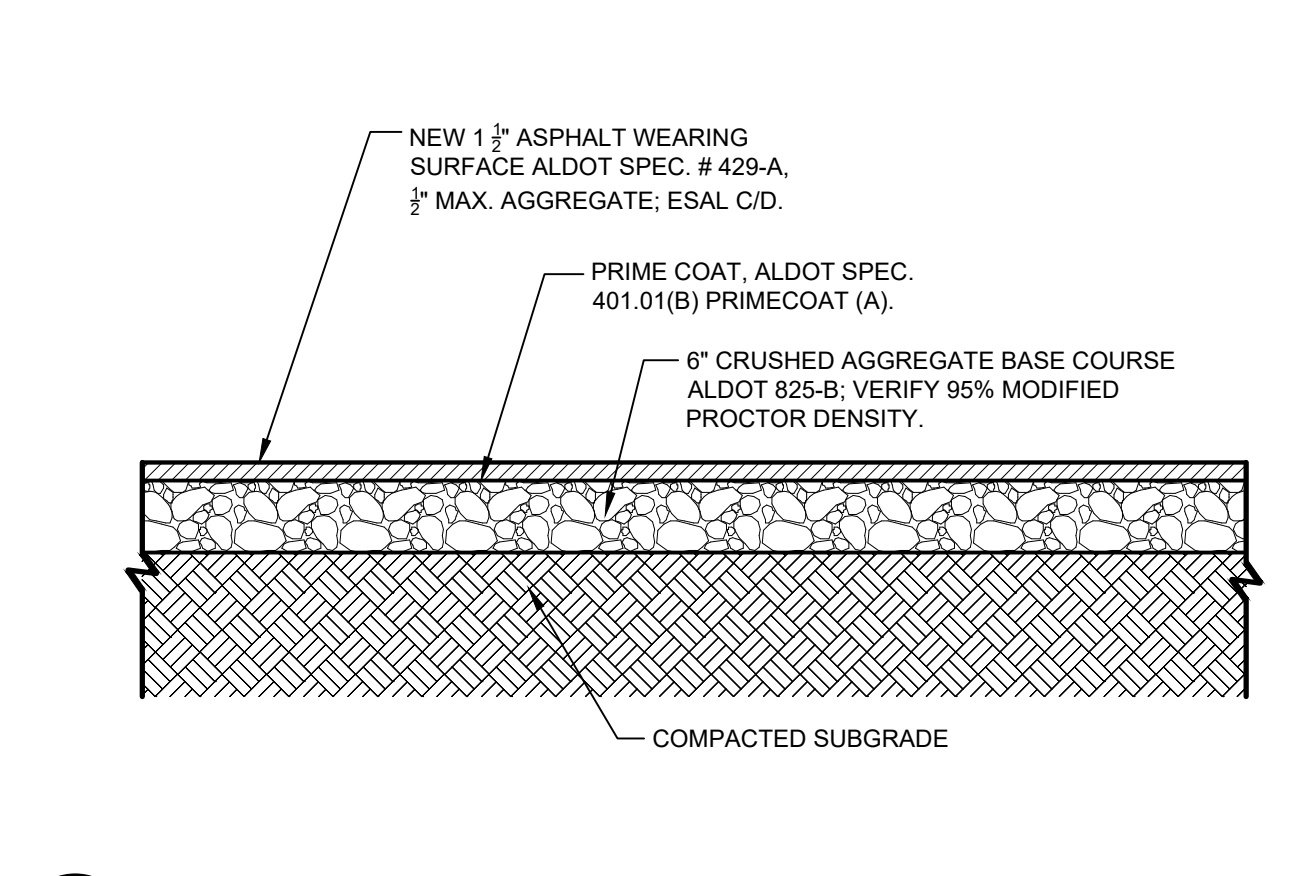
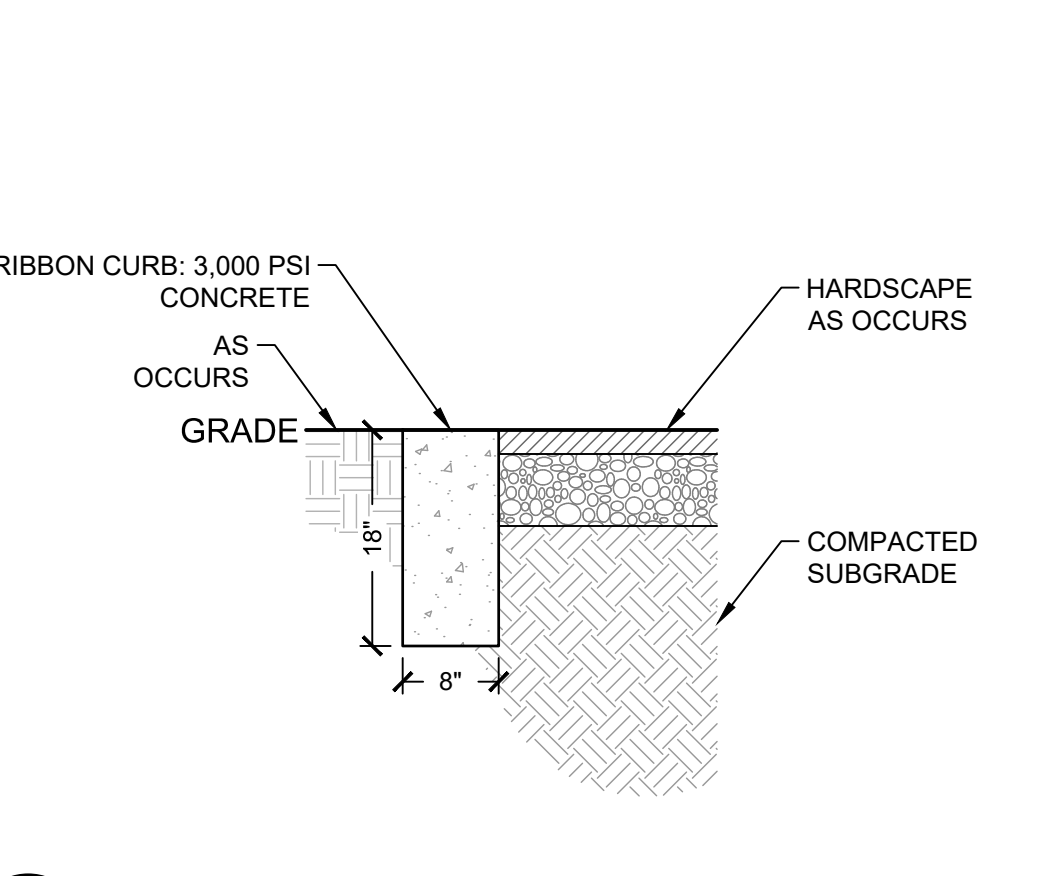
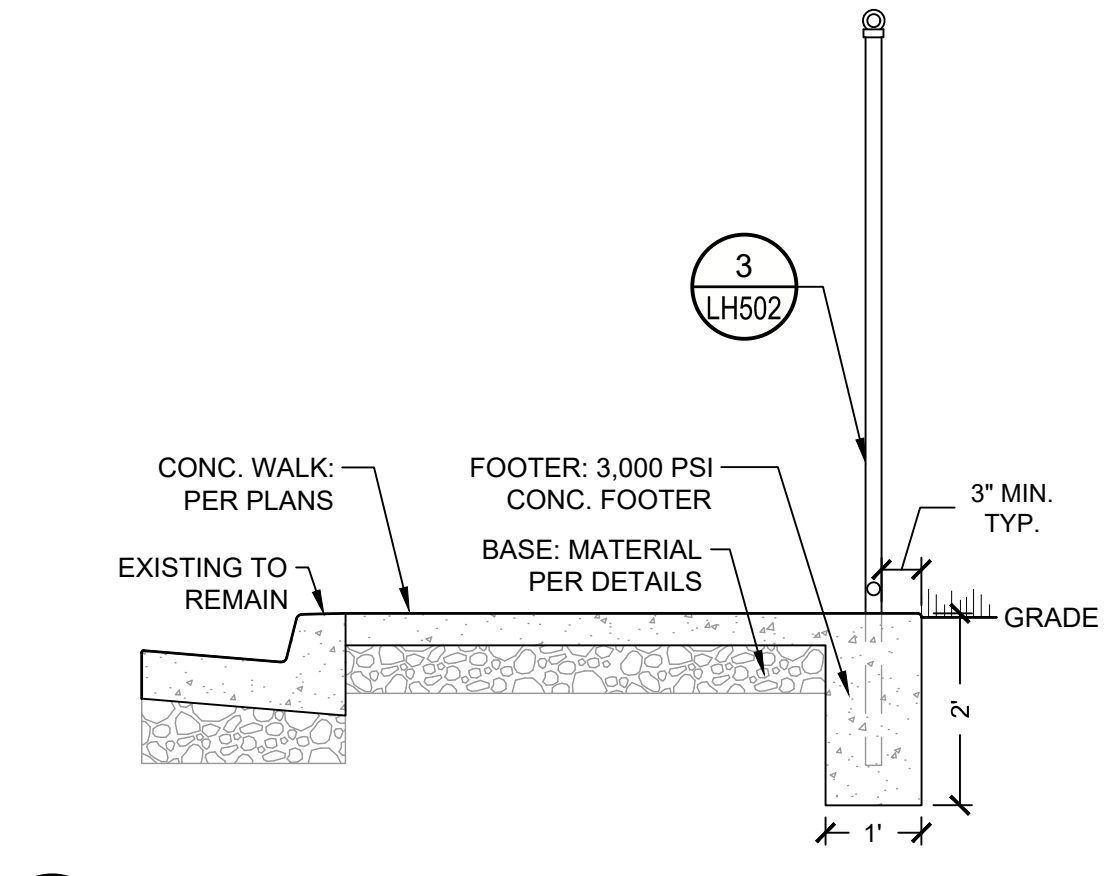
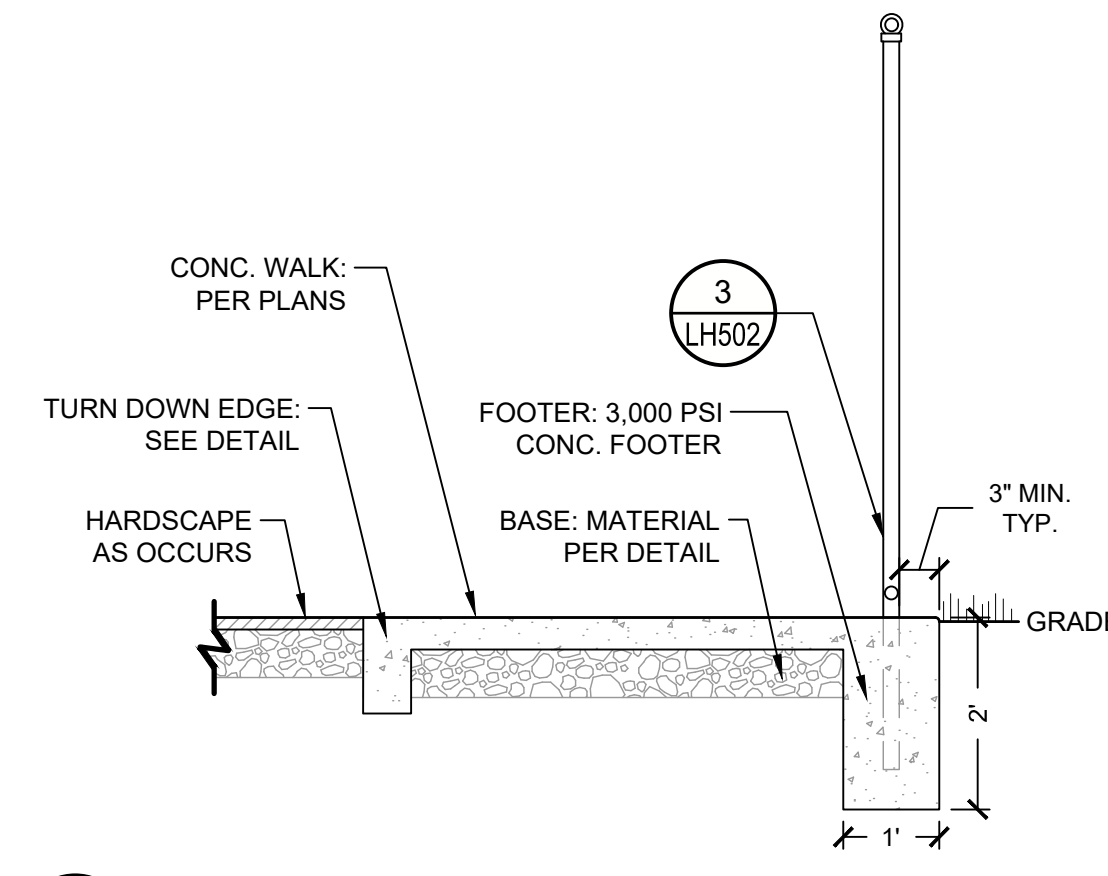
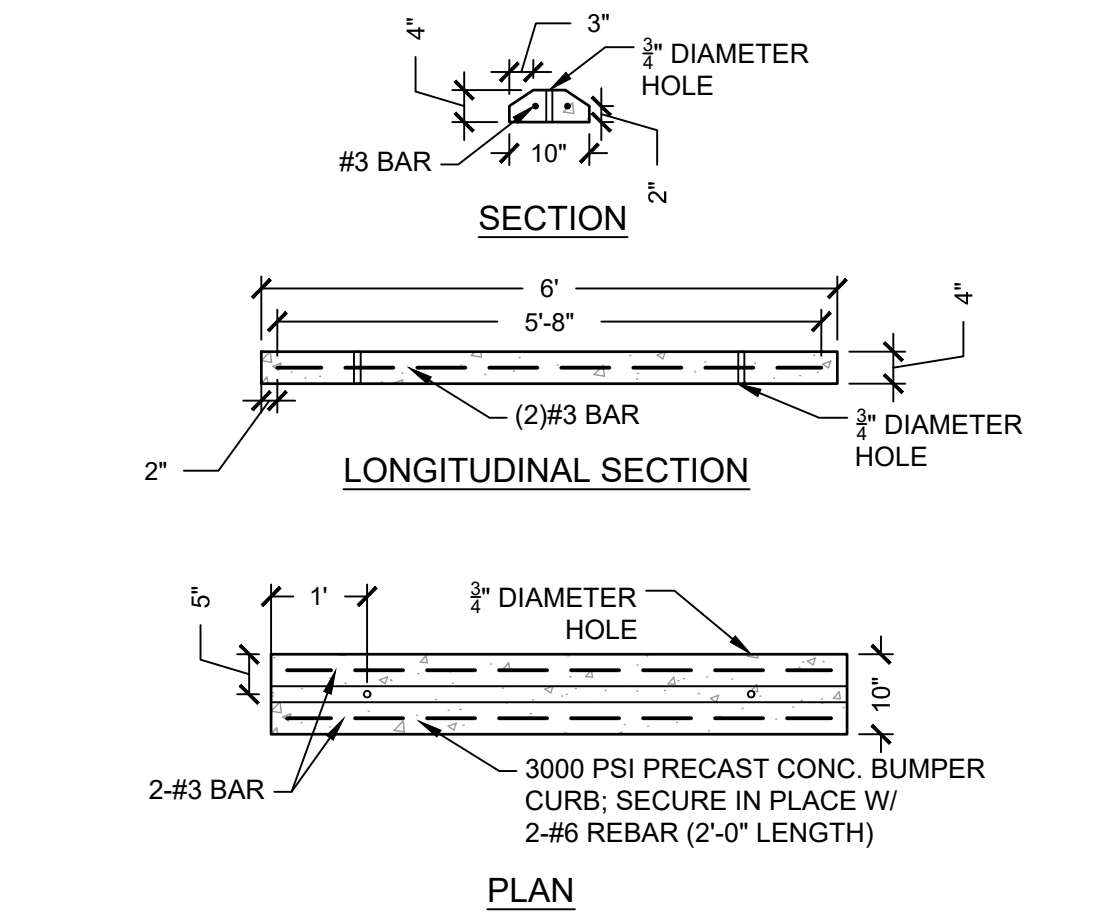
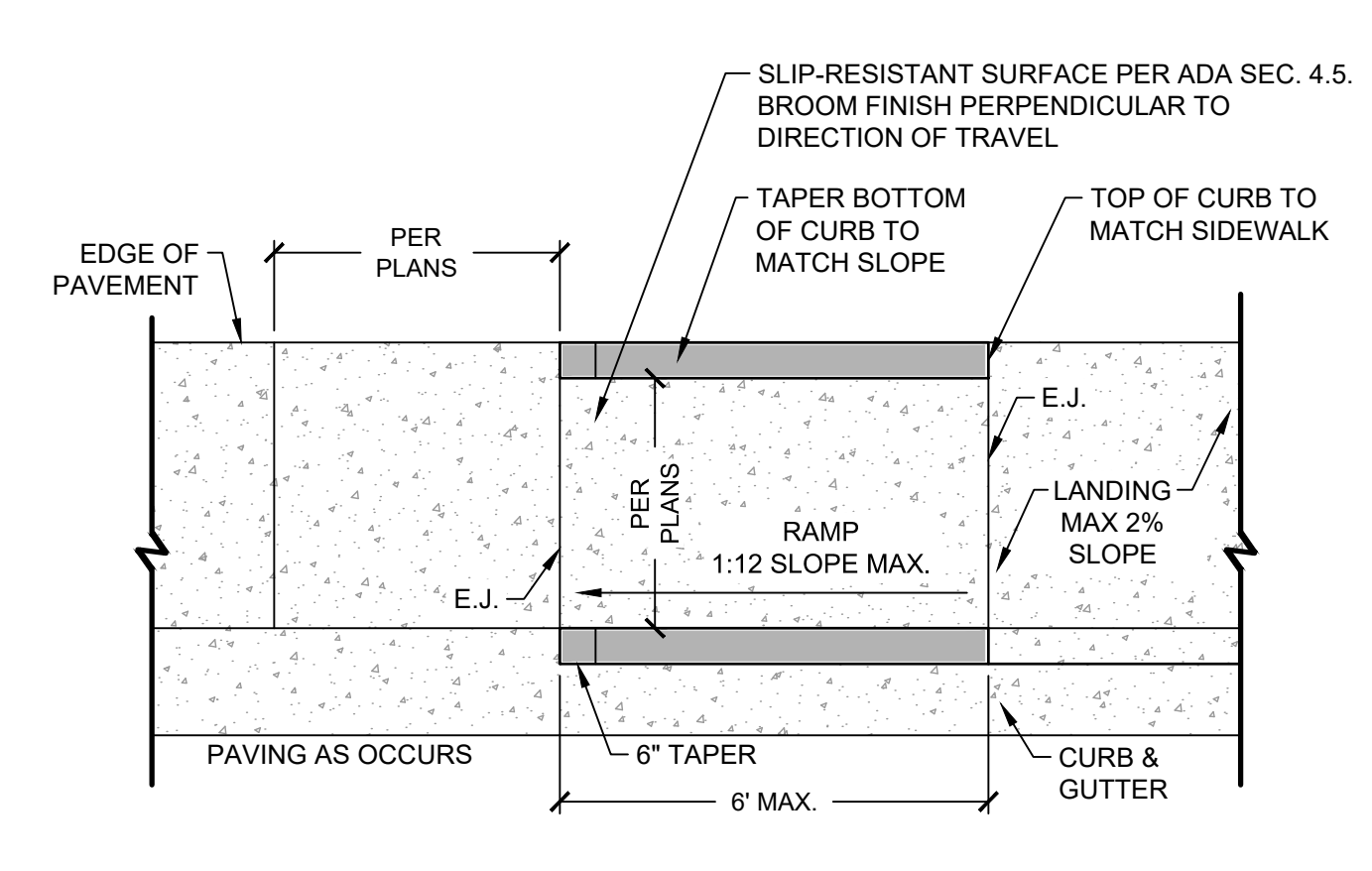
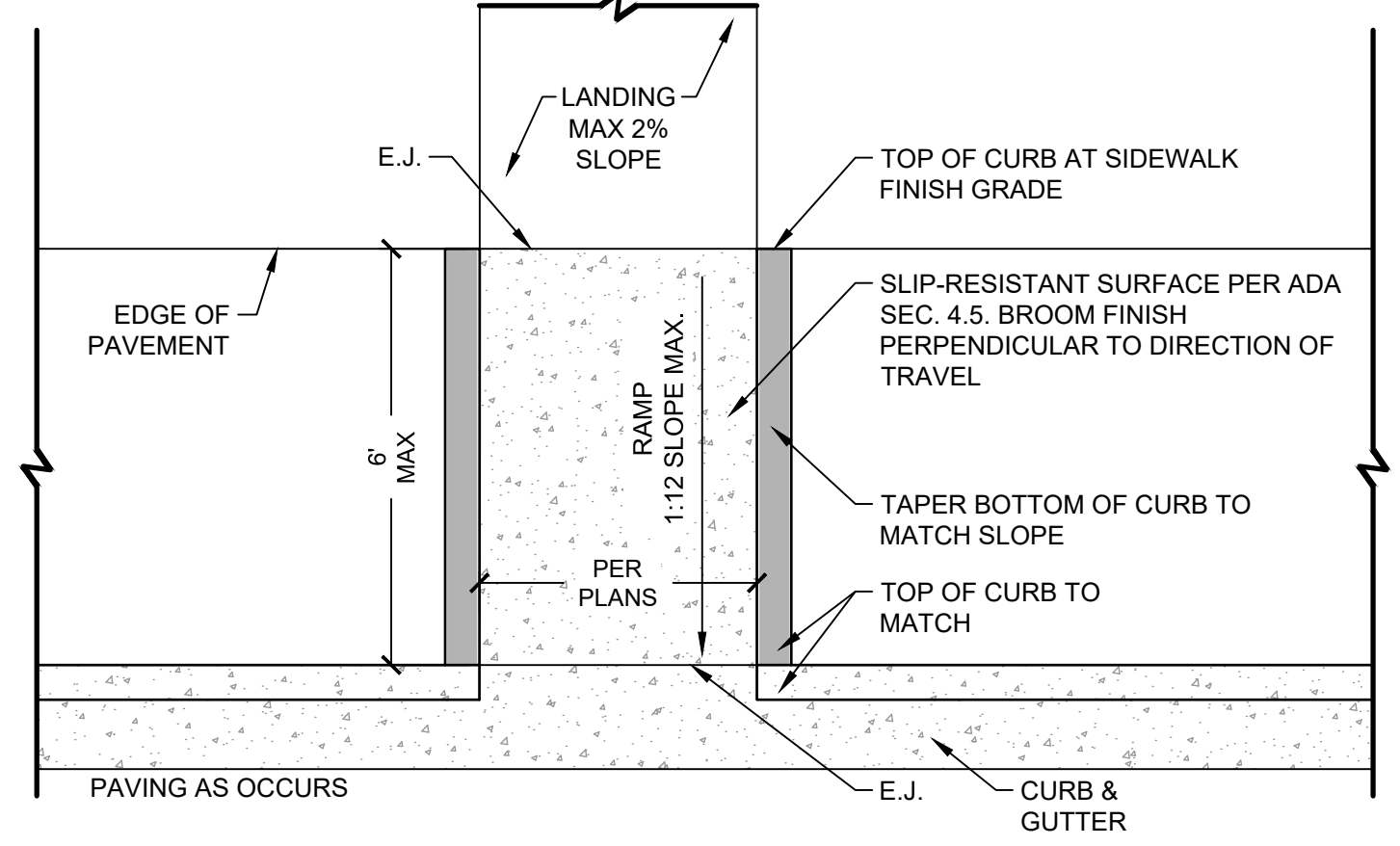
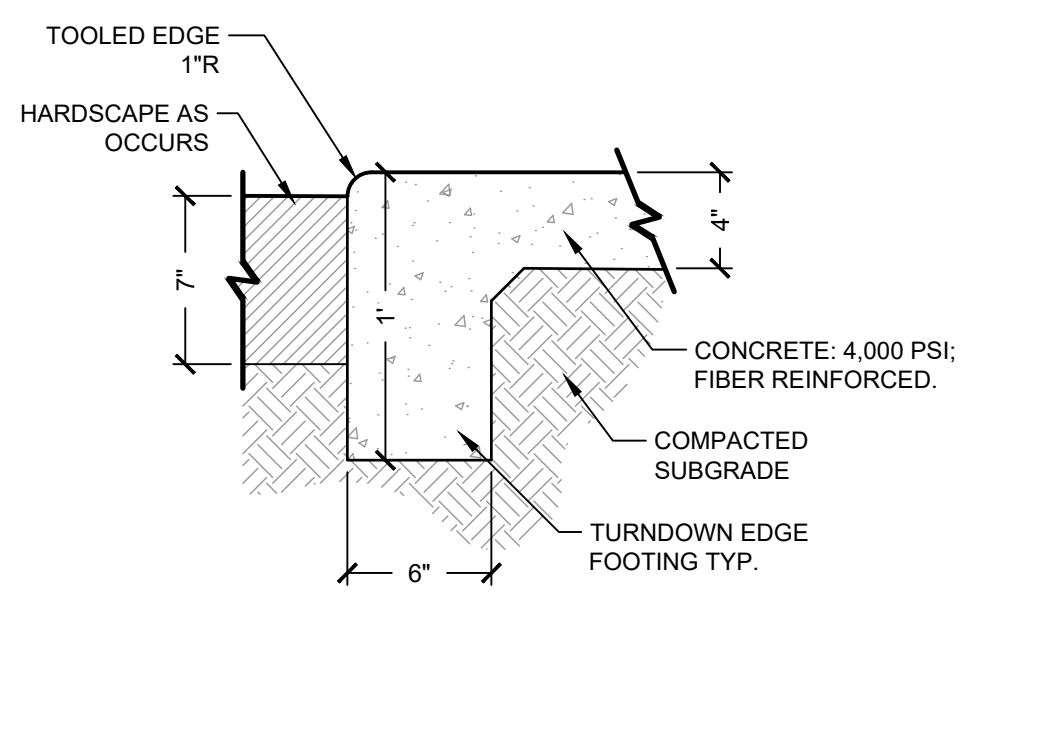
Sheet Title

**HARDSCAPE  
DETAILS**

Sheet No.

**LH501**

- 7** 6" TURN DOWN EDGE  
1 1/2" = 1'-0" S-CP-53
- 8** TYP. HANDICAP RAMP W/RETURN CURB  
3/8" = 1'-0" S-GR-CUR-03
- 9** TYP. CURB AT PAVING  
3/8" = 1'-0" S-GR-CUR-06
- 10** CONCRETE WHEEL STOP  
1/2" = 1'-0" S-PA-CO-56

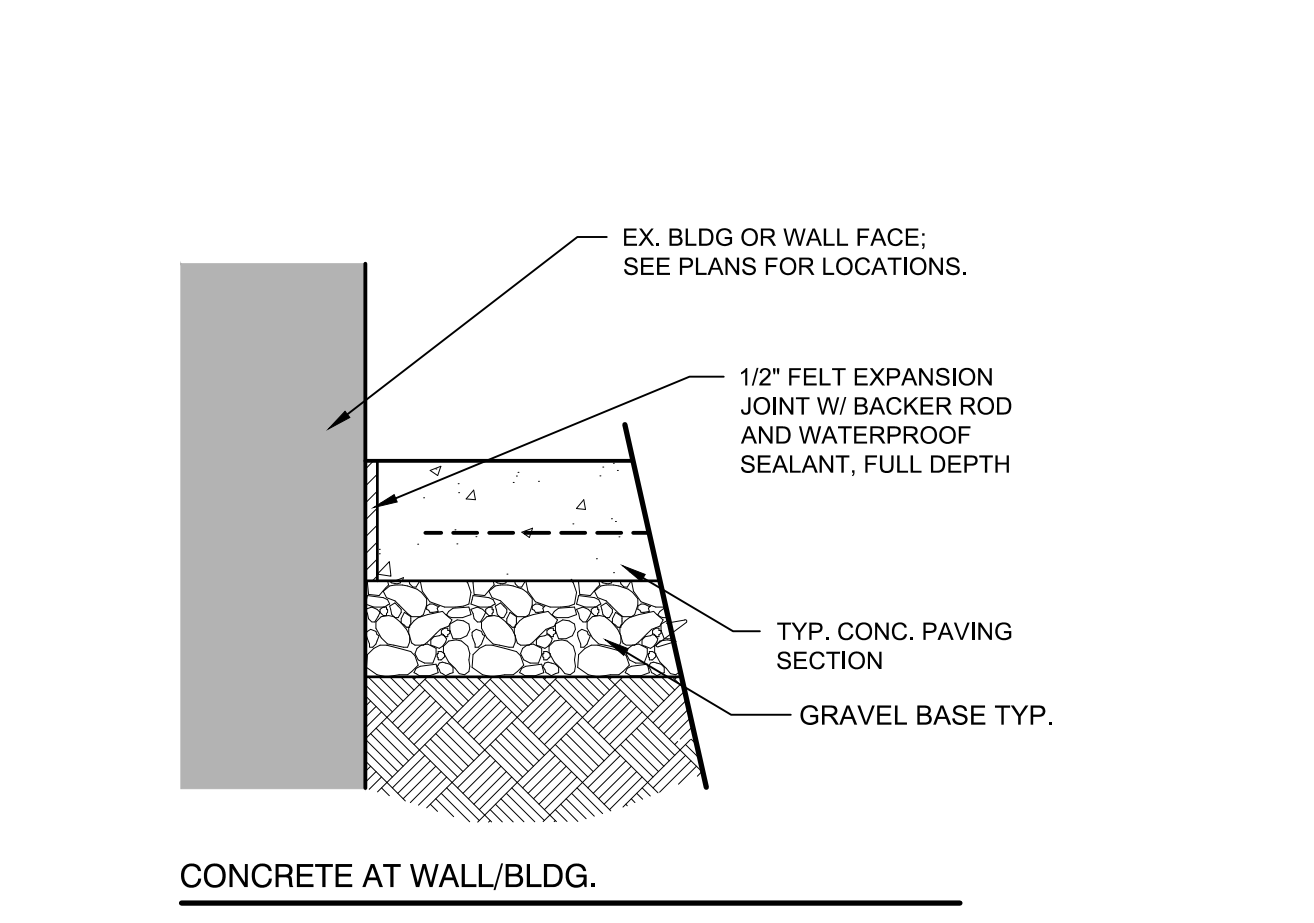
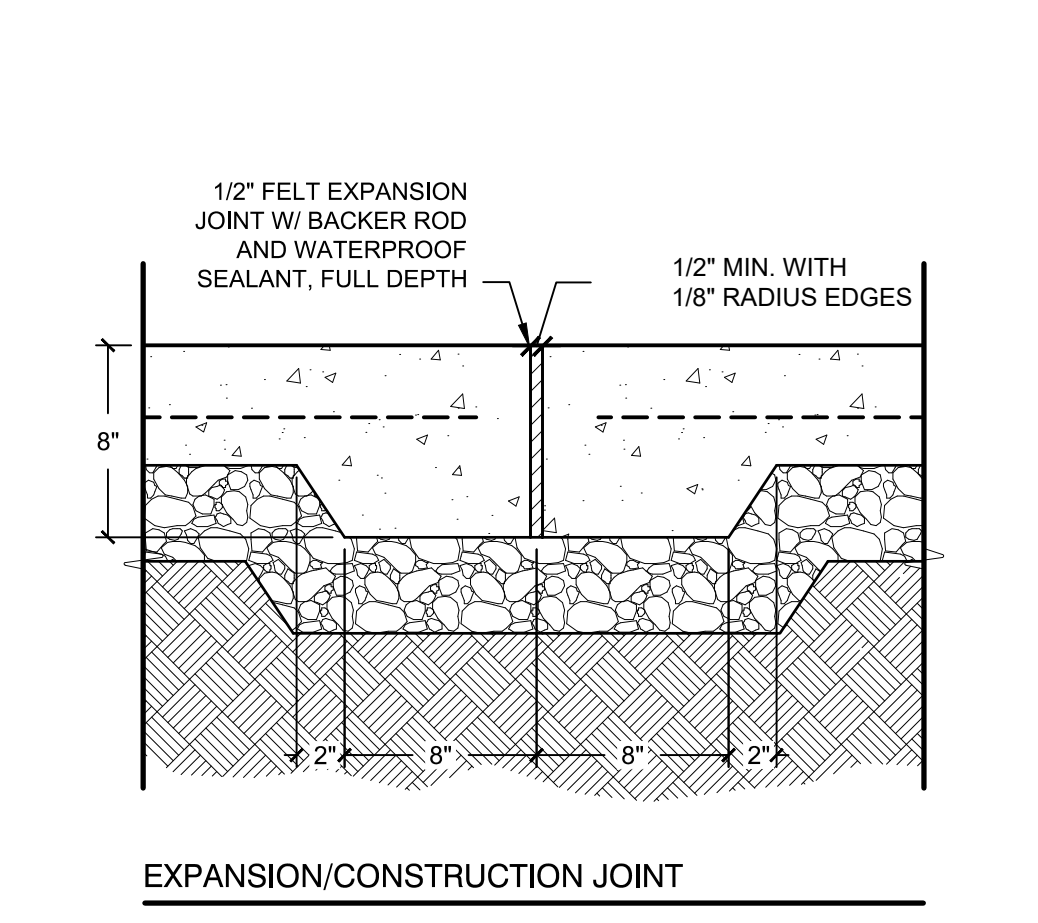
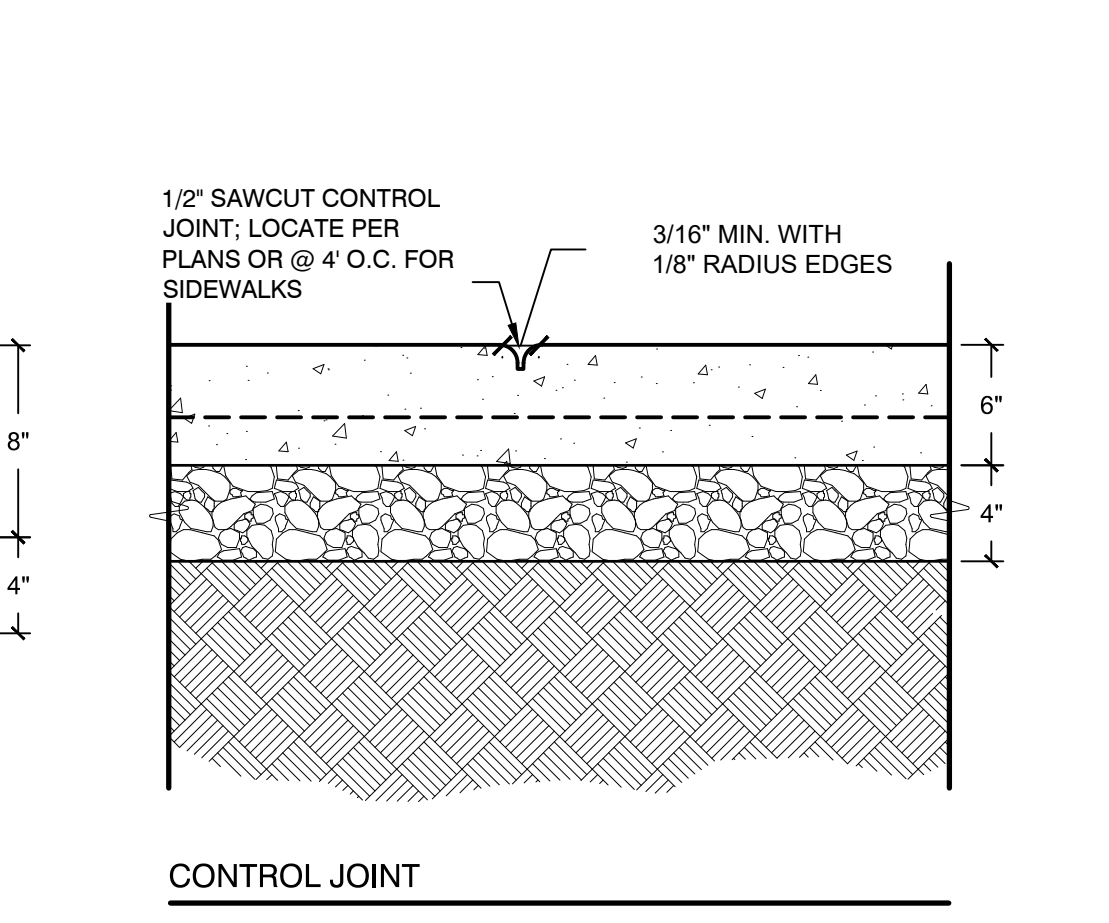
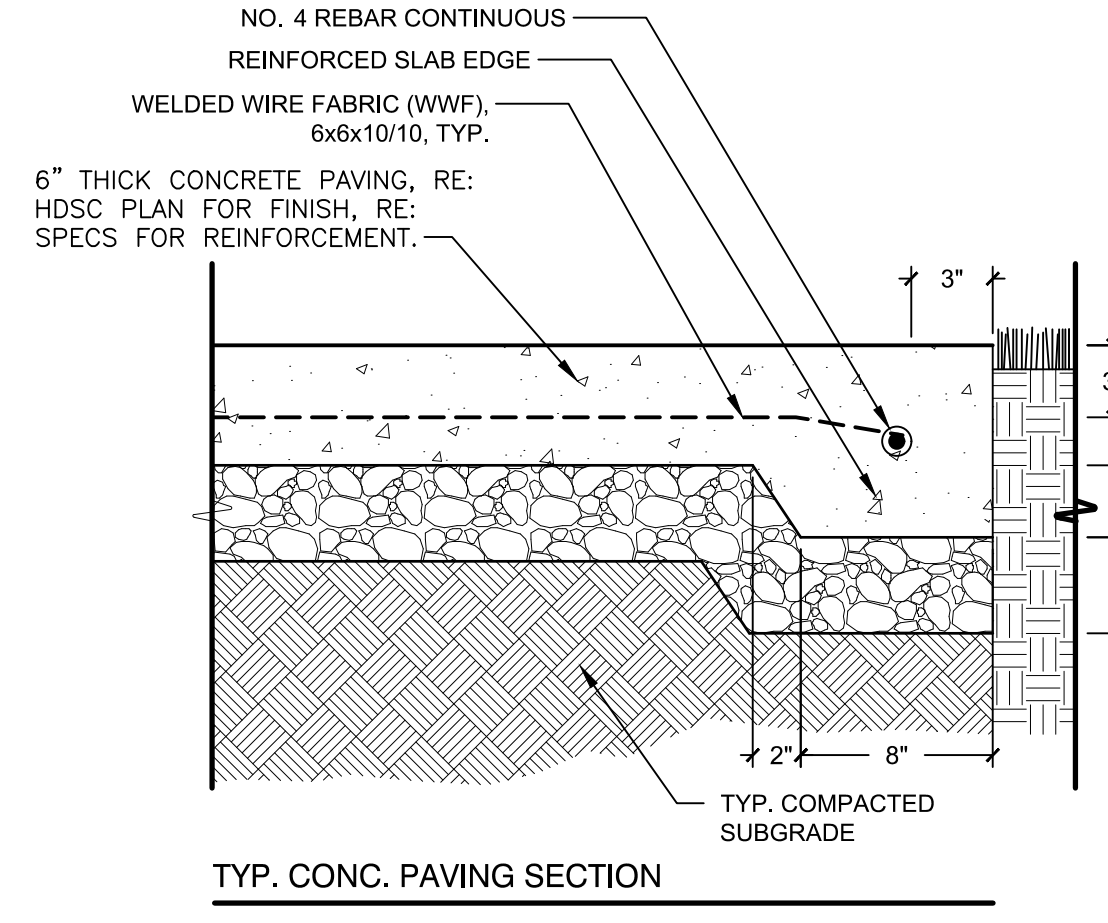


- 3** SIDEWALK CONDITION "A"  
1/2" = 1'-0" P-MU-LDTP-13

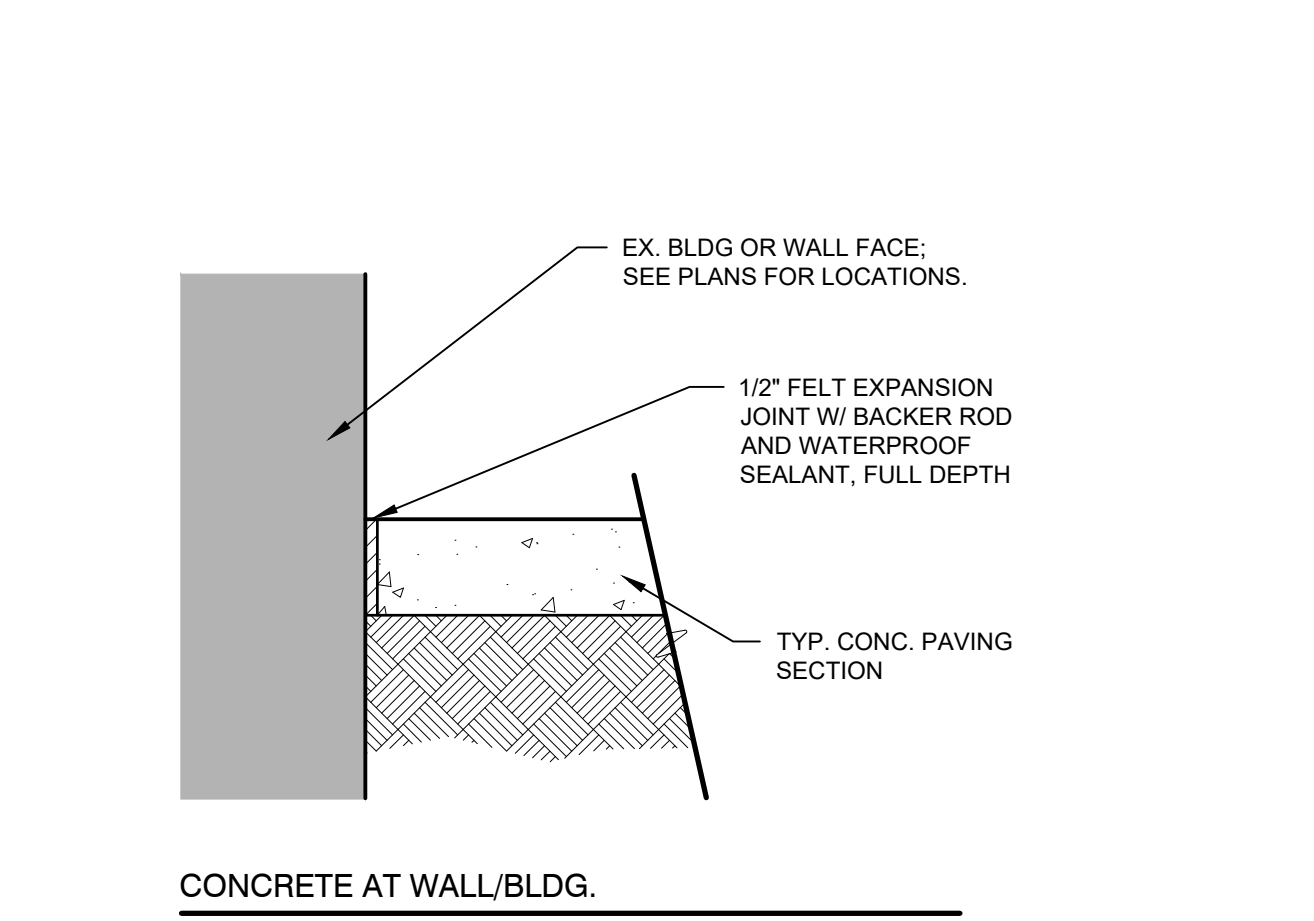
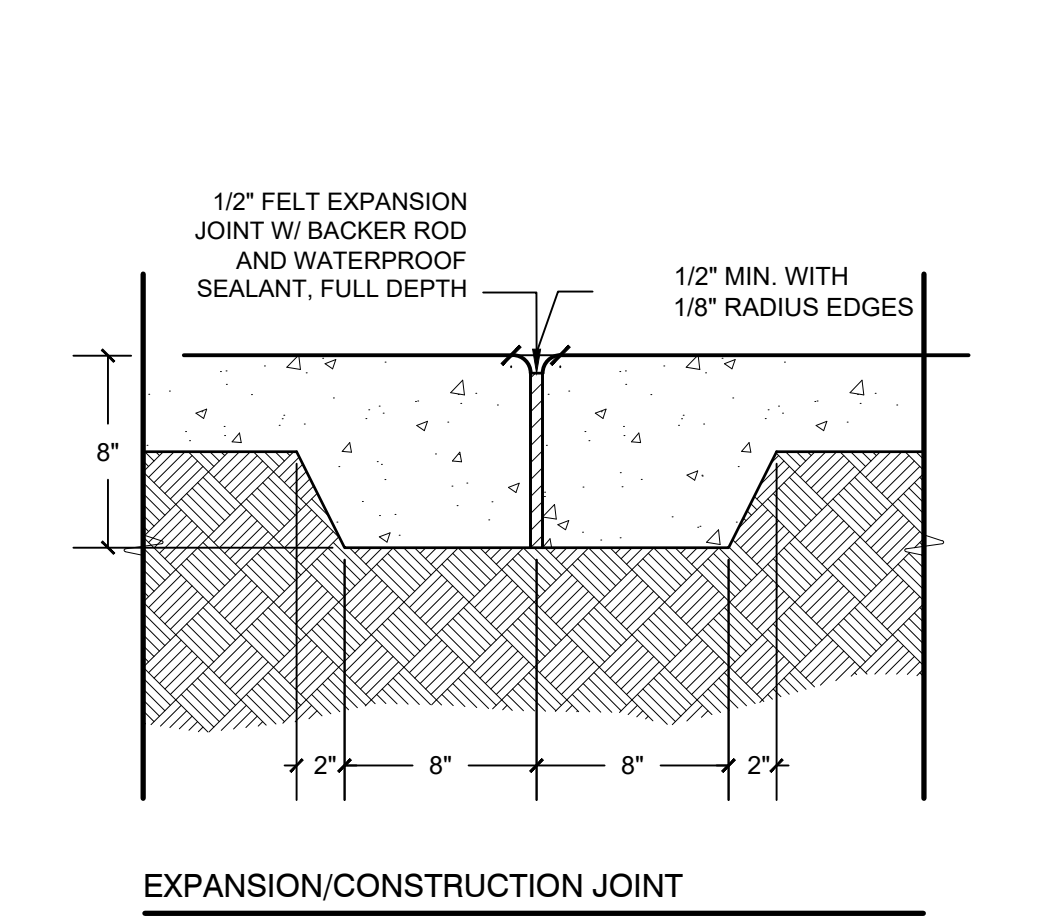
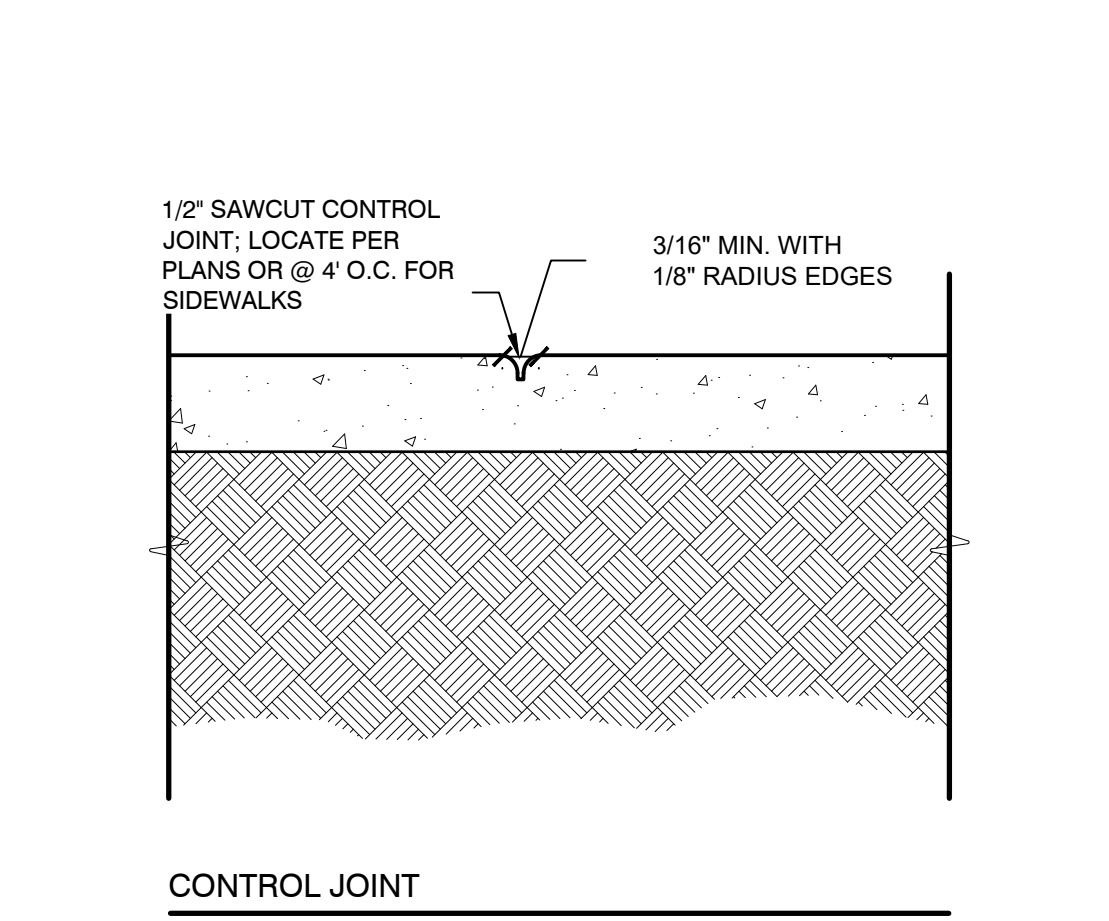
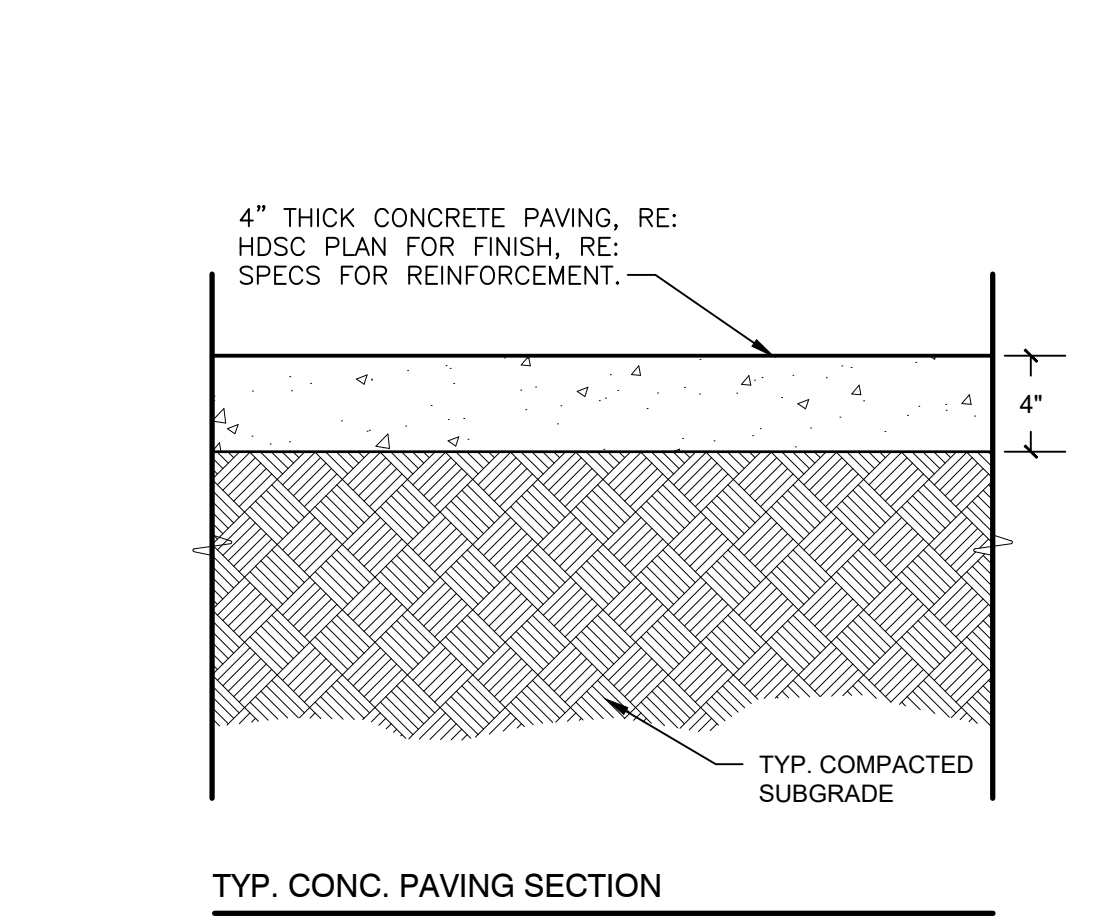
- 4** SIDEWALK CONDITION "B"  
1/2" = 1'-0"

- 5** 8" CONCRETE RIBBON CURB  
3/4" = 1'-0" S-PA-CO-123

- 6** ASPHALT PAVING DETAIL  
3/4" = 1'-0" S-PA-16



- 2** 6" VEHICULAR CONCRETE PAVING W/BASE  
1 1/2" = 1'-0" S-CP-06

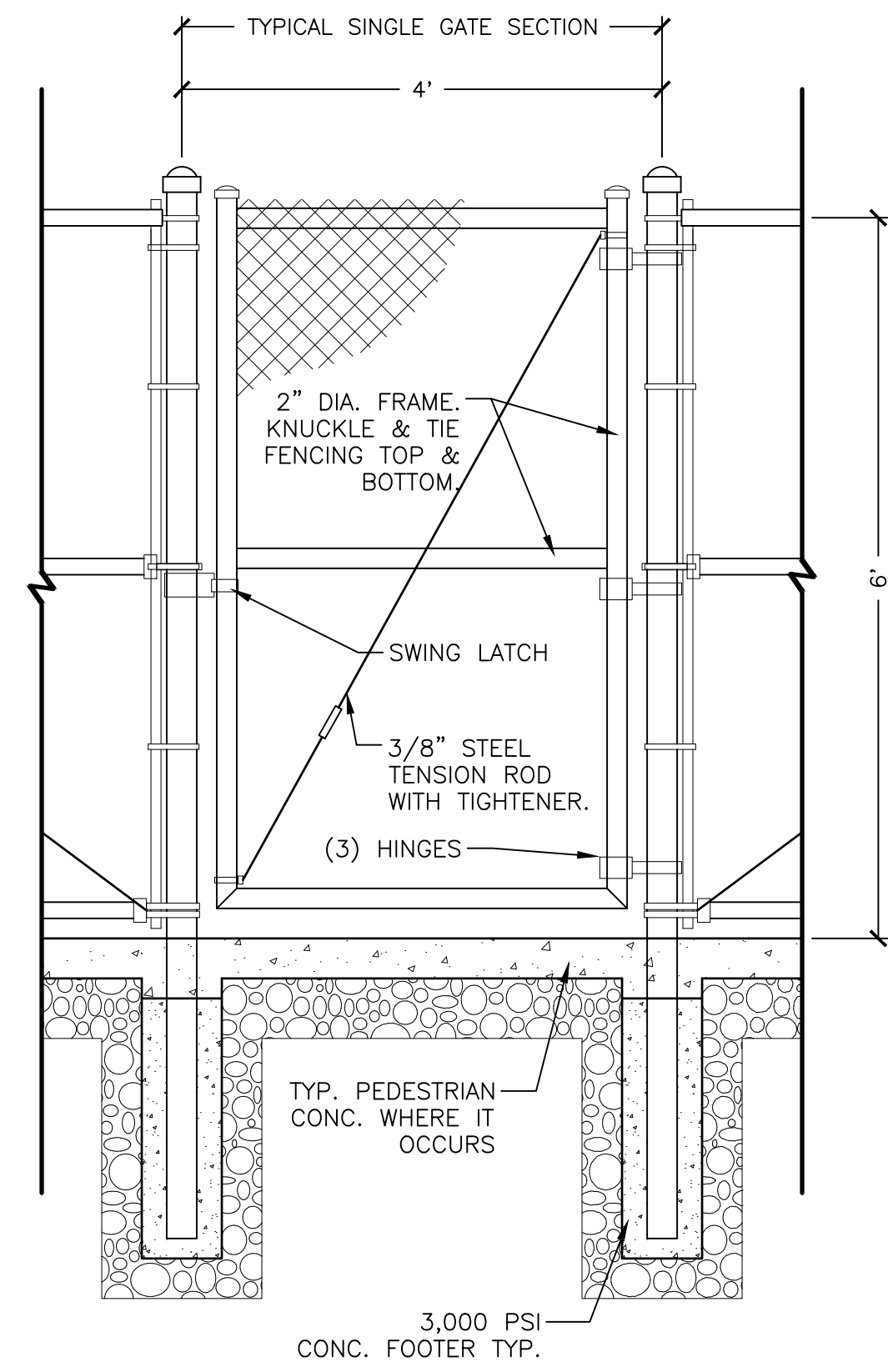


- 1** PEDESTRIAN CONCRETE PAVING  
1 1/2" = 1'-0" PAVE-CP-03

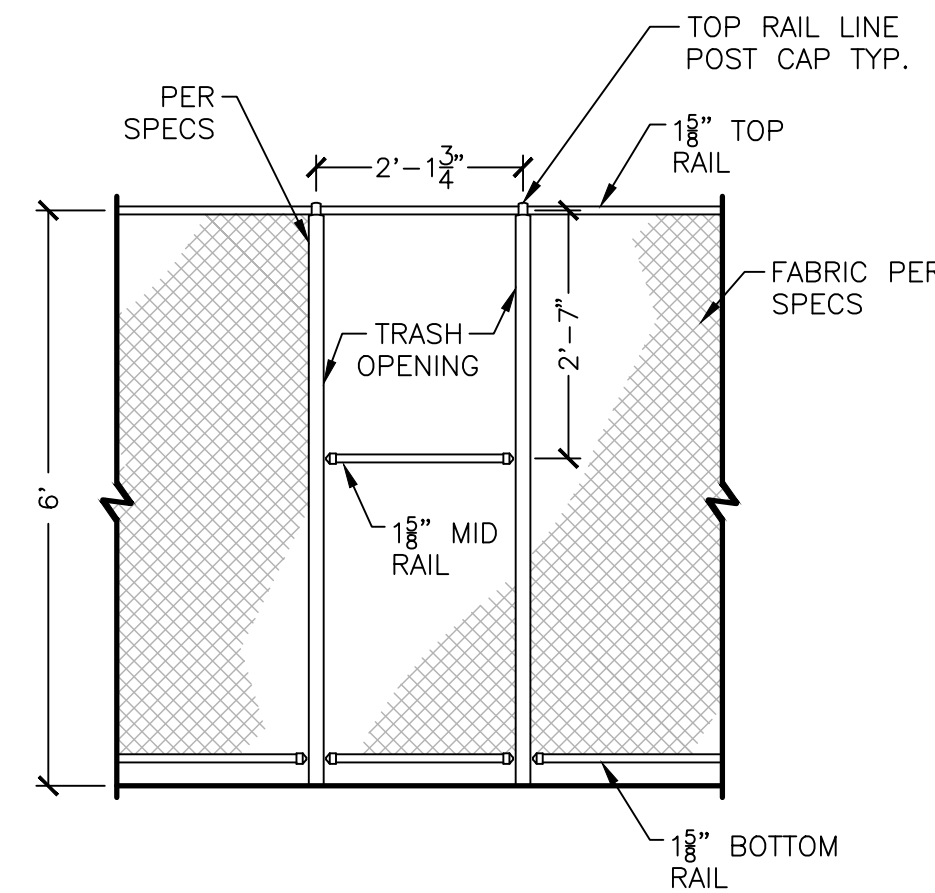
- 2** CONTROL JOINT

- 3** EXPANSION/CONSTRUCTION JOINT

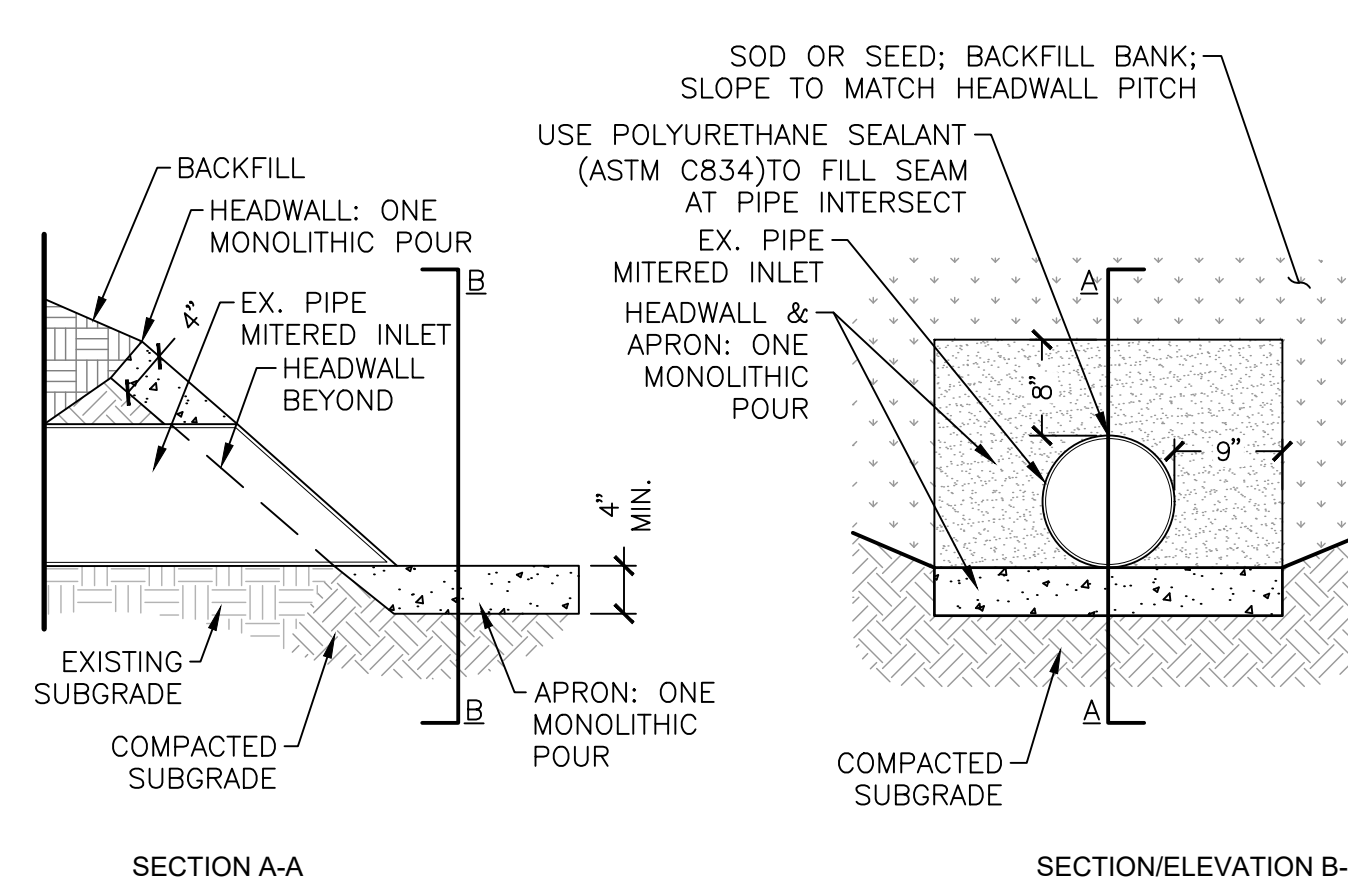
- 4** CONCRETE AT WALL/BLDG.



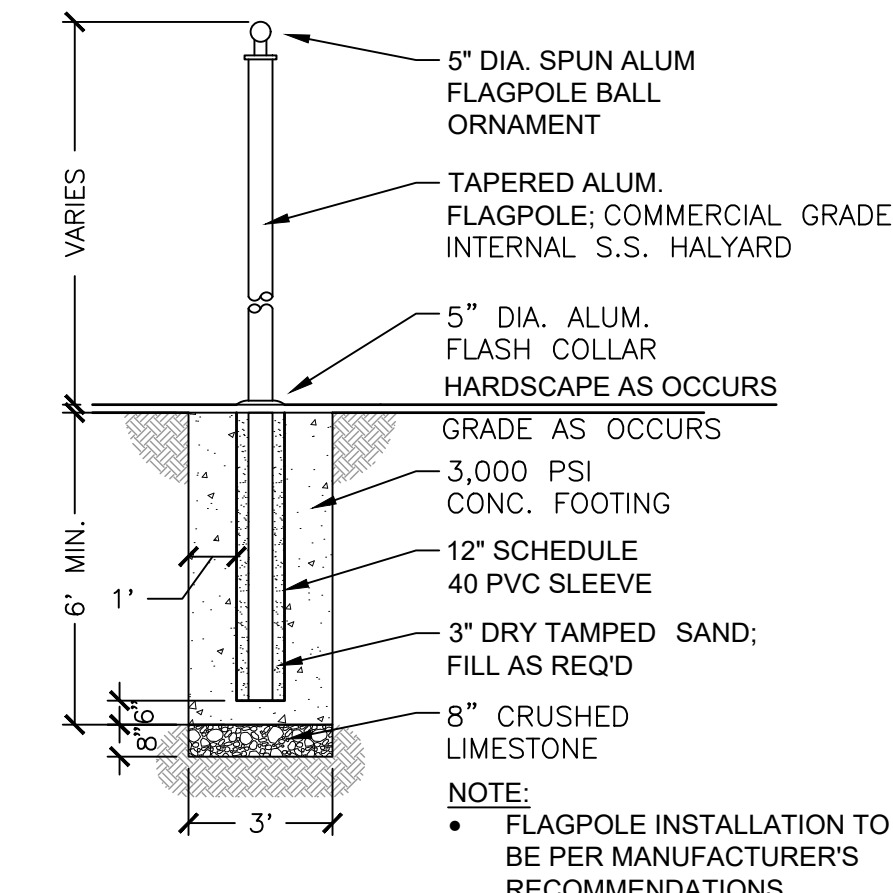
**4** 4' CHAINLINK GATE  
3/4" = 1'-0" FENC-59-05



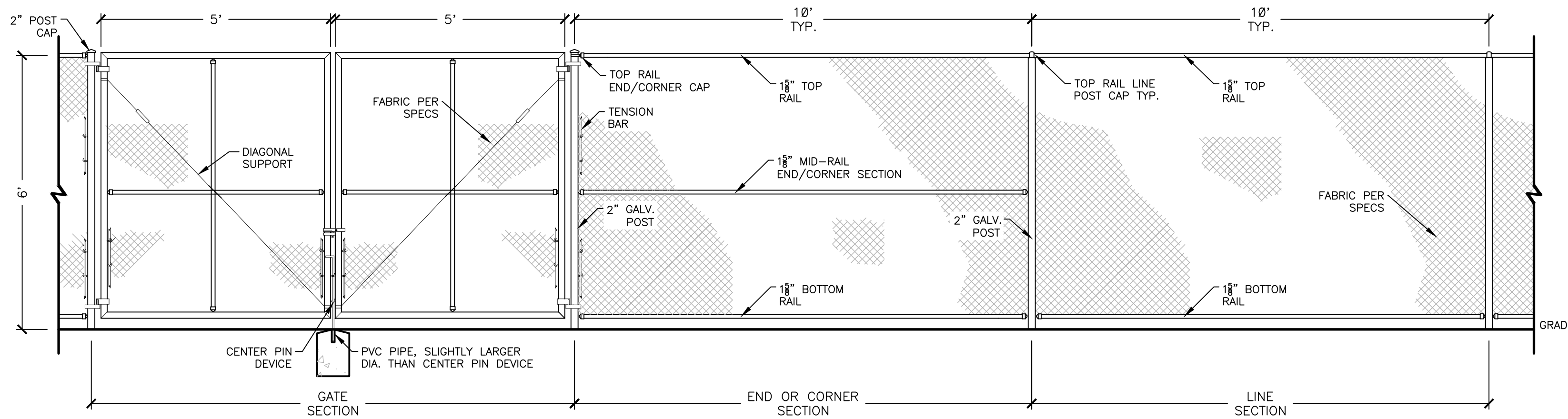
**5** TRASH CAN AT DOG PARK FENCE  
1/2" = 1'-0" S-FENC-MET-39



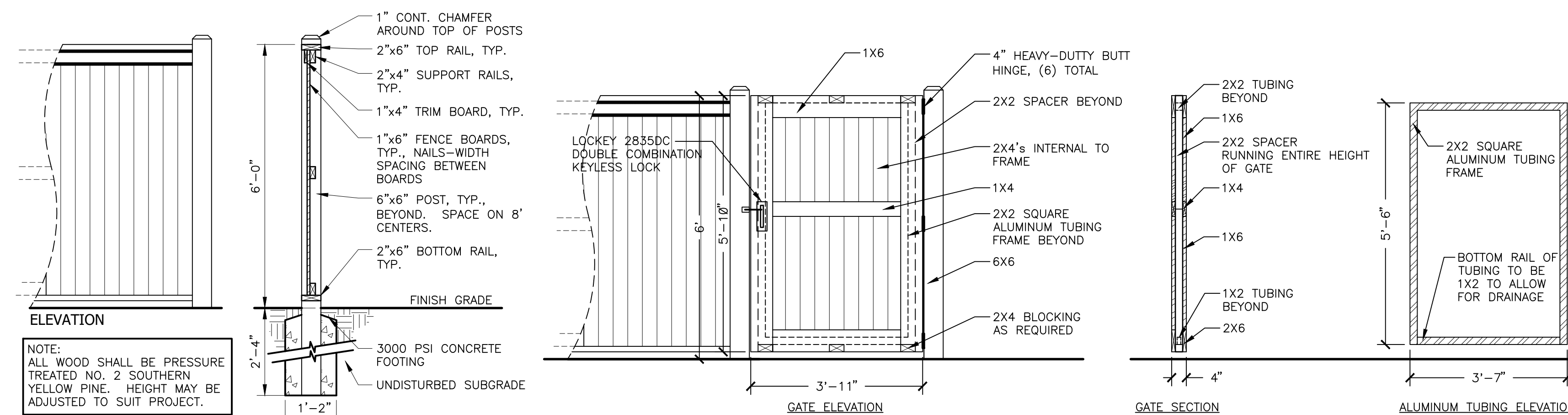
**6** MITERED STORM DRAIN & HEADWALL  
3/4" = 1'-0" UTL-ST-OUT-06



**7** ALUMINUM FLAGPOLE  
1/4" = 1'-0" S-FL-03

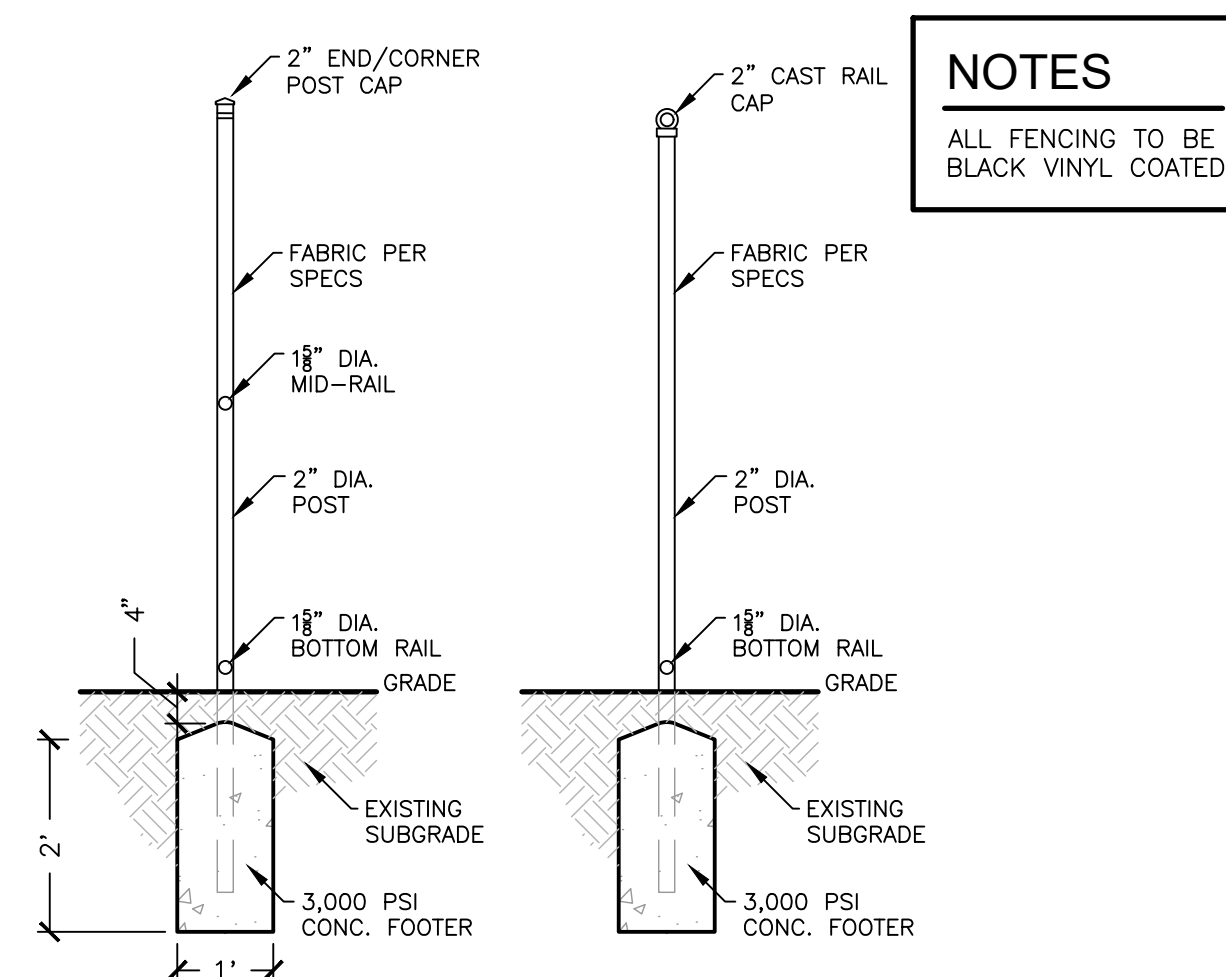


**3** 6' CHAINLINK FENCE W/ DOUBLE LEAF GATE  
1/2" = 1'-0" S-FENC-MET-33



**1** 6' WOOD FENCE W/TOP RAIL  
1/2" = 1'-0" S-FENC-WOO-03

**2** WOODEN GATE DETAIL  
1/2" = 1'-0" S-FENC-WOO-03



**NOTES**  
ALL FENCING TO BE BLACK VINYL COATED

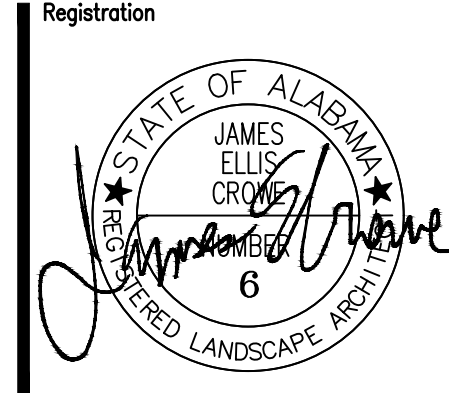
**GENERAL NOTES**

- GATE HINGES BY HARDWARE SOURCE [www.hardware-source.com](http://www.hardware-source.com), OR APPROVED EQUAL, INSTALL ALL HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
- ALL LUMBER TO BE PRESSURE TREATED NO. 2 SOUTHERN YELLOW PINE, STAINED WITH SHERWIN-WILLIAMS WOODSCAPES EXTERIOR ACRYLIC SOLID STAIN COLOR TBD.
- DIMENSIONS SHOWN ON ROUGH SAWN LUMBER ARE ACTUAL NOT NOMINAL.
- GATE DRAWINGS ARE FOR DESIGN INTENT PURPOSES ONLY & DO NOT INCLUDE STRUCTURAL ENGINEERING, CONTRACTOR TO VERIFY ALL MEASUREMENTS AND SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
- ALL GATES SHALL BE FINISHED ON BOTH SIDES & SHALL SWING PER PLAN.
- ALL ATTACHMENTS TO BE MADE W/ NON CORROSIVE SCREWS.

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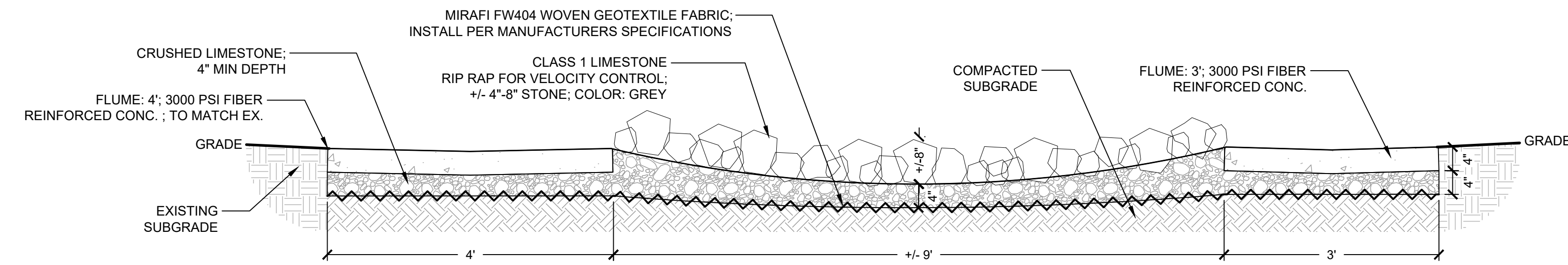


Sheet Title

**HARDSCAPE  
DETAILS**

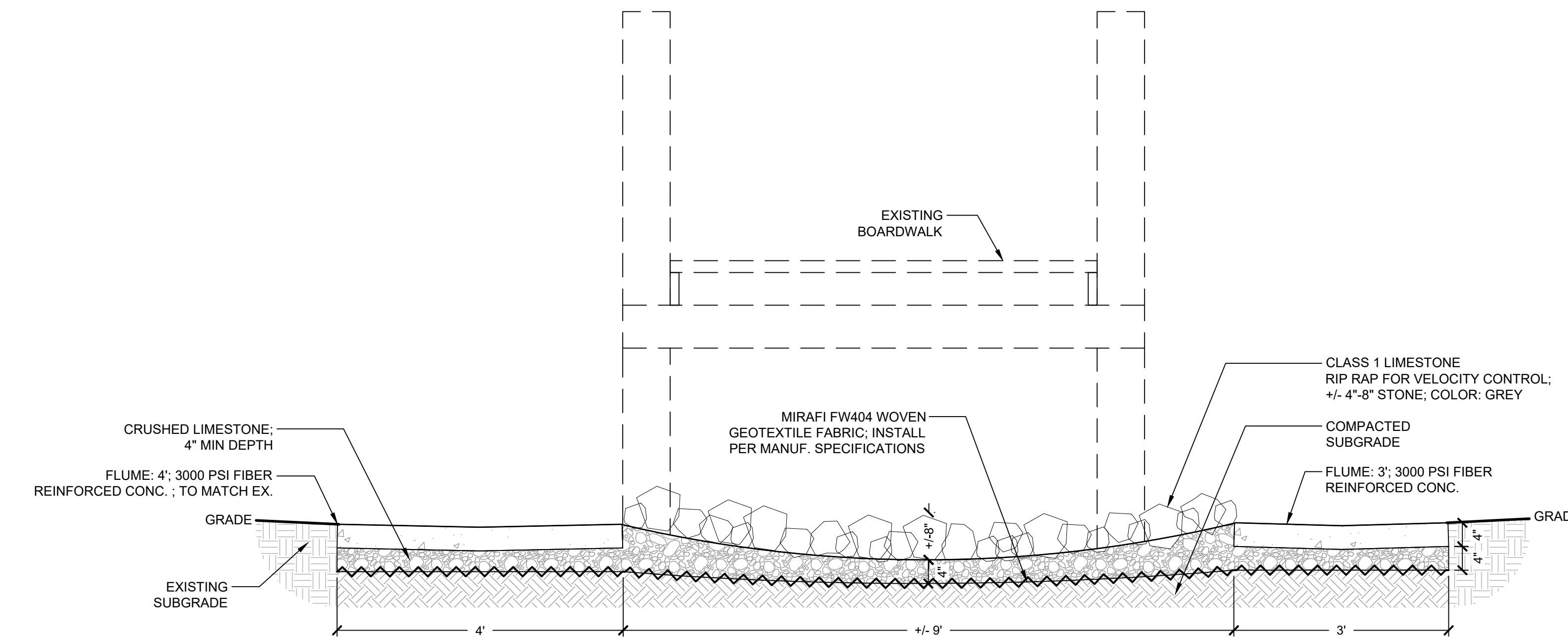
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**LH502**





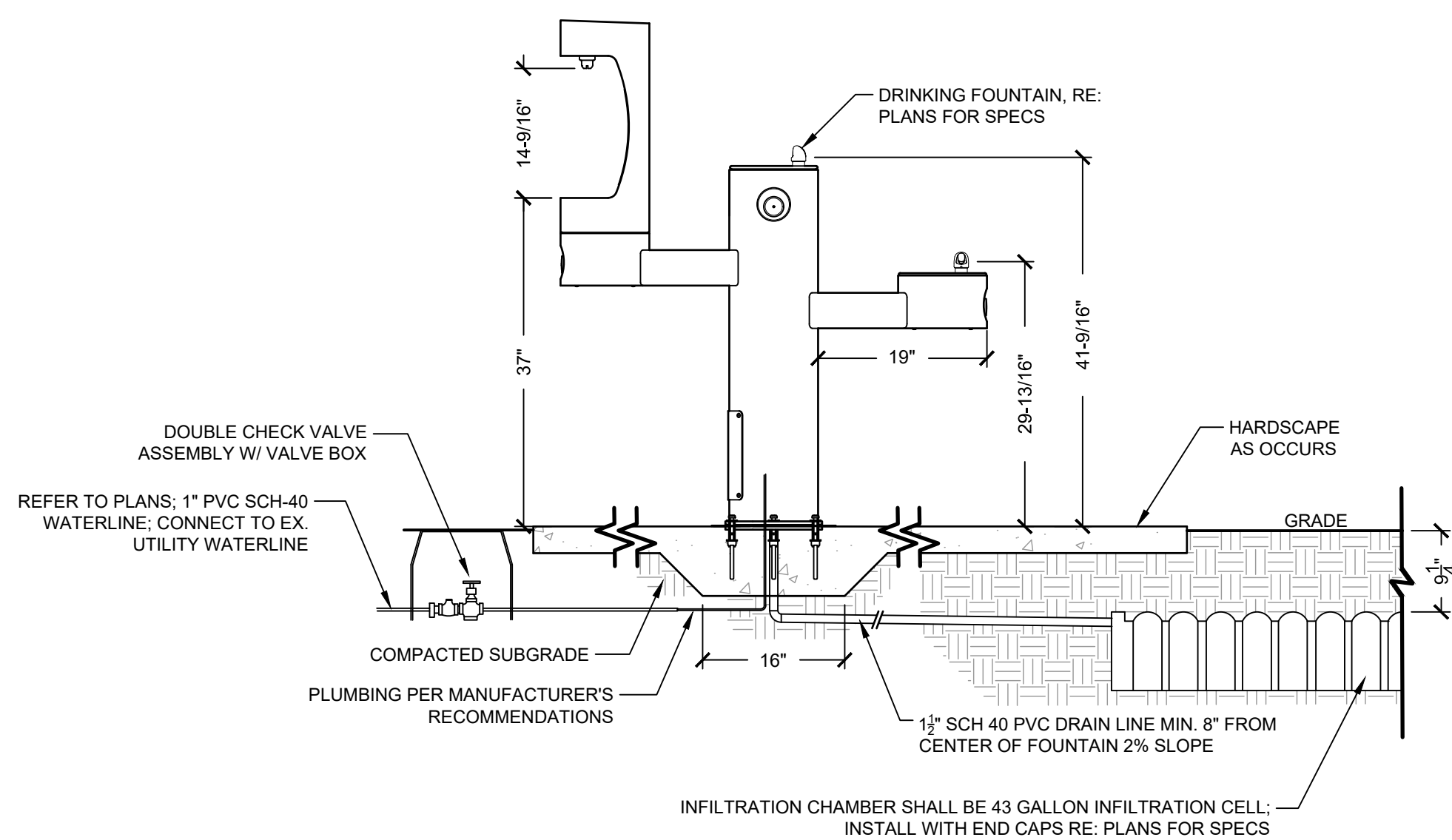
**4** CONCRETE FLUME SECTION  
3/4" = 1'-0"

S-PA-CO-115



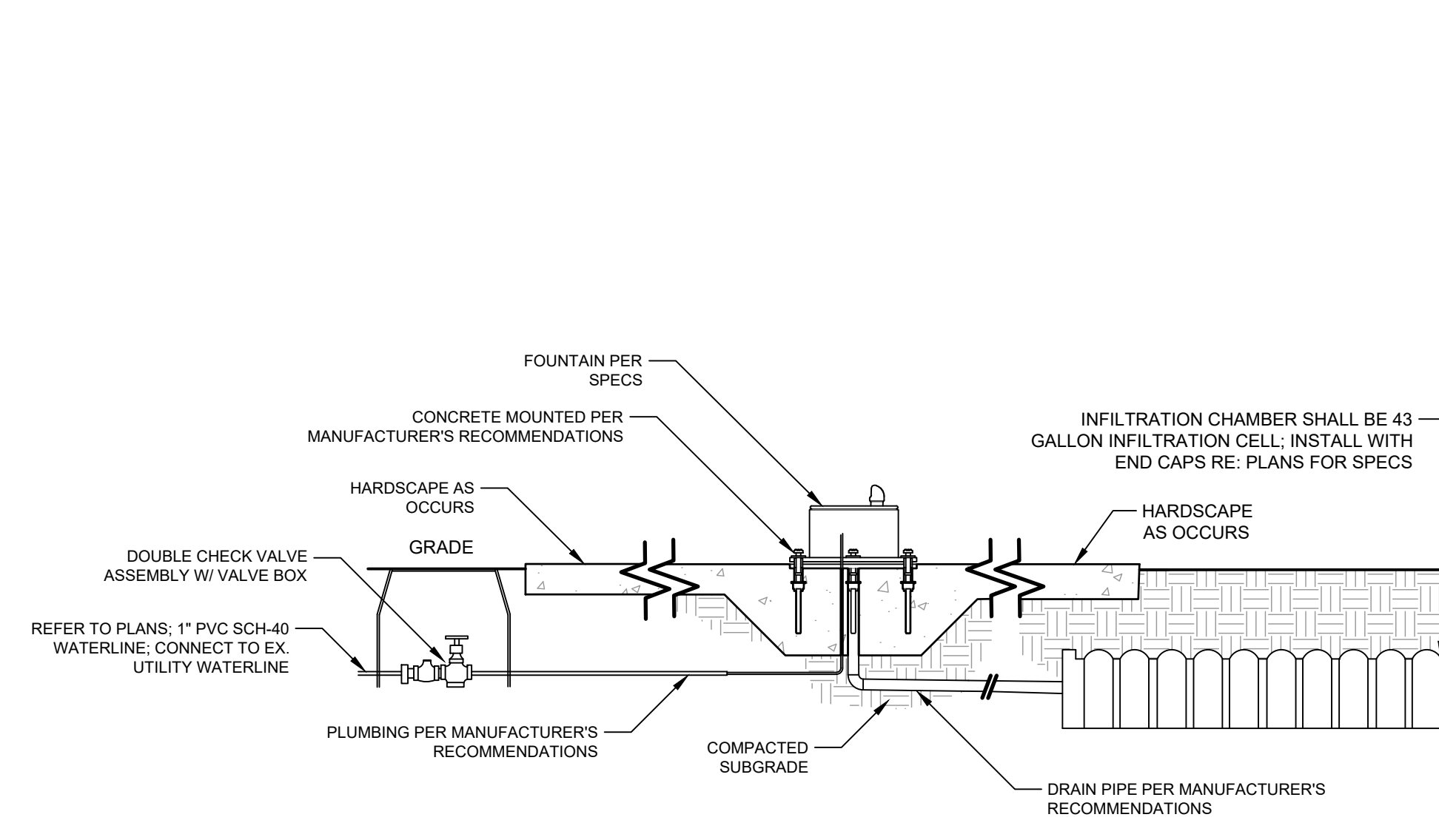
**3** CONCRETE FLUME SECTION  
3/4" = 1'-0"

S-PA-CO-116



**1** DRINKING FOUNTAIN W/BOTTLE FILLER & DRAIN CHAMBER  
3/4" = 1'-0"

SF-DR-13



**2** PET FOUNTAIN & DRAIN CHAMBER  
3/4" = 1'-0"

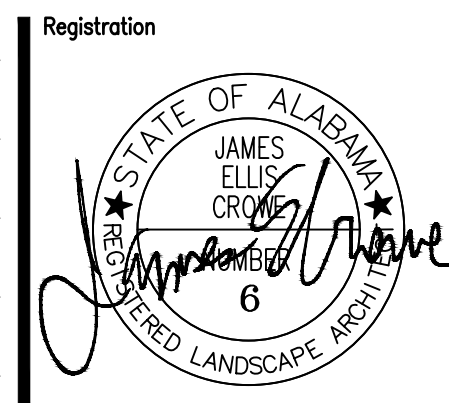
SF-DR-13

A Landscape Development Plan for  
**Tricentennial Park - Site  
Improvements PR-004-23**  
Mobile, Alabama

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Sheet Title

**HARDSCAPE  
DETAILS**

Sheet No.

**LH503**

**GENERAL NOTES**

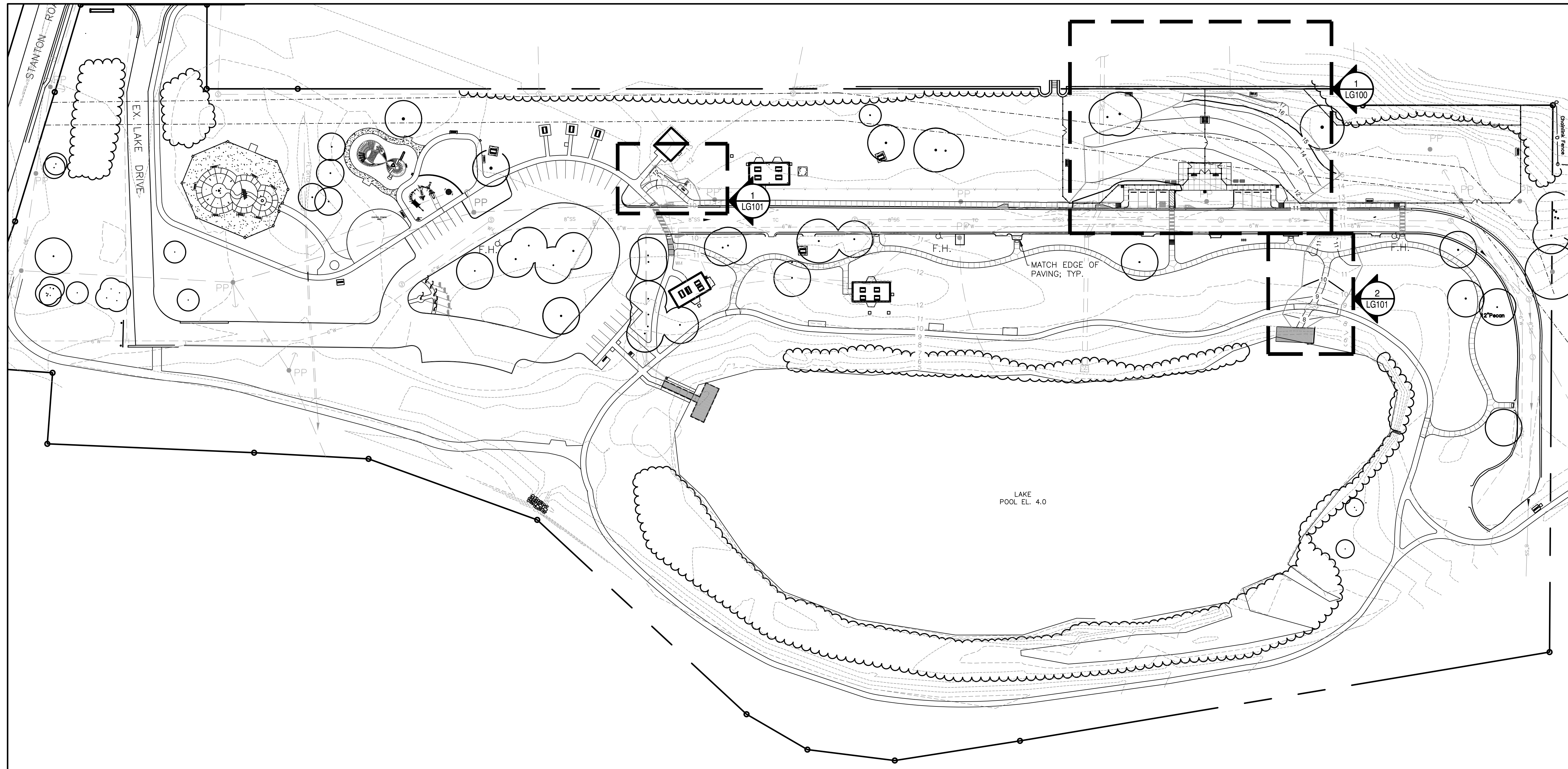
1. CONTRACTOR SHALL BE RESPONSIBLE FOR MIN. REQUIREMENTS OF ADA ACCESSIBILITY GUIDELINES FOR THE CONSTRUCTION OF ACCESSIBLE ROUTES INCLUDING WALKS, RAMPS & LANDING TOLERANCES, CROSS SLOPES, RUNNING SLOPES, DETECTABLE WARNINGS AND HANDRAILS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, POOL AND STRUCTURES
4. CONTRACTOR SHALL ENSURE ALL AREAS ARE PROPERLY DRAINED, WITH NO SURFACE WATER PONDING OR PUDDLING
5. MAX CROSS SLOPE SHALL BE 1.5%, MAX RUNNING SLOPE SHALL BE 5%. CONTRACTOR SHALL NOTIFY L.A. OF ANY CONFLICTS PRIOR TO LAYOUT AND/OR CONSTRUCTION
6. ALL UTILITY GRATES INTENDED TO BE EXPOSED AT GRADE SHALL BE FLUSH WITH THE ADJACENT FINISHED GRADE AND ADJUSTED TO PROVIDE A SMOOTH TRANSITION AT ALL EDGES.
7. ALL DRAIN PIPE TO BE INSTALLED WITH MIN. .5% DOWN SLOPE FOR POSITIVE DRAINAGE. ANY DISCREPANCIES SHALL BE ADDRESSED TO THE LANDSCAPE ARCHITECT.
8. REFERENCE CIVIL DEVELOPMENT ORDER PLANS FOR SITE GRADING AND DRAINAGE AROUND POOL AMENITY DECK AND AT PARKING LOT AREA.
9. WHERE INSTALLED ALONG THE ACCESSIBLE ROUTE, ALL SURFACE MATERIALS SHALL MEET ADA REQUIREMENTS FOR BEING STABLE, FIRM AND SLIP RESISTANT.
10. ALONG ALL ACCESSIBLE ROUTES WHERE SURFACE MATERIALS CHANGE, IF THERE IS A LEVEL CHANGE, IT SHALL NOT EXCEED 1" VERTICAL RISE. ANY RISE  $> \frac{1}{4}$ " AND  $< \frac{3}{4}$ " IS REQUIRED TO BE BEVELED WITH A MAX. 1:2 SLOPE.

**NOTE**

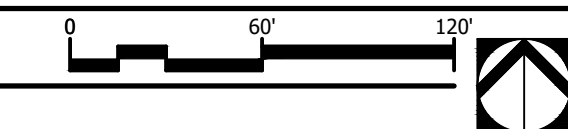
ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES

**BASE DATA NOTES:**

BASE PLAN DATA IS BASED ON THE BEST AVAILABLE AND PROVIDED DATA, BUT IS NOT DERIVED FROM AN ACTUAL AS-BUILT SURVEY BY A REGISTERED PROFESSIONAL SURVEYOR. AS SUCH, THE BASE DATA IS SCHEMATIC IN NATURE AND SITE CONDITIONS MAY VARY. MINOR FIELD ADJUSTMENTS ARE EXPECTED. MAJOR FIELD ADJUSTMENTS SHOULD BE APPROVED BY THE OWNER'S REPRESENTATIVE.



**1 OVERALL LANDSCAPE GRADING PLAN**  
Scale: 1" = 60'



A Landscape Development Plan for  
**Tricentennial Park - Site Improvements PR-004-23**  
Mobile, Alabama

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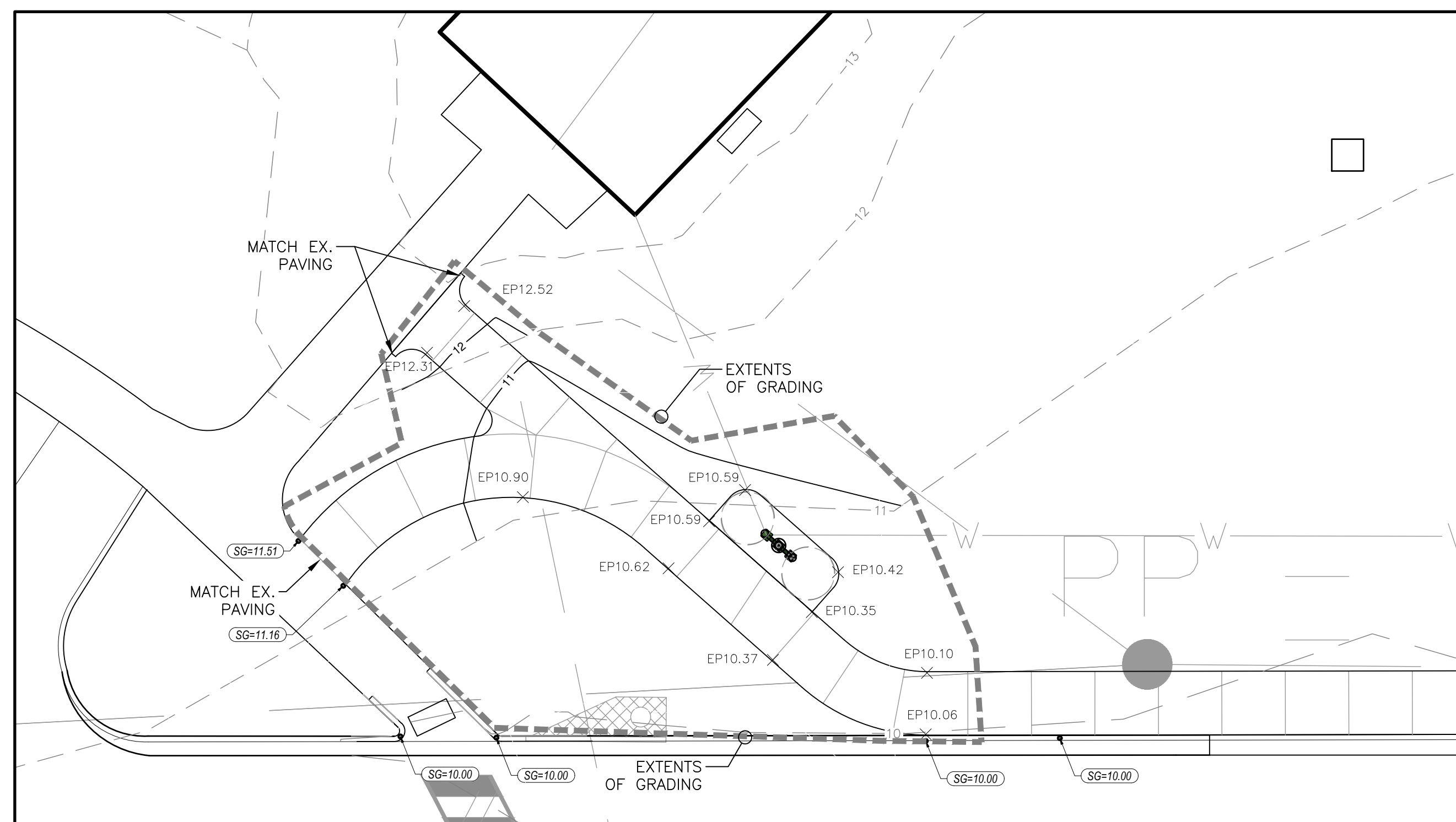
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Sheet Title  
**OVERALL LANDSCAPE GRADING PLAN**

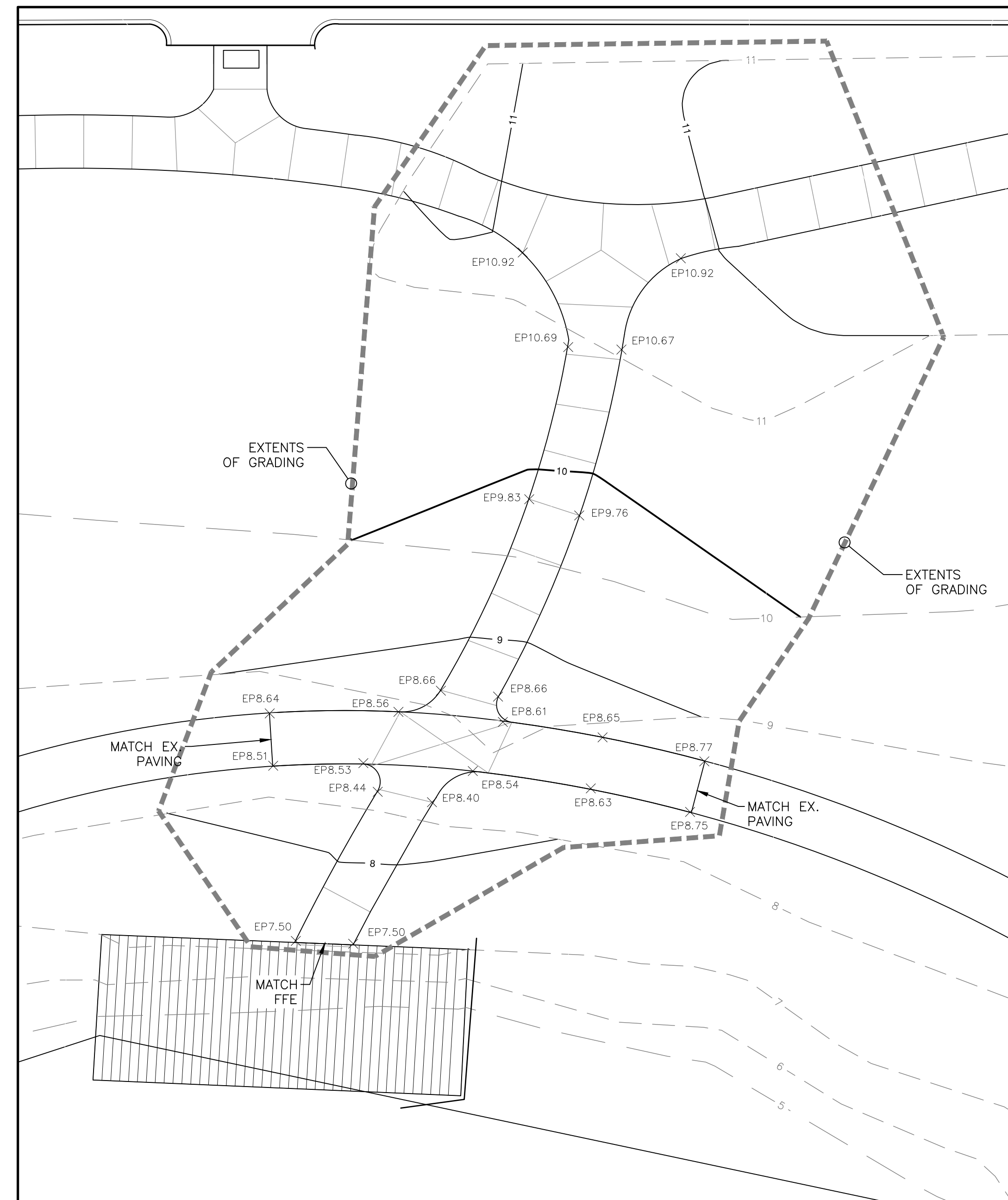


**GRADING LEGEND**

- = DIRECTION OF SURFACE DRAINAGE FLOW ROUTE
- = SPOT ELEVATION (PROPOSED)
- = SPOT ELEVATION: SURVEYED GRADE
- = DRAIN OUTLET 4" SCH 80 MITTERED OUTLET
- = INLET RE: 4" ATRIUM GRATE ON STAND PIPE
- = FLOW LINE
- = RIDGE LINE
- = STORM DRAIN
- = STORM DRAIN MANHOLE
- = SANITARY SEWER SERVICE LINE
- = SANITARY SEWER MANHOLE
- = WATER MAIN LINE
- = EXTENTS OF GRADING
- = FIRE HYDRANT
- BS = BOTTOM OF STEPS
- BC = BOTTOM OF CURB
- BW = BOTTOM OF WALL
- CE = COPING ELEVATION
- EG = EXISTING GRADE
- EP = EDGE OF PAVEMENT
- FFE = FINISH FLOOR
- FG = FINISHED GRADE
- FS = FINISHED SURFACE
- FL = FLOW LINE
- GB = GRADE BREAK
- HP = HIGH POINT
- I (#) = DRAIN INLET
- INV = INVERT ELEVATION
- LP = LOW POINT
- MH = MANHOLE
- RIM = RIM ELEVATION
- TC = TOP OF CURB
- TF = TOP OF FOOTING
- TG = TOP OF GRATE
- TS = TOP OF STEPS
- TW = TOP OF WALL
- WE = TOP OF WATER



**1 LANDSCAPE GRADING PLAN**  
Scale: 1" = 10'

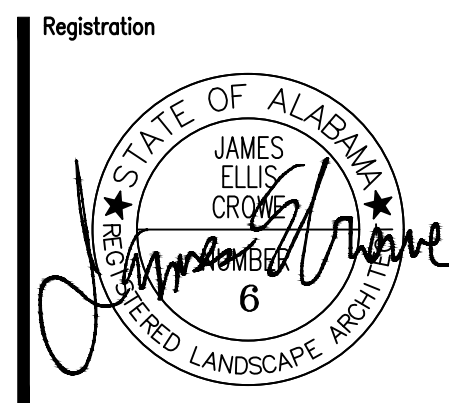


**2 LANDSCAPE GRADING PLAN**  
Scale: 1" = 10'

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Sheet Title

**LANDSCAPE  
GRADING PLAN**

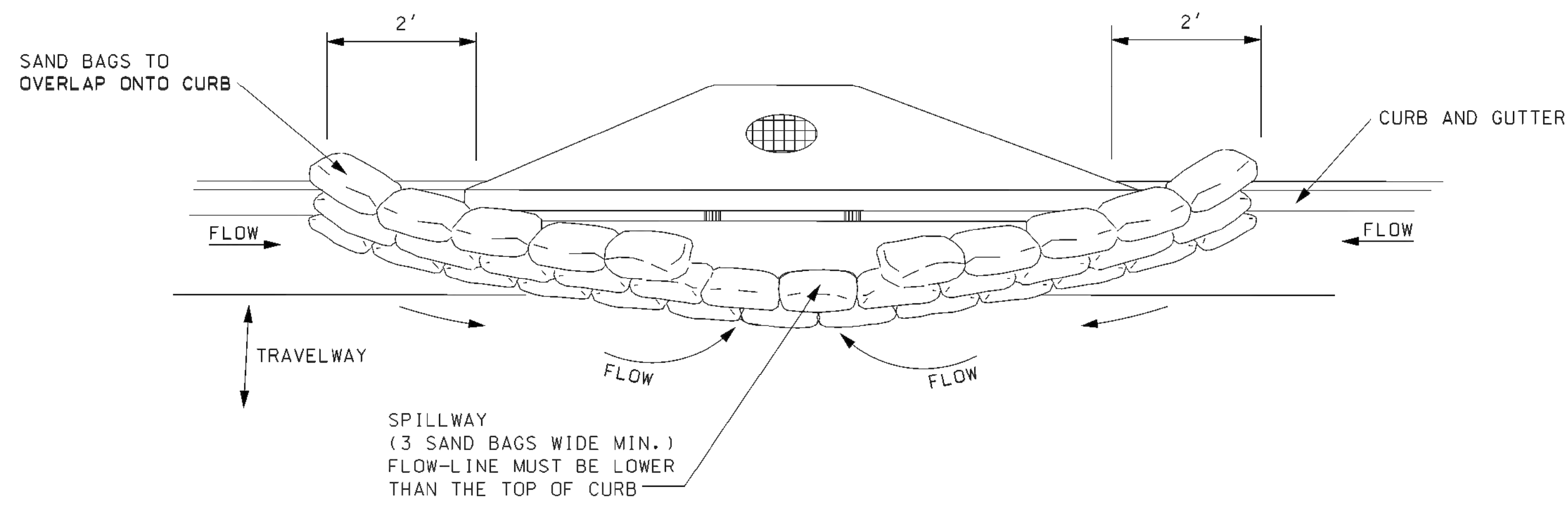
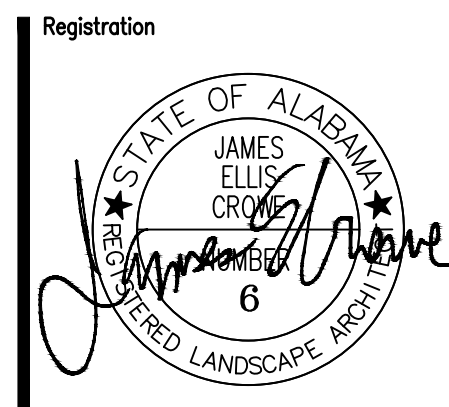
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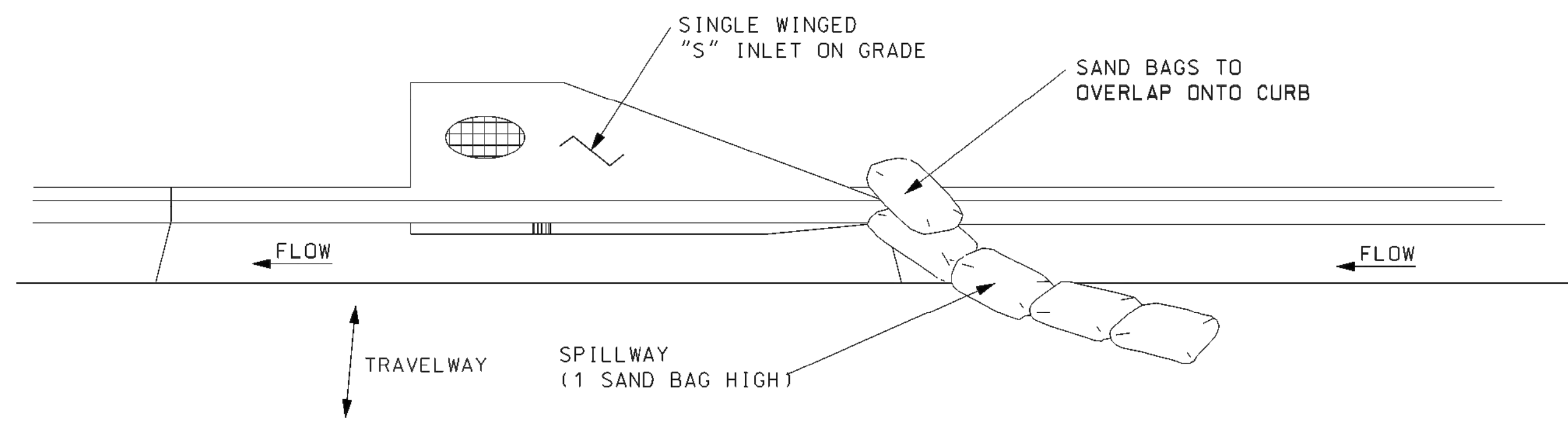
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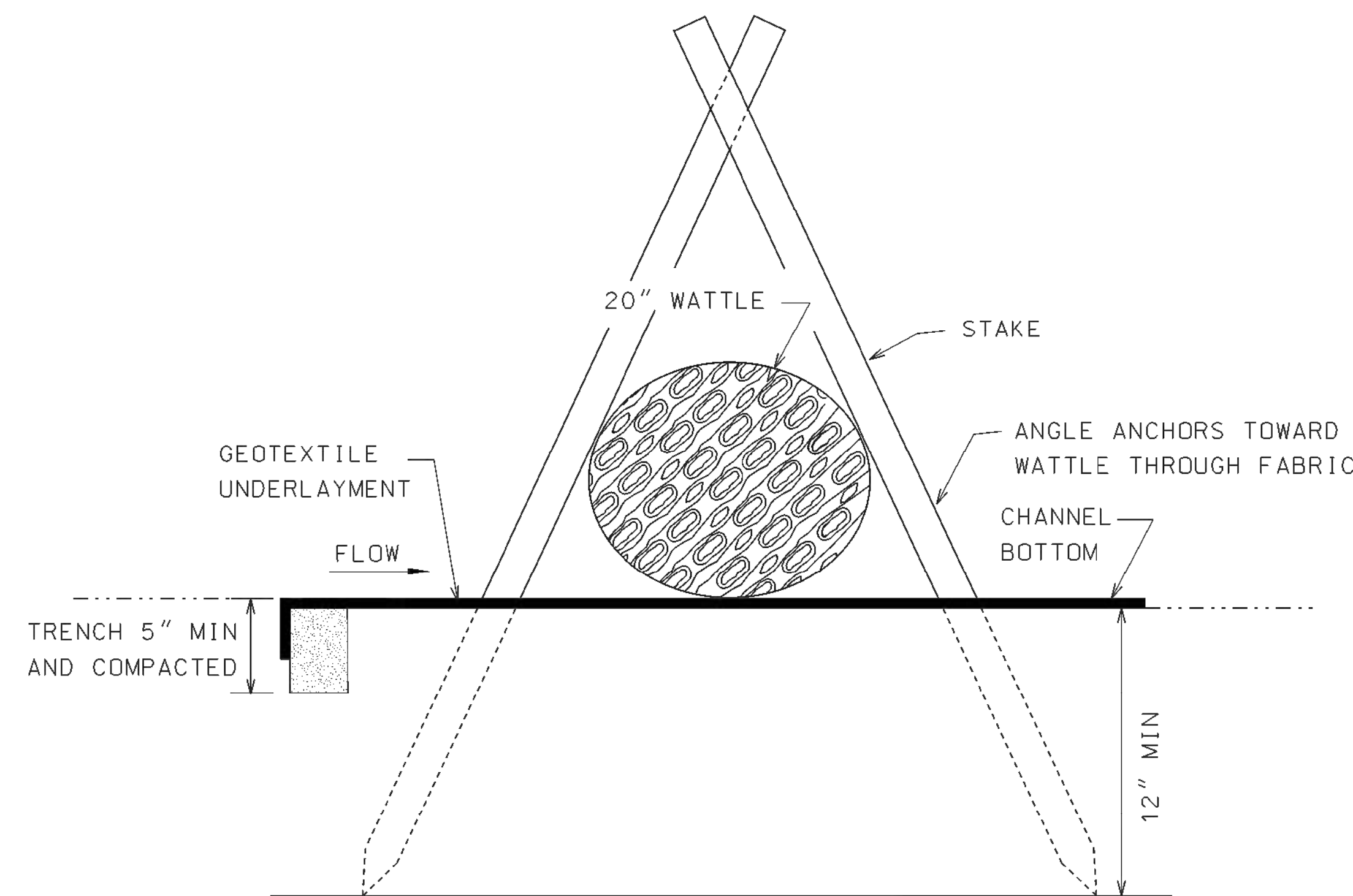
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Date	



TYPICAL (SAND BAG) PROTECTION FOR INLET IN SAG



TYPICAL (SAND BAG) PROTECTION FOR INLET ON GRADE



SECTION A-A

Sheet Title

LANDSCAPE  
GRADING DETAILS

Sheet No.

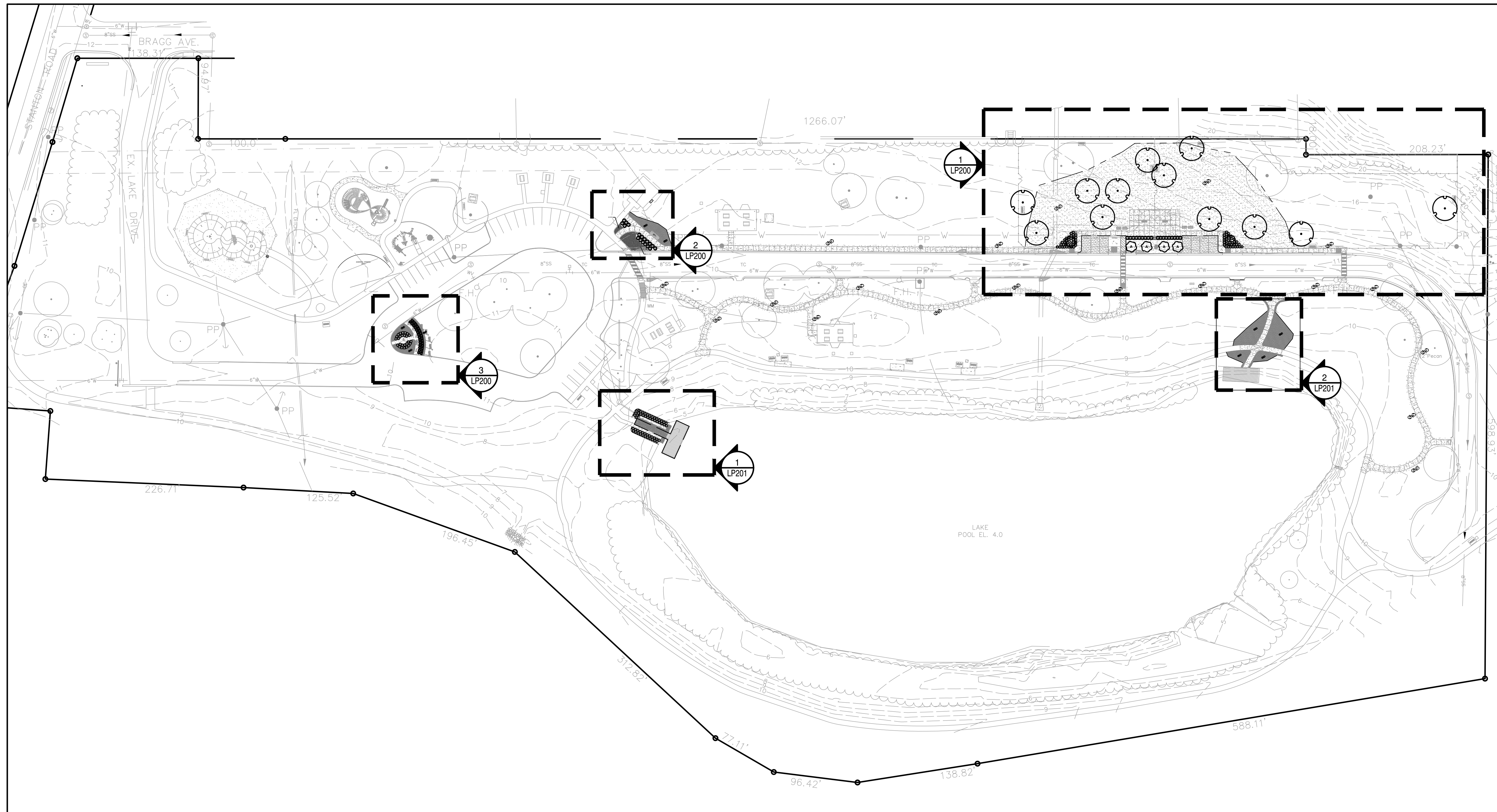
LG500

**PLANT SCHEDULE**

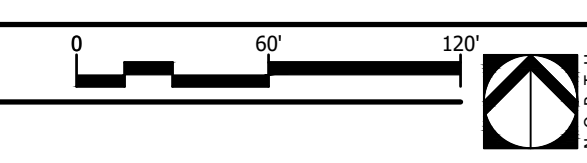
SYMBOL	CODE	ESTIMATED QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	SYMBOL	CODE	ESTIMATED QTY	BOTANICAL / COMMON NAME	CONT	HT	W	SPACING
<b>TREES</b>														
	QN	12	QUERCUS NUTTALLII / NUTTALL OAK FULL HEAD, SPECIMEN QUALITY	30 GAL	3" CAL	8'-10"		MS2	50	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	3 GAL	18"		36" o.c.
	VC	6	VITEX AGNUS-CASTUS / CHASTE TREE	30 GAL		6'-8"		EO	34,942 SF	EREMOCHLOA OPHIUROIDES / CENTIPEDE SOD TO MATCH EX.	SOD			
<b>SHRUBS</b>														
	ID	36	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY FULL FORM	3 GAL										48" o.c.
	LI	29	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	3 GAL										36" o.c.
	MS	150	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO GRASS	3 GAL										36" o.c.

**NOTE:**  
ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES.

**QUANTITY TAKEOFF DISCLAIMER:**  
QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.



**1 OVERALL PLANTING PLAN**  
Scale: 1"=60'



A Landscape Development Plan for  
**Tricentennial Park - Site Improvements PR-004-23**  
Mobile, Alabama

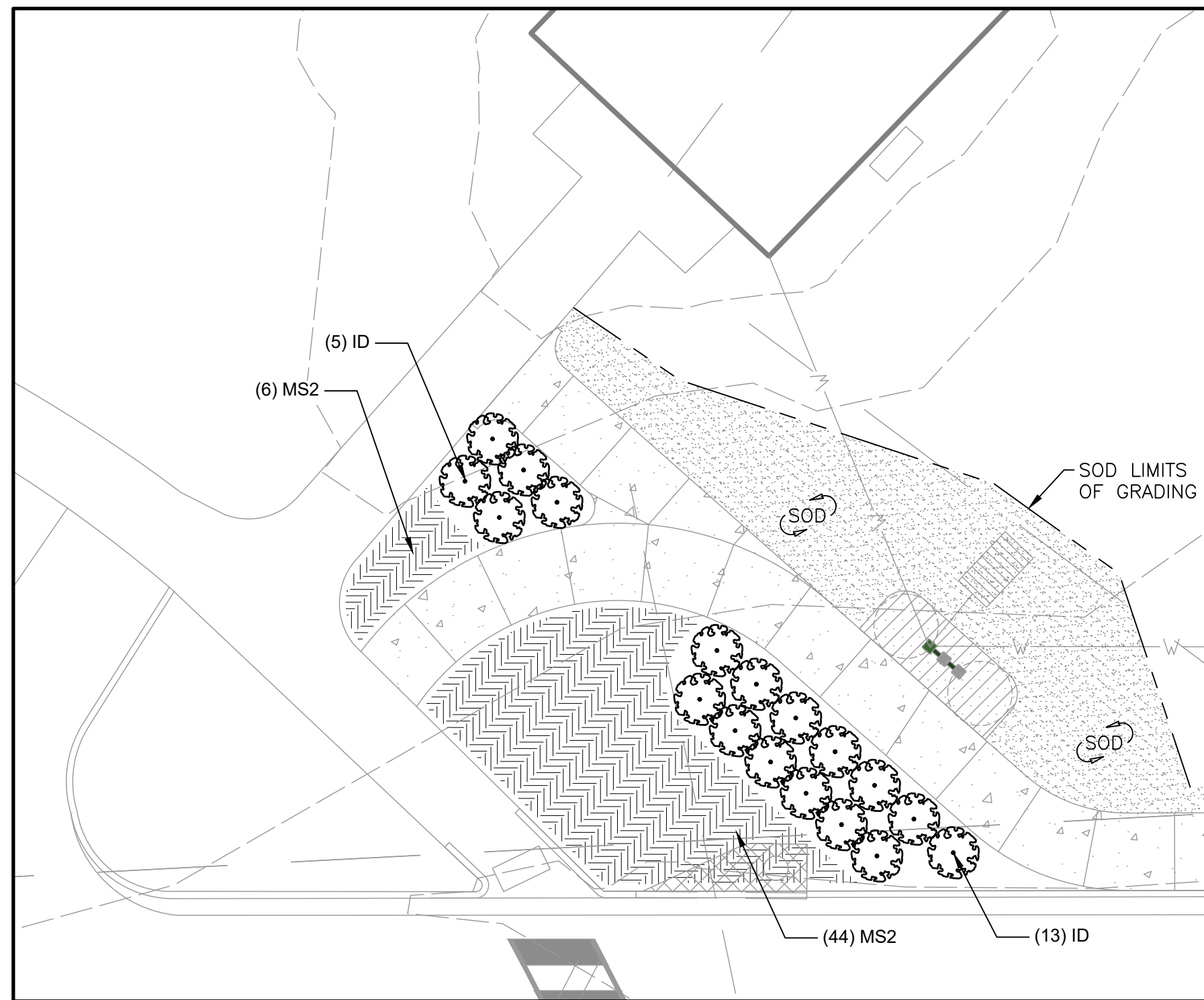
No.	Date	Revisions / Submissions
	08.05.24	99% CD FOR CLIENT REVIEW
	10.07.24	100% CONSTRUCTION DOCUMENTS

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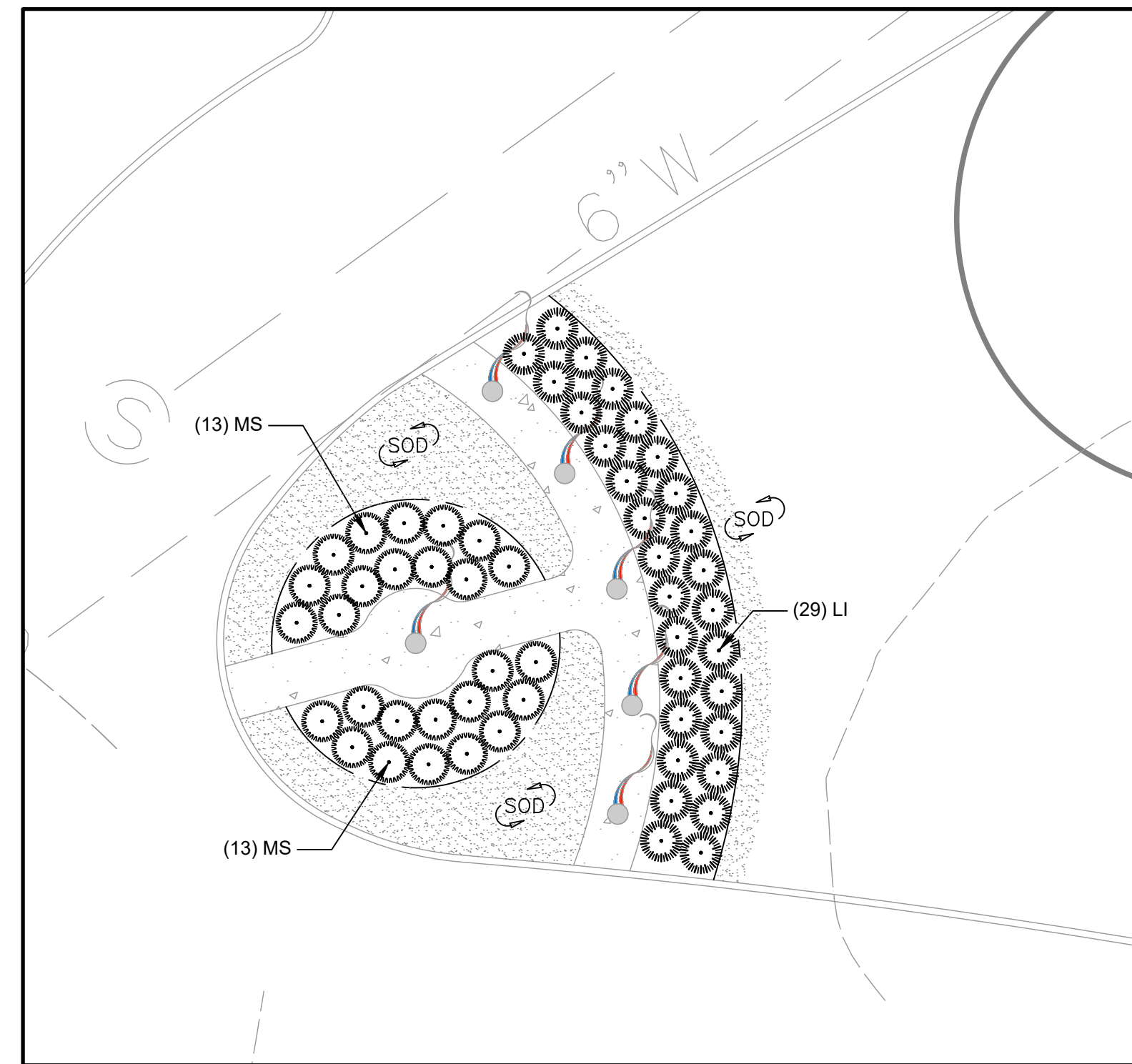
Registration  
 Drawn: ABS  
 Project Manager: JEC  
 Principal: JAMES ELLIS CROOK  
 236010-030  
 Project No.: 6  
 Date: 09.21.23

**OVERALL LANDSCAPE PLANTING PLAN**

A Landscape Development Plan for  
**Tricentennial Park - Site  
Improvements PR-004-23**  
Mobile, Alabama

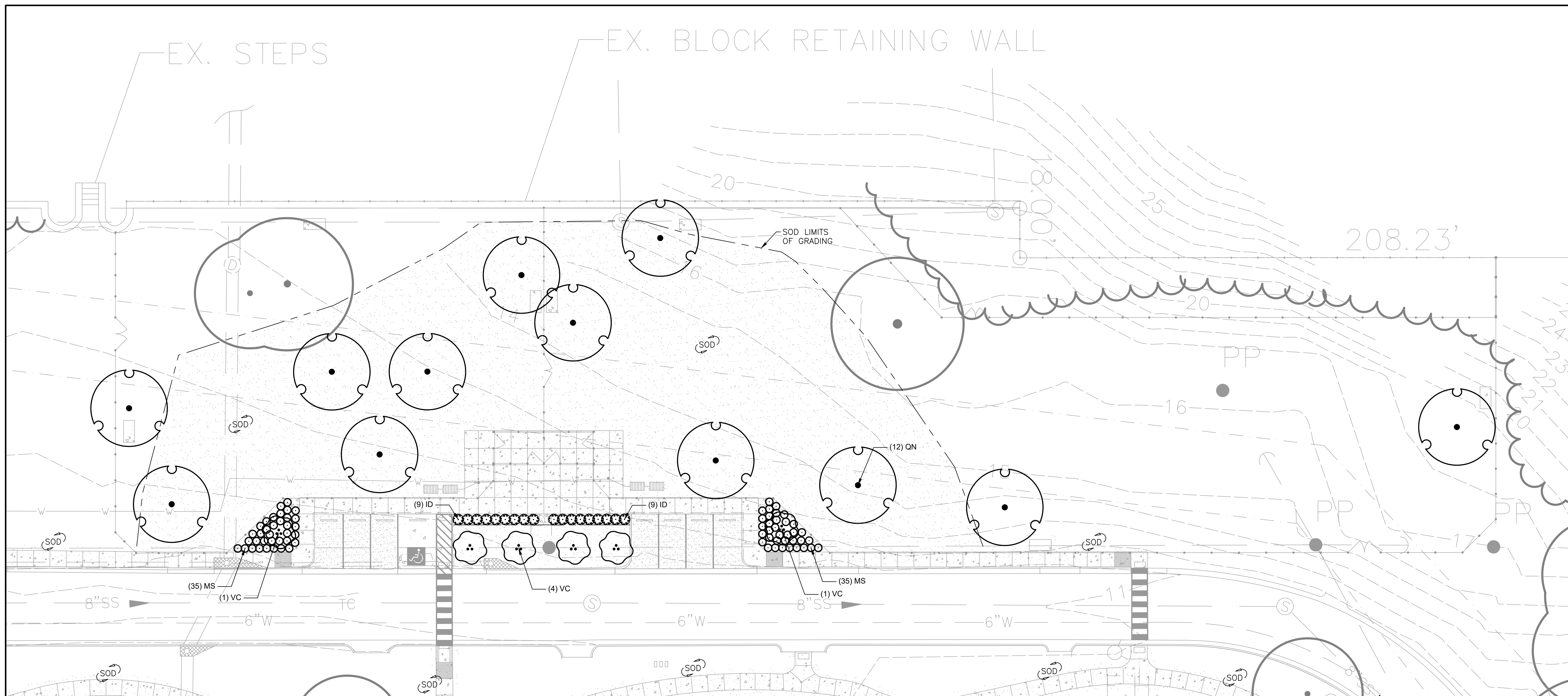


**2** PLANTING PLAN ENLARGEMENT  
Scale: 1"=10'



**3** PLANTING PLAN ENLARGEMENT  
Scale: 1"=10'

**NOTE:**  
ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES.



**1** PLANTING PLAN ENLARGEMENT  
Scale: 1"=20'

Revisions		
No.	Date	Revisions / Submissions
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ABS	Registration
Drawn	
Project Manager	
JEC	
Principal	
236010-030	
Project No.	
09.21.23	
Date	

Sheet Title

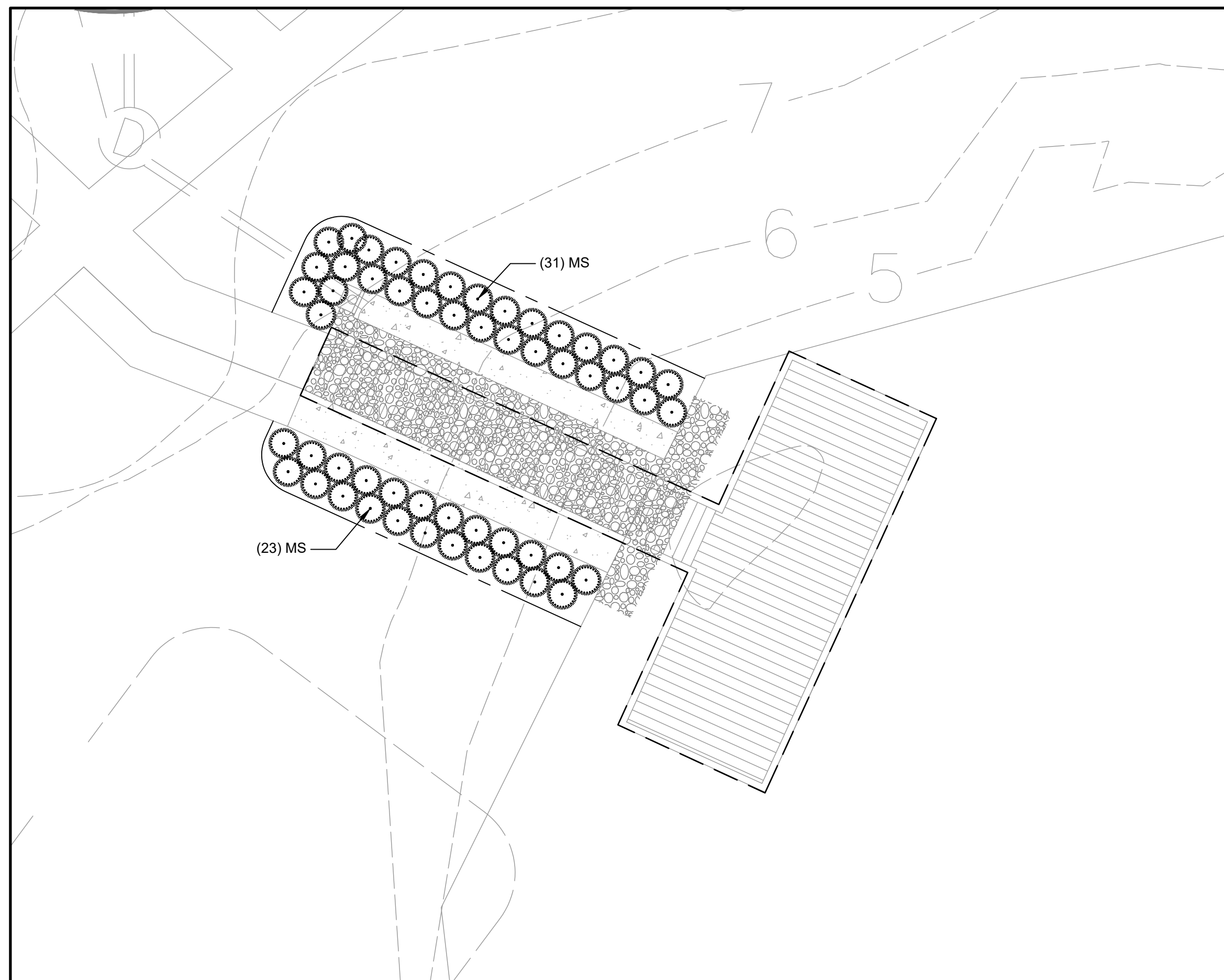
**PLANTING PLAN  
ENLARGEMENT**

Sheet No.

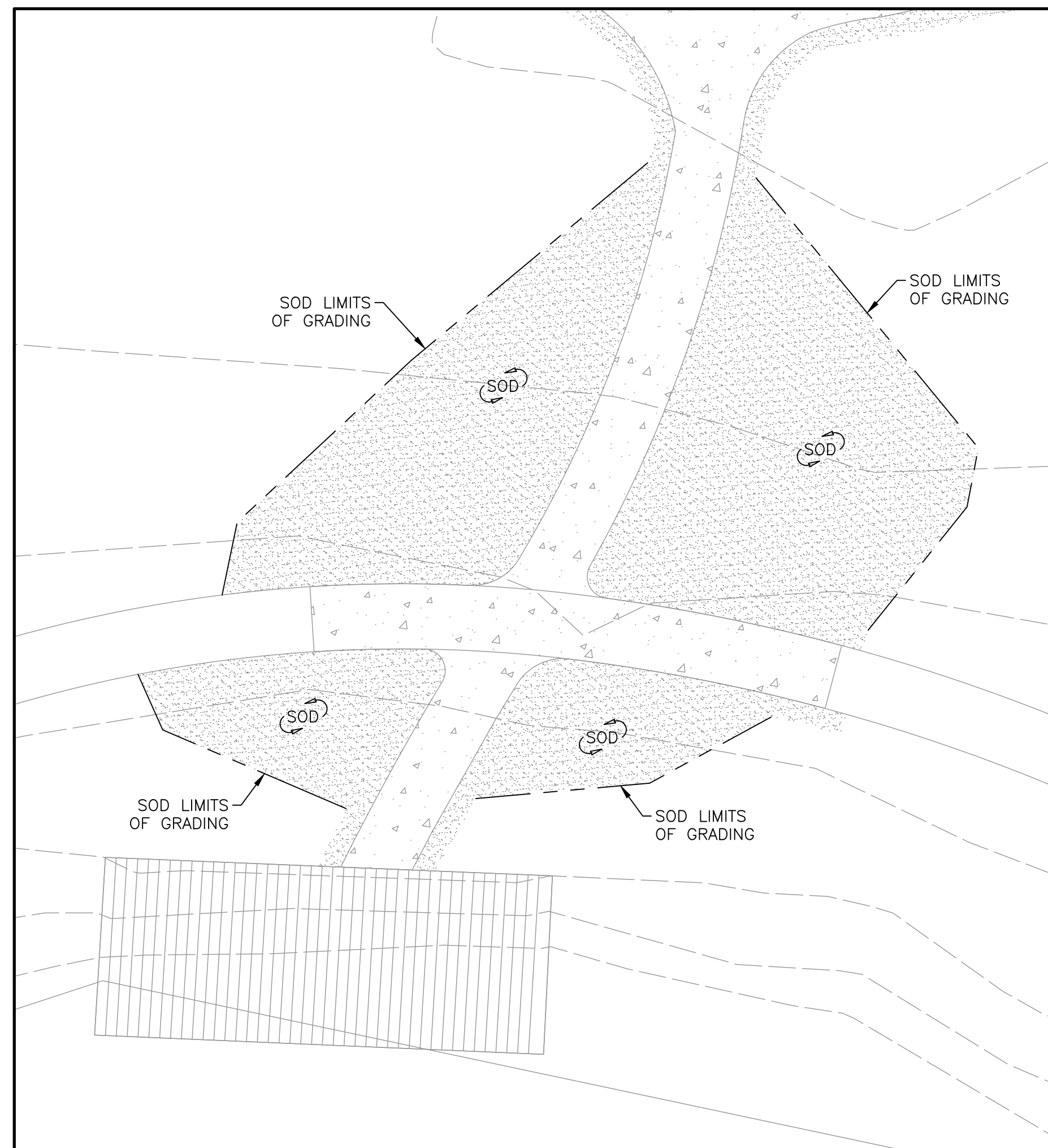
**LP200**

A Landscape Development Plan for  
**Tricentennial Park - Site  
Improvements PR-004-23**  
Mobile, Alabama

**NOTE:**  
ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES.



**1** PLANTING PLAN ENLARGEMENT  
Scale: 1"=10'



**2** PLANTING PLAN ENLARGEMENT  
Scale: 1"=10'

Revisions		
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ABS Drawn  
ABS Project Manager  
JEC Principal  
236010-030 Project No.  
09.21.23 Date

Registration  
STATE OF ALABAMA  
JAMES ELLIS CROOK  
Principal  
6  
REGISTERED LANDSCAPE ARCHITECT

Sheet Title

**PLANTING PLAN  
ENLARGEMENT**



**GENERAL CONDITIONS**

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
  - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
  - ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
- LANDSCAPE AREA SOIL PREPARATION**
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
  - INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
  - RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
  - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
  - WATER THOROUGHLY AFTER PLANTING.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

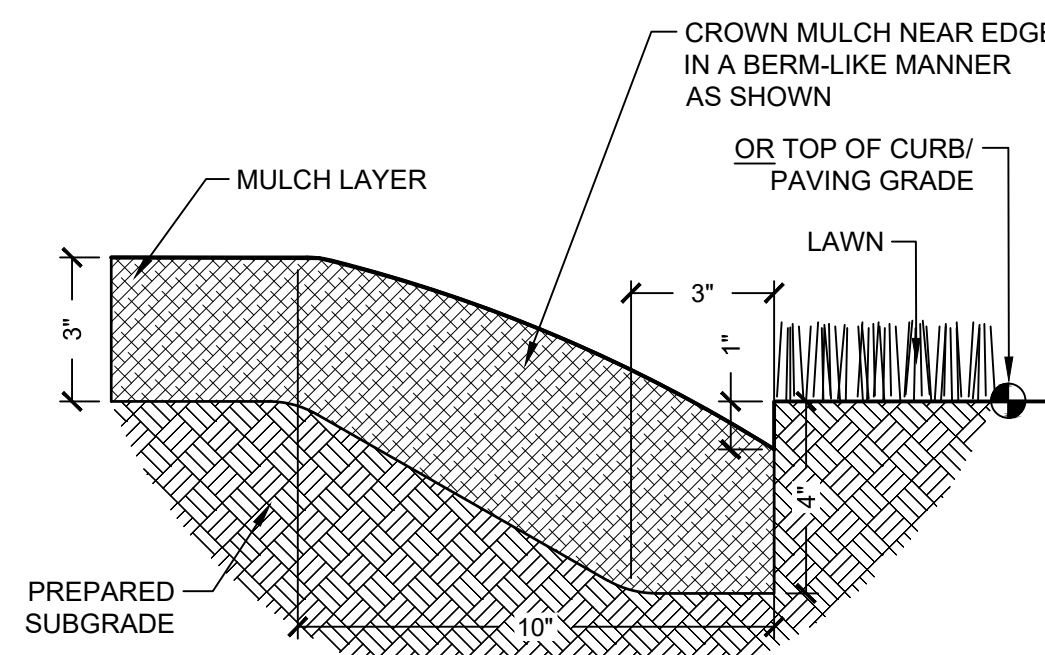
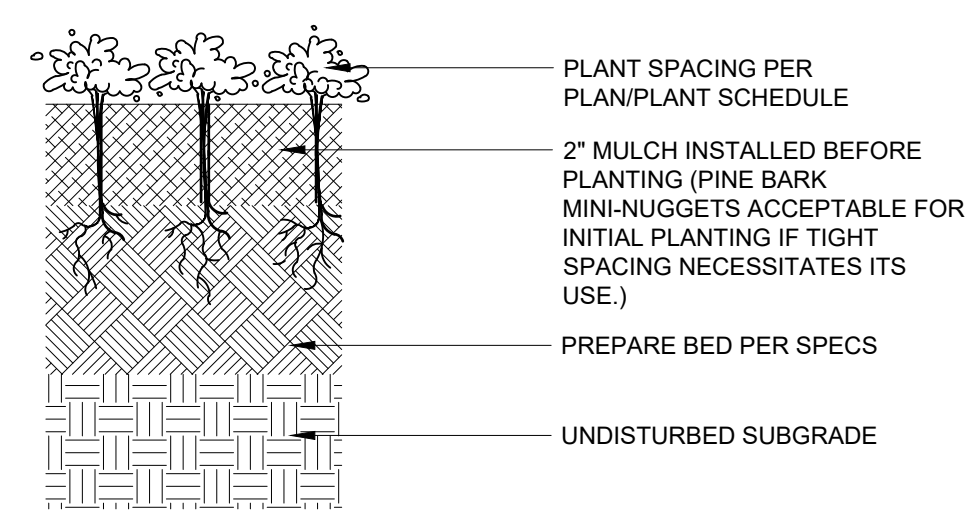
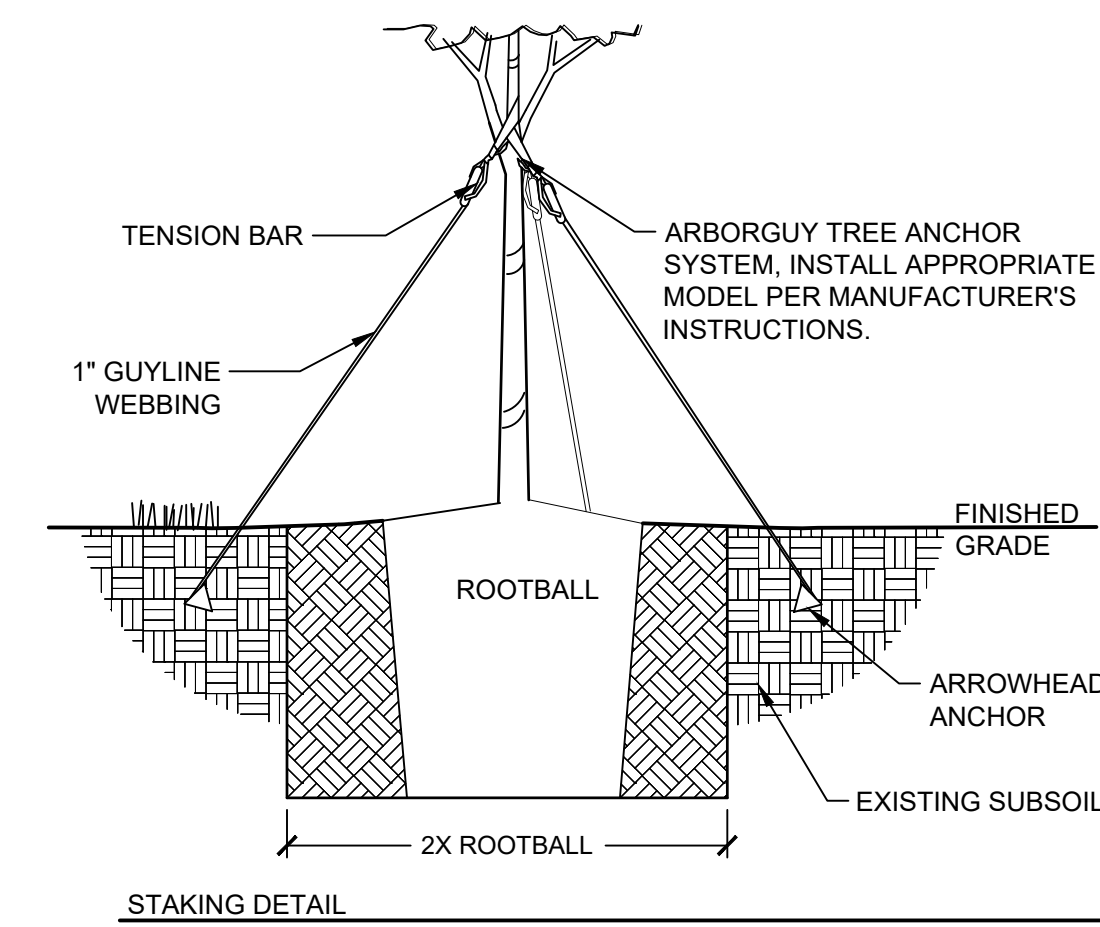
**PLANT MATERIAL AND PLANTING**

- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
- ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
- PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
- UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
- FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ PARKING OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
- NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OR DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
- ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
  - 3" DEPTH PINE BARK
  - 4" DEPTH SHREDDED HARDWOOD MULCH
  - 3" DEPTH LONGLEAF PINESTRAW, SETTLED
- TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
- TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
- ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

**7 GENERAL PLANTING NOTES**

1" = 1"

329399-05



**5 GROUNDCOVER PLANTING**

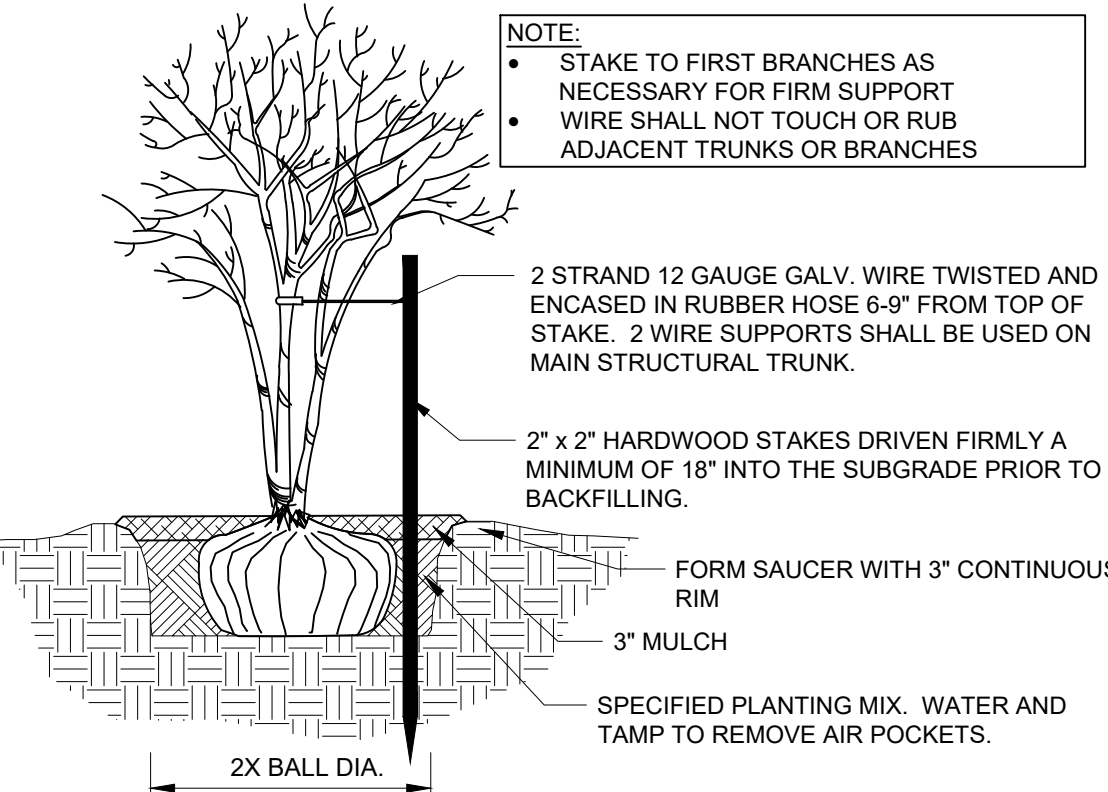
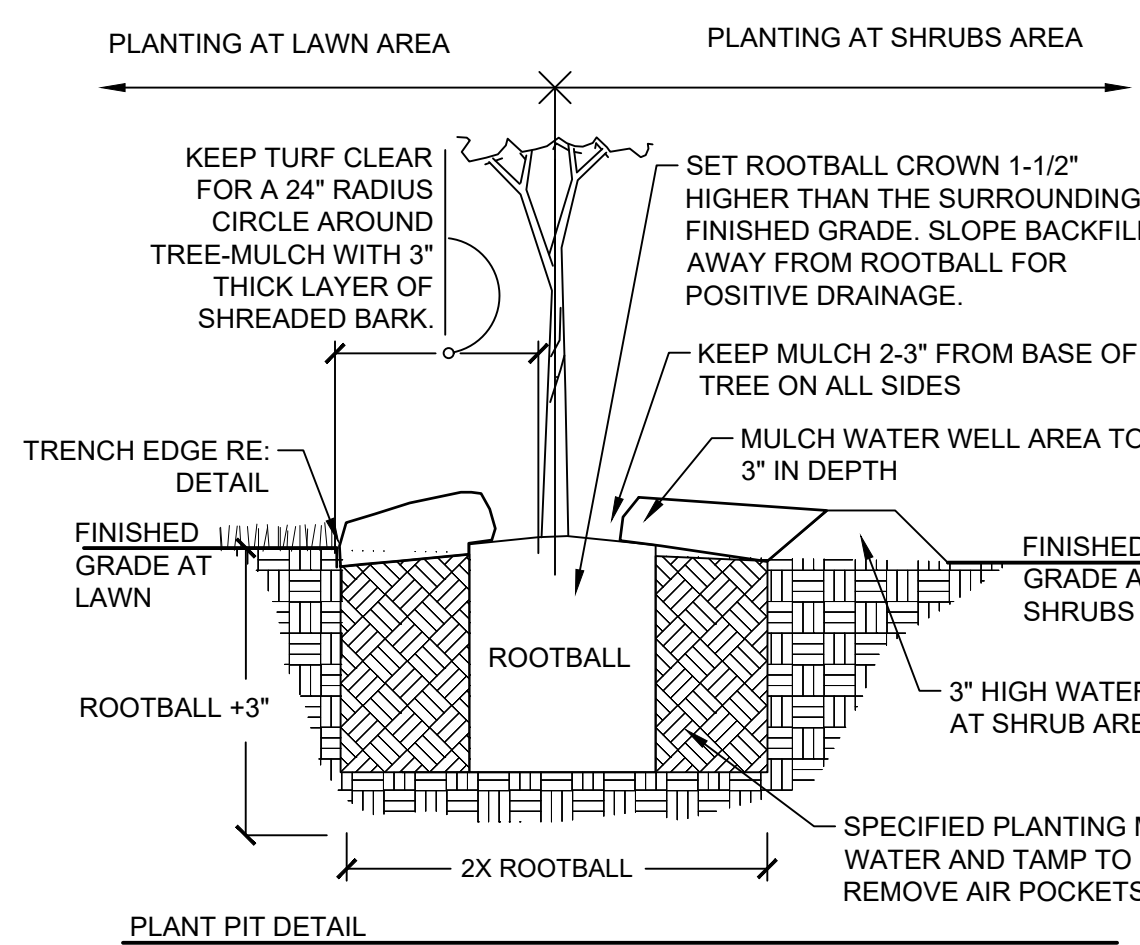
3" = 1'-0"

PLNT-GR-03

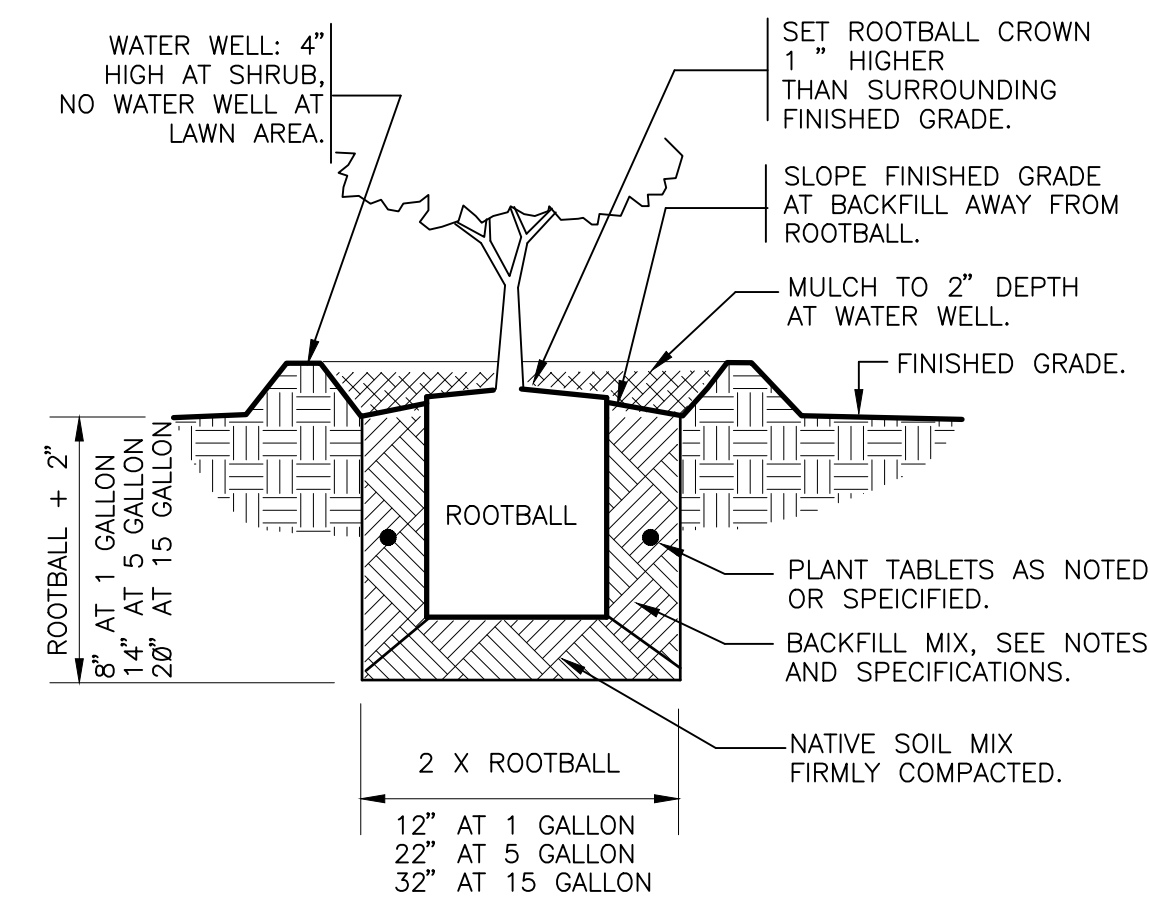
**6 TRENCH EDGE**

3" = 1'-0"

32 9413.23-02



**4 SHRUB PLANTING**



**1 TREE PLANTING-GUY STRAP**

1" = 1'-0"

P-MU-PIN-16

**2 MULTI-TRUNK TREE STAKING**

1/2" = 1'-0"

329343-01

**3 TYPICAL PLANT SPACING**

NOT TO SCALE

329399-04

**4 SHRUB PLANTING**

1" = 1'-0"

FX-PL-FX-SHRB-07

Revisions		
No.	Date	Revisions / Submissions
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ABS  
Drawn  
ABS  
Project Manager  
JEC  
Principal  
236010-030  
Project No.  
09.21.23  
Date

Registration  
STATE OF ALABAMA  
JAMES ELLIS CROFT  
6  
LANDSCAPE ARCHITECT

Sheet Title

**LANDSCAPE  
PLANTING DETAILS**

Sheet No. **LP500**

## ELECTRICAL SPECIFICATIONS

1. GENERAL ELECTRICAL:
  - 1.1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE ELECTRICAL SYSTEM AS INDICATED WITHIN THESE DRAWINGS. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND WITH MANUFACTURER'S RECOMMENDATIONS.
  - 1.2. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND MECHANICAL DRAWINGS PRIOR TO SUBMITTING HIS BID. THE CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND CONNECT ALL ITEMS AS INDICATED ON THE DRAWINGS.
  - 1.3. THE ARCHITECT SHALL BE NOTIFIED OF ANY CONFLICTS, OR INTERFERENCES THAT OCCUR BETWEEN INDIVIDUAL DRAWINGS.
  - 1.4. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT, FIRST CLASS, WORKMANLIKE MANNER, TO THE APPROVAL OF THE ARCHITECT/ENGINEER AND GOVERNING AUTHORITIES.
  - 1.5. IN ADDITION TO THE MANUFACTURERS STANDARD GUARANTEES, THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS, EQUIPMENT AND WORKMANSHIP AGAINST DEFECTS FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, AND SHALL CORRECT ANY DEFECTS AT NO ADDITIONAL COST TO THE OWNER. ALL LAMPS SHALL BE GUARANTEED FOR 30 DAYS AFTER ACCEPTANCE.
  - 1.6. THE LOADS SHOWN FOR APPLIANCES AND EQUIPMENT ARE BASED ON DESIGN INFORMATION. THE CONTRACTOR SHALL VERIFY ALL APPLIANCE LOADS PRIOR TO RUNNING THE CIRCUIT. THE MINIMUM CIRCUIT REQUIREMENTS SHALL BE BASED ON THE APPLIANCE NAMEPLATE VALUE OR CODE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED FOR APPLIANCE MODIFICATIONS BY THE CONTRACTOR.
  - 1.7. PRIOR APPROVAL: PRIOR APPROVAL SHALL BE REQUIRED FOR ANY MANUFACTURER OTHER THAN THOSE LISTED FOR ALL SPECIFIED ITEMS IN THESE DRAWINGS. SUBMIT ALL REQUESTS FOR PRIOR APPROVAL 2 WEEKS PRIOR TO BID OPENING. ENGINEER'S APPROVAL WILL BE IN THE FORM OF AN ADDENDUM.
2. CODES & STANDARDS:
  - 2.1. INSTALLATION AND MATERIALS SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE FOLLOWING CODES & STANDARDS:
    - 2.1.1. NATIONAL ELECTRICAL CODE.
    - 2.1.2. NFPA 72. NATIONAL FIRE PROTECTION CODE.
    - 2.1.3. INTERNATIONAL BUILDING CODE.
    - 2.1.4. INTERNATIONAL ENERGY CONSERVATION CODE.
    - 2.1.5. NFPA 101.
    - 2.1.6. ADA.
    - 2.1.7. ANSI.
    - 2.1.8. NEMA.
    - 2.1.9. OSHA.
    - 2.1.10. UL.
3. ALTERATIONS & ADDITIONS TO EXISTING WORK:
  - 3.1. PROVIDE ALL NECESSARY ADDITIONS AND ALTERATIONS TO EXISTING WORK AS REQUIRED TO PROVIDE AND MAINTAIN A COMPLETE AND PROPER ELECTRICAL INSTALLATION.
  - 3.2. AS NECESSARY, RELOCATE EXISTING ELECTRICAL WORK SO OTHER TRADES CAN PURSUE THEIR WORK.
  - 3.3. MAINTAIN POWER TO EXISTING PORTIONS OF BUILDINGS FED FROM OR THROUGH AREA IN SCOPE OF THIS CONTRACT.
  - 3.4. COORDINATE ALL REQUIRED OUTAGES WITH OWNER.
4. BASIC MATERIALS & METHODS:
  - 4.1. ALL POWER AND DISTRIBUTION CABLING SHALL BE COPPER TYPE THWN/THHN (NM CABLE NOT ACCEPTABLE UNO SPECIFICALLY).
  - 4.2. ALL ELECTRICAL EQUIPMENT, DEVICES, ETC. LOCATED OUTDOORS SHALL BE WEATHERPROOF.
  - 4.3. ELECTRICAL CONTRACTOR SHALL PROVIDE ADEQUATE AND PROPER SUPPORT FOR ALL ELECTRICAL OUTLETS, DEVICES, LIGHT FIXTURES, ETC. BUILT IN OR MOUNTED ON CEILINGS. NO OUTLET BOX, DEVICE, LIGHT FIXTURE, ETC. SHALL BE SUPPORTED FROM ANY ACOUSTICAL CEILING TILE OR DRYWALL CEILINGS. PROVIDE METAL SUPPORTS THAT ARE MADE FOR USE WITH CEILING GRID SYSTEMS OR PROVIDE HANGERS FROM STRUCTURE ABOVE.
  - 4.4. CONDUIT ROUTINGS AND DEVICE/EQUIPMENT LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL FIELD ROUTE AND LOCATE AS REQUIRED. CONDUIT ROUTINGS SHALL BE PARALLEL OR PERPENDICULAR TO BUILDING LINES. JUNCTION BOXES LOCATED ABOVE CEILING SHALL BE INSTALLED FACING DOWN AND SHALL BE ACCESSIBLE AFTER INSTALLATION.
  - 4.5. COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES AND STRUCTURAL COMPONENTS.
  - 4.6. THE CONDUIT MATERIAL SHALL BE AS FOLLOWS:
    - 4.7.1. BELOW GRADE - RNC (POWER & SITE LIGHTING ONLY). ELBOWS >1-1/2" SHALL BE RGS.
    - 4.7.2. RISER FROM 36" BELOW GRADE - RGS.
    - 4.7.3. CONCEALED RISER FROM 36" BELOW GRADE - RNC (POWER ONLY).
    - 4.7.4. ABOVE GRADE SUBJECT TO PHYSICAL ABUSE - RGS.
    - 4.7.5. ABOVE GRADE NOT SUBJECT TO PHYSICAL ABUSE OR WEATHER - EMT.
    - 4.7.6. INDOORS NOT SUBJECT TO PHYSICAL ABUSE - EMT.
    - 4.7.7. FINAL CONDUIT CONNECTIONS TO HEAT PUMPS, AIR HANDLERS, EXHAUST FANS, AND WATER HEATERS SHALL BE LFMC WHETHER INTERIOR OR EXTERIOR.
  - 4.8. CONDUIT FITTINGS SHALL BE AS FOLLOWS:
    - 4.8.1. EMT - <=2" USE STEEL SET SCREW WITH INSULATED THROATS FOR INTERIOR/ USE COMPRESSION FITTINGS WITH INSULATED THROATS FOR EXTERIOR, >2" USE SET-SCREW STEEL WITH INSULATED THROATS.
    - 4.8.2. RGS - THREADED GALVANIZED STEEL.
    - 4.8.3. PVC - PVC APPROVED FOR THE USE.
    - 4.8.4. FMC - ZINC-PLATED STEEL OR CADMIUM-PLATED MALLEABLE IRON SCREW TYPE WITH INSULATED THROAT.
    - 4.8.5. LFMC - CADMIUM-PLATED MALLEABLE IRON OR STEEL COMPRESSION TYPE WITH INSULATED THROAT.
  - 4.9. ELECTRICAL CONTRACTOR SHALL WORK CLOSELY WITH THE GENERAL CONTRACTOR ON THE INSTALLATION OF ALL ELECTRICAL BOXES, CABINETS, RINGS, ETC. IN WALLS. THE BOXES SHALL BE INSTALLED AT THE UNIFORM HEIGHTS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS. THE FACE OF THE CABINETS, BOXES, RINGS, ETC. SHALL BE PLUMB AND FLUSH WITH THE FACE OF THE FINISH MATERIAL. ANY WORK NOT MEETING THE ABOVE REQUIREMENT SHALL BE REMOVED AND REINSTALLED AT NO ADDITIONAL COST TO THE OWNER.
  - 4.10. ALL SIDEWALKS AND PARKING LOT ASPHALT AREAS THAT ARE CUT DUE TO NEW ELECTRICAL SERVICES SHALL BE REPAIRED TO MATCH EXISTING.
  - 4.11. ALL DIMENSIONS TO DEVICES AFF SHALL BE TO CENTERLINE UNLESS NOTED OTHERWISE.
  - 4.12. COORDINATE LOCATIONS OF ELECTRICAL EQUIPMENT, DEVICES, OUTLETS, FIXTURES, ETC., WITH ARCHITECTURAL PLANS, ELEVATIONS AND REFLECTED CEILING PLANS PRIOR TO ROUGH-IN WORK.
5. GROUNDING & BONDING:
  - 5.1. PROVIDE AN INSULATED EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS.
  - 5.2. GROUND RODS SHALL BE 3/4"x20' COPPERCLAD STEEL.
  - 5.3. BELOW GRADE CONNECTIONS SHALL BE EXOTHERMIC TYPE.
  - 5.4. ALL CABLES SHALL BE COPPER, ALL BOLTED CONNECTIONS SHALL BE BRONZE.



## ABBREVIATIONS

A	AMPS	MCM	THOUSAND CIRCULAR MILS
AC	ABOVE COUNTER	MH	MANHOLE
AF	AMP FRAME	MIN	MINIMUM
AFF	ABOVE FINISHED FLOOR	MISC	MISCELLANEOUS
AFG	ABOVE FINISHED GRADE	MLO	MAIN LUGS ONLY
AHU	AIR HANDLING UNIT	MNT	MOUNTING HEIGHT
AL	ALUMINUM	MTG	MOUNTING
ARCH	ARCHITECT OR ARCHITECTURAL	MTS	MANUAL TRANSFER SWITCH
AT	AMP TRIP	MV	MEDIUM VOLTAGE
ATS	AUTOMATIC TRANSFER SWITCH	N1	NEMA 1
ATU	AIR TERMINAL UNIT	N3R	NEMA 3R
AWG	AMERICAN WIRE GAUGE	N/A	NOT APPLICABLE
BAS	BUILDING AUTOMATION SYSTEM	NA	NOT APPLICABLE
BJ	BONDING JUMPER	NEC	NATIONAL ELECTRICAL CODE
BKR	CIRCUIT BREAKER	NESC	NATIONAL ELECTRICAL SAFETY CODE
BLDG	BUILDING	NEU	NEUTRAL
BOD	BASIS OF DESIGN	OCPD	OVERCURRENT PROTECTION DEVICE
C	CONDUIT	OFOI	OWNER FURNISHED OWNER INSTALLED
C/B	CIRCUIT BREAKER	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CL	CURRENT LIMITING	OH	OVERHEAD
CL	CENTERLINE	OHE	OVERHEAD ELECTRIC
CLG	CEILING	OHP	OVERHEAD PRIMARY
CKT	CIRCUIT	OHS	OVERHEAD SECONDARY
CT	CURRENT TRANSFORMER	PBD	PANELBOARD
CU	COPPER	PF	POWER FACTOR
DDC	DIRECT DIGITAL CONTROL	PNL	PANELBOARD
DEMO	DEMOLISH	PT	POTENTIAL TRANSFORMER
EC	ELECTRICAL CONTRACTOR	PWR	POWER
EGC	EQUIPMENT GROUNDING CONDUCTOR	RCPT	RECEPTACLE
ELEC	ELECTRICAL	REQD	REQUIRED
EMGB	ELECTRICAL MAIN GROUNDING BUSBAR	RM	ROOM
EF	EXHAUST FAN	RGS	RIGID GALVANIZED STEEL CONDUIT
EX	EXISTING TO REMAIN	RNC	RIGID NON-METALLIC CONDUIT
EXT	EXTERIOR	RVSS	REDUCED VOLTAGE SOLID STATE
EWC	ELECTRIC WATER COOLER	SA	SURGE ARRESTER
EMT	ELECTRICAL METALLIC TUBING	SCA	SHORT CIRCUIT AMPS
EQUIP	EQUIPMENT	SF	SUPPLY FAN
FMC	FLEXIBLE METAL CONDUIT	SPEC	SPECIFICATION
FACP	FIRE ALARM SYSTEM CONTROL PANEL	SWBD	SWITCHBOARD
FU	FUSE	SWGR	SWITCHGEAR
F/A	FIRE ALARM	TBB	TELECOMMUNICATIONS BONDING BACKBONE
FLA	FULL LOAD AMPS	TR	TELECOMMUNICATIONS ROOM
FLR	FLOOR	TGB	TELECOMMUNICATIONS GROUNDING BUSBAR
FVNR	FULL VOLTAGE NON-REVERSING	TMGB	TELECOMMUNICATIONS MAIN GROUNDING BUSBAR
GFI	GROUND FAULT INTERRUPTER	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
G	GROUND (OR GFI FOR RECEPTACLE SUBSCRIPT)	TYP	TYPICAL
GC	GENERAL CONTRACTOR	UFR	UNDERFLOOR RACEWAY
GND	GROUND	UG	UNDERGROUND
GEC	GROUNDING ELECTRODE CONDUCTOR	UGE	UNDERGROUND ELECTRIC
HH	HANDHOLE	UGP	UNDERGROUND PRIMARY
HOA	HAND-OFF-AUTOMATIC	UGS	UNDERGROUND SECONDARY
HP	HEAT PUMP OR HORSEPOWER	UL	UNDERWRITERS' LABORATORIES
HVAC	HEATING, VENTILATION & AIR-CONDITIONING	UNO	UNLESS NOTED OTHERWISE
IG	ISOLATED GROUND	UPS	UNINTERRUPTIBLE POWER SUPPLY
IMC	INTERMEDIATE METAL CONDUIT	V	VOLT
JB	JUNCTION BOX	VA	VOLT-AMPERES
k	KILO	VAR	VOLT-AMPERES REACTIVE
KAIC	KILO-AMPERE INTERRUPTING CAPABILITY	VAV	VARIABLE AIR VOLUME UNIT
KCMIL	THOUSAND CIRCULAR MILS	W	WATTS
LCP	LIGHTING CONTROL PANEL	WAO	WORK AREA OUTLET
LTG	LIGHTING	WP	WEATHERPROOF
LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT	WSR	WITHSTAND RATING
LV	LOW VOLTAGE	XFMR	TRANSFORMER
MAX	MAXIMUM	XP	EXPLOSION PROOF
MCA	MINIMUM CIRCUIT AMPACITY	φ	PHASE
MCC	MOTOR CONTROL CENTER	72°	DEGREES
MCE	MAIN COMMUNICATIONS EQUIPMENT ROOM	Δ	DELTA
		Ω	OHMS

## ELECTRICAL LEGEND

### DISTRIBUTION & POWER EQUIPMENT:

PANELBOARD. MOUNT AS INDICATED. SEE PANELBOARD SCHEDULES.

NEC 110.26(A) WORKING CLEARANCE.

### MISCELLANEOUS EQUIPMENT:

- JUNCTION BOX.
- ELECTRICAL CONNECTION TO EQUIPMENT. VERIFY LOCATION WITH EQUIPMENT PROVIDER.

### LIGHTING FIXTURES:

SEE LIGHTING FIXTURE SCHEDULE FOR SYMBOLS AND DESCRIPTIONS. THE FIXTURE MARK IN AN ENCLOSED SPACE WITH SIMILAR FIXTURES WILL APPLY TO ALL FIXTURES IN THE SPACE.

- OTHER:**
- CIRCUIT RUN CONCEALED ABOVE CEILING OR IN WALL.
  - CIRCUIT RUN CONCEALED IN OR BELOW FLOOR SLAB OR UNDERGROUND.
  - HOMERUN TO PANELBOARD. ANY CIRCUIT WITHOUT FURTHER DESIGNATION SHALL BE 2#12,#12G,3/4". TICK MARKS INDICATE # OF CONDUCTORS (EGC NOT SHOWN). MINIMUM SIZE ON 120V HOMERUNS GREATER THAN 50 FEET SHALL BE #10 AWG. MINIMUM SIZE ON 120V HOMERUNS GREATER THAN 100 FEET SHALL BE #8 AWG. MINIMUM SIZE ON 120V HOMERUNS GREATER THAN 160 FEET SHALL BE #6 AWG. MINIMUM SIZE ON 277V HOMERUNS GREATER THAN 100 FEET SHALL BE #10 AWG. INCREASE CONDUIT SIZE AS REQUIRED PER NEC. UNDERLINED TEXT INDICATES CIRCUIT DESIGNATION.
  - LIGHT FIXTURE IDENTIFICATION TAG. SEE LIGHT FIXTURE SCHEDULE FOR SYMBOLS & DETAILS.
  - SHEET NOTE TAG.
  - PANELBOARD, SWITCHBOARD, TRANSFORMER & ELECTRICAL EQUIPMENT IDENTIFICATION TAG.
  - LEADERS.
- SITE EQUIPMENT:**
- HANDHOLE. SEE DETAIL.

## UNDERGROUND CONDUIT SYSTEM LEGEND

- SITE LIGHTING
- POWER

A Landscape Development Plan for  
**Tricentennial Park - Site  
 Improvements PR-004-23**  
 Mobile, Alabama

Revisions		
No.	Date	Revisions / Submissions
08.05.24		99% CD FOR CLIENT REVIEW
10.07.24		100% CONSTRUCTION DOCUMENTS

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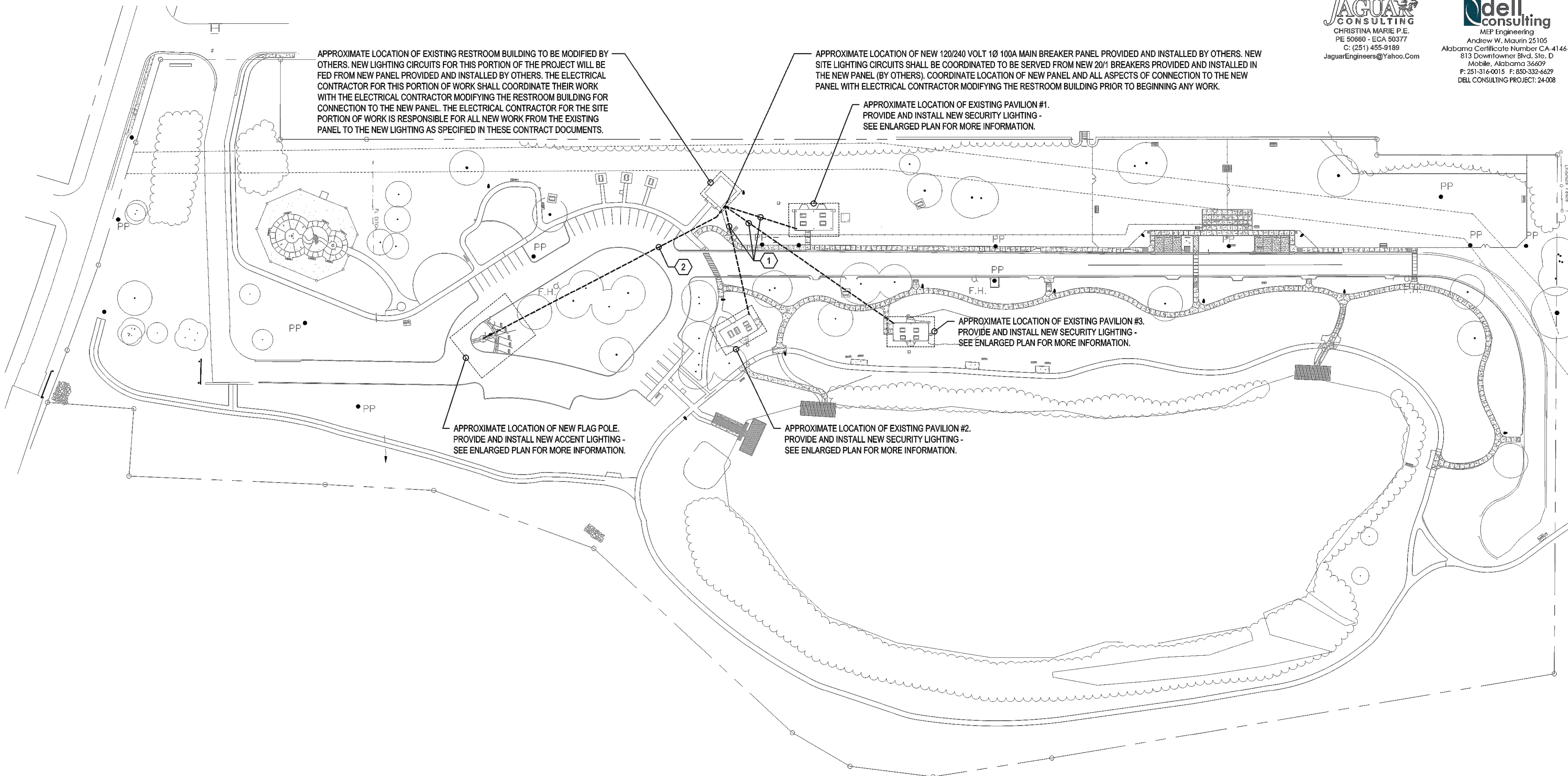
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Sheet Title:

## ELECTRICAL LEGEND AND SPECIFICATIONS

Sheet No.

# ES100



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**Tricentennial Park - Site Improvements PR-004-23**  
 Mobile, Alabama

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**GENERAL NOTES**

- IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE ALL UNDERGROUND INSTALLATIONS TO AVOID EXISTING TREE ROOT SYSTEMS AS WELL AS NEW AND EXISTING UTILITIES TO AVOID CONFLICT.
- IT IS THE RESPONSIBILITY OF THE SITE LIGHTING ELECTRICAL CONTRACTOR TO COLLABORATE WITH THE ELECTRICAL CONTRACTOR FOR THE RESTROOM RENOVATION TO ENSURE ALL WORK IS COORDINATED AND PROJECTS WORK TOGETHER SMOOTHLY.

**SHEET NOTES**

- PROVIDE AND INSTALL 2#10, #10G IN 1" CONDUIT FROM THE NEW 20/1 BREAKER IN THE NEW 100A PANEL UNDERGROUND (A MINIMUM OF 24" BELOW FINISHED GRADE) TO EACH OF THE EXISTING PAVILIONS. ALL EXPOSED CONDUIT SHALL BE RGS AND SHALL TRANSITION TO PVC BELOW GRADE AT THE 90° ELBOW (NO LB ALLOWED). SEE ENLARGED LIGHTING PLANS FOR ADDITIONAL INFORMATION.
- PROVIDE AND INSTALL 2#10, #10G IN 1" CONDUIT FROM THE NEW 20/1 BREAKER IN THE NEW 100A PANEL UNDERGROUND (A MINIMUM OF 24" BELOW FINISHED GRADE) TO THE NEW FLAGPOLE LIGHTING. ALL CONDUIT SHALL BE CONCEALED UNDERGROUND AND WITHIN THE FLAG POLE SO THERE IS NO EXPOSED CONDUIT. ALL ASPECTS OF THE LIGHTING WORK FOR THE FLAGPOLE SHALL BE COORDINATED WITH THE FLAGPOLE PROVIDER / INSTALLER PRIOR TO BEGINNING ANY WORK TO AVOID ANY CONFLICTS. SEE ENLARGED LIGHTING PLANS FOR ADDITIONAL INFORMATION.

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 Project No.  
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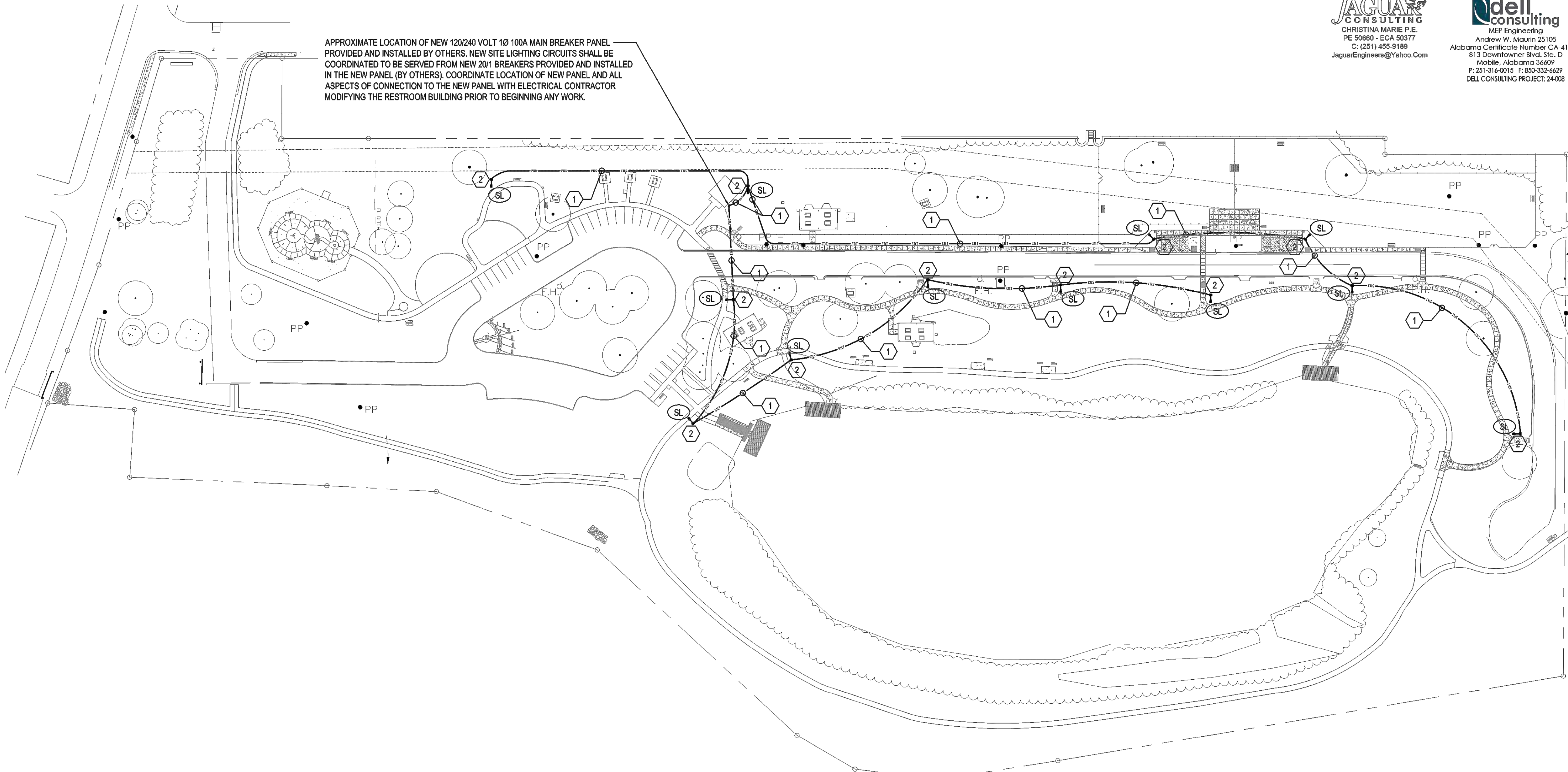
**ELECTRICAL SITE POWER PLAN**

**1 ELECTRICAL SITE POWER PLAN**

60' 0' 60' 120'

SCALE: 1"=60'-0"

APPROXIMATE LOCATION OF NEW 120/240 VOLT 1Ø 100A MAIN BREAKER PANEL PROVIDED AND INSTALLED BY OTHERS. NEW SITE LIGHTING CIRCUITS SHALL BE COORDINATED TO BE SERVED FROM NEW 2Ø/1 BREAKERS PROVIDED AND INSTALLED IN THE NEW PANEL (BY OTHERS). COORDINATE LOCATION OF NEW PANEL AND ALL ASPECTS OF CONNECTION TO THE NEW PANEL WITH ELECTRICAL CONTRACTOR MODIFYING THE RESTROOM BUILDING PRIOR TO BEGINNING ANY WORK.

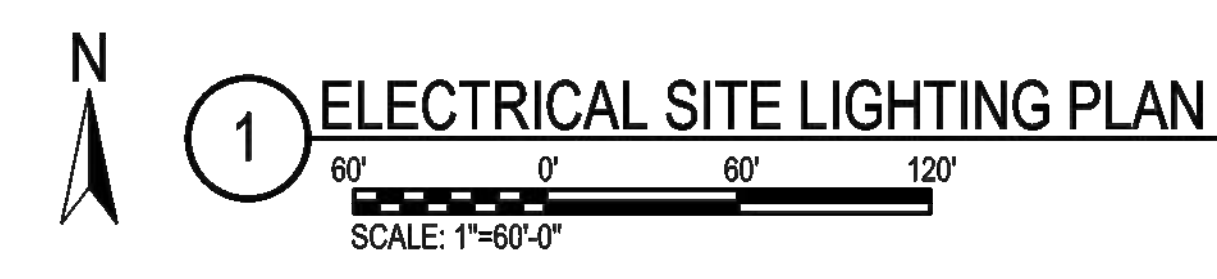


**GENERAL NOTES**

- IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE ALL UNDERGROUND INSTALLATIONS TO AVOID EXISTING TREE ROOT SYSTEMS AS WELL AS NEW AND EXISTING UTILITIES TO AVOID CONFLICT.
- IT IS THE RESPONSIBILITY OF THE SITE LIGHTING ELECTRICAL CONTRACTOR TO COLLABORATE WITH THE ELECTRICAL CONTRACTOR FOR THE RESTROOM RENOVATION TO ENSURE ALL WORK IS COORDINATED AND PROJECTS WORK TOGETHER SMOOTHLY.
- COORDINATE FINAL LOCATION OF SITE LIGHTING AT DOG PARK WITH FENCE PROVIDER / INSTALLER PRIOR TO BEGINNING ANY WORK TO AVOID CONFLICT.

**SHEET NOTES**

- PROVIDE AND INSTALL 2#8, #8G IN 1" CONDUIT A MINIMUM OF 24" BELOW FINISHED GRADE FOR SITE LIGHTING ) TYPICAL FOR ALL "SL" FIXTURES).  
 NOTE: WIRE SIZE IS BASED ON VOLTAGE DROP FOR ROUTING SHOWN. IF ROUTING IS FIELD MODIFIED TO AVOID CONFLICT WITH UTILITIES, TREES, ETC. A NEW VOLTAGE DROP CALCULATION IS TO BE PROVIDED BY THE CONTRACTOR TO ENSURE CONDUCTORS (AND CONDUIT) BEING PROVIDED AND INSTALLED ARE ADEQUATE.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL A 17"x30" QUARTZITE HANDHOLE AT THIS LOCATION FOR NEW SITE LIGHTING. COORDINATE FINAL LOCATION WITH LIGHT POLE.



Revisions		
No.	Date	Revisions / Submissions
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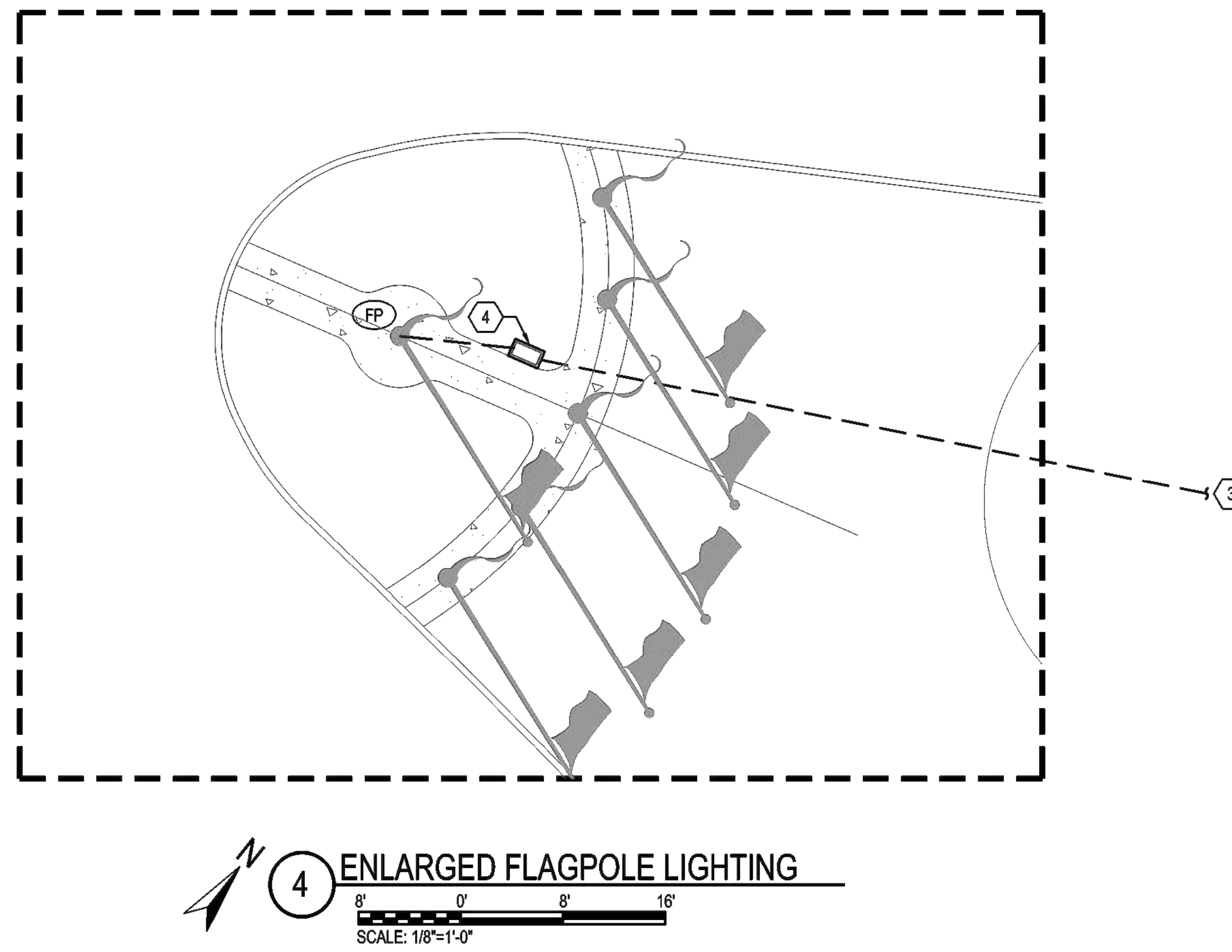
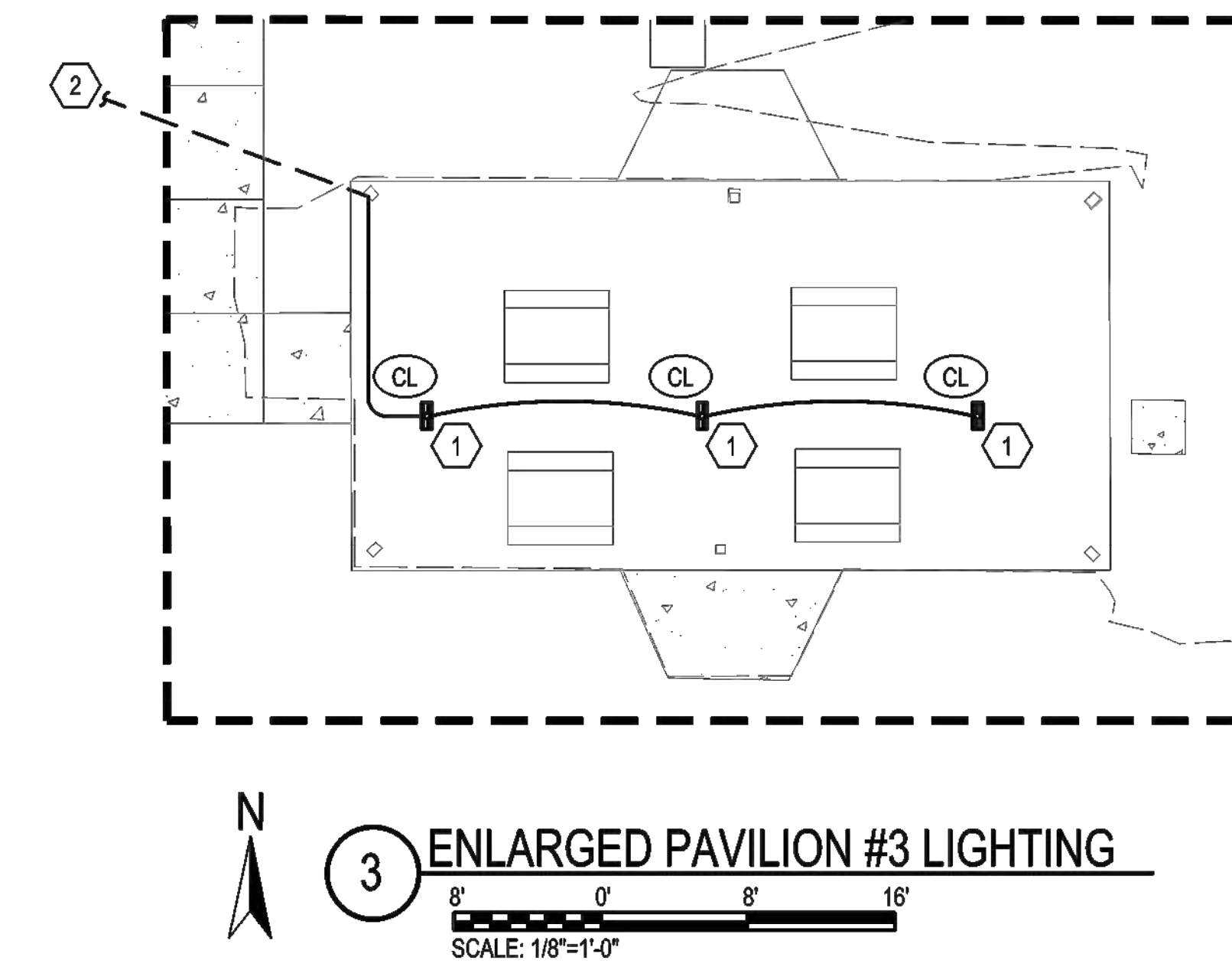
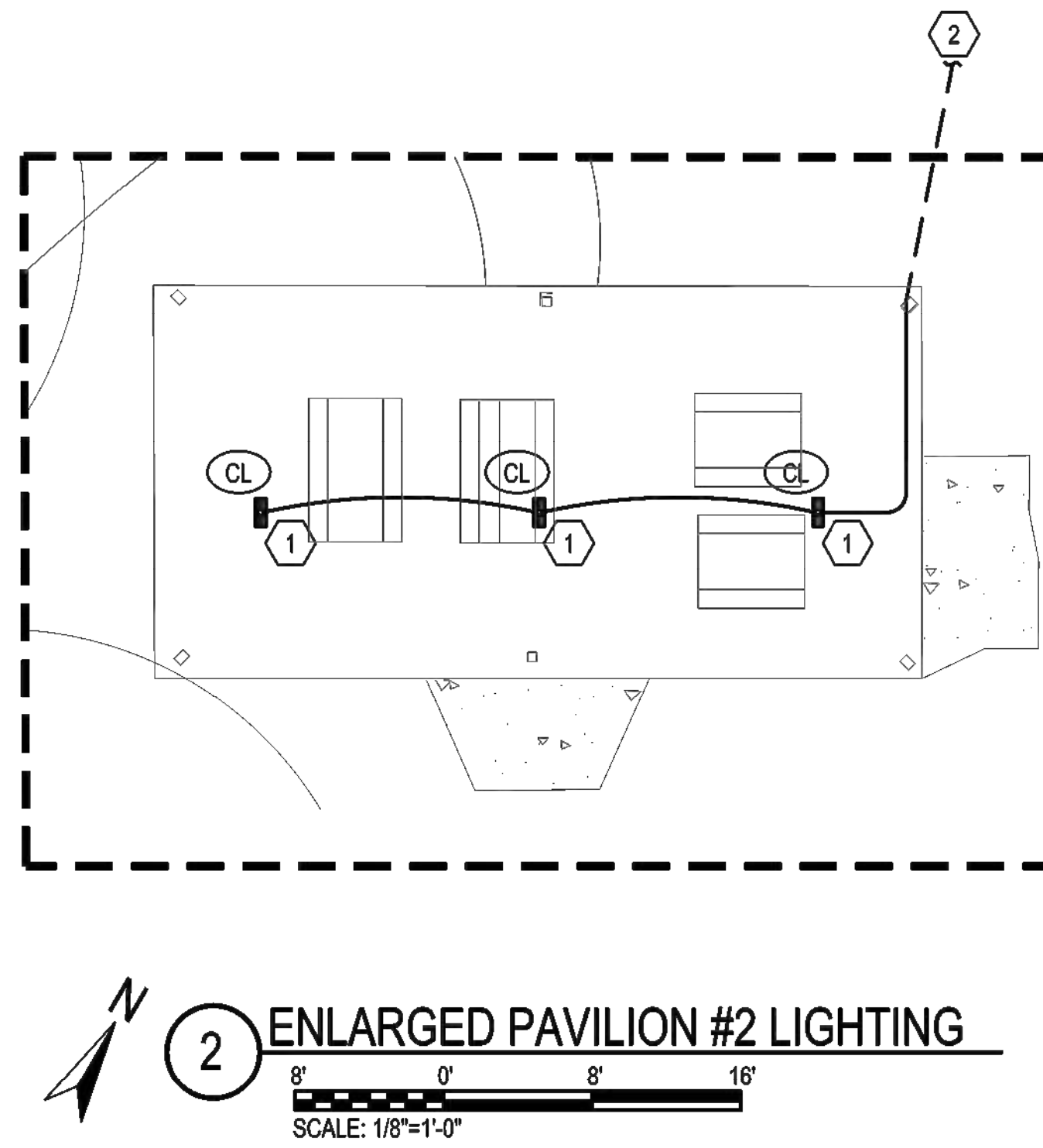
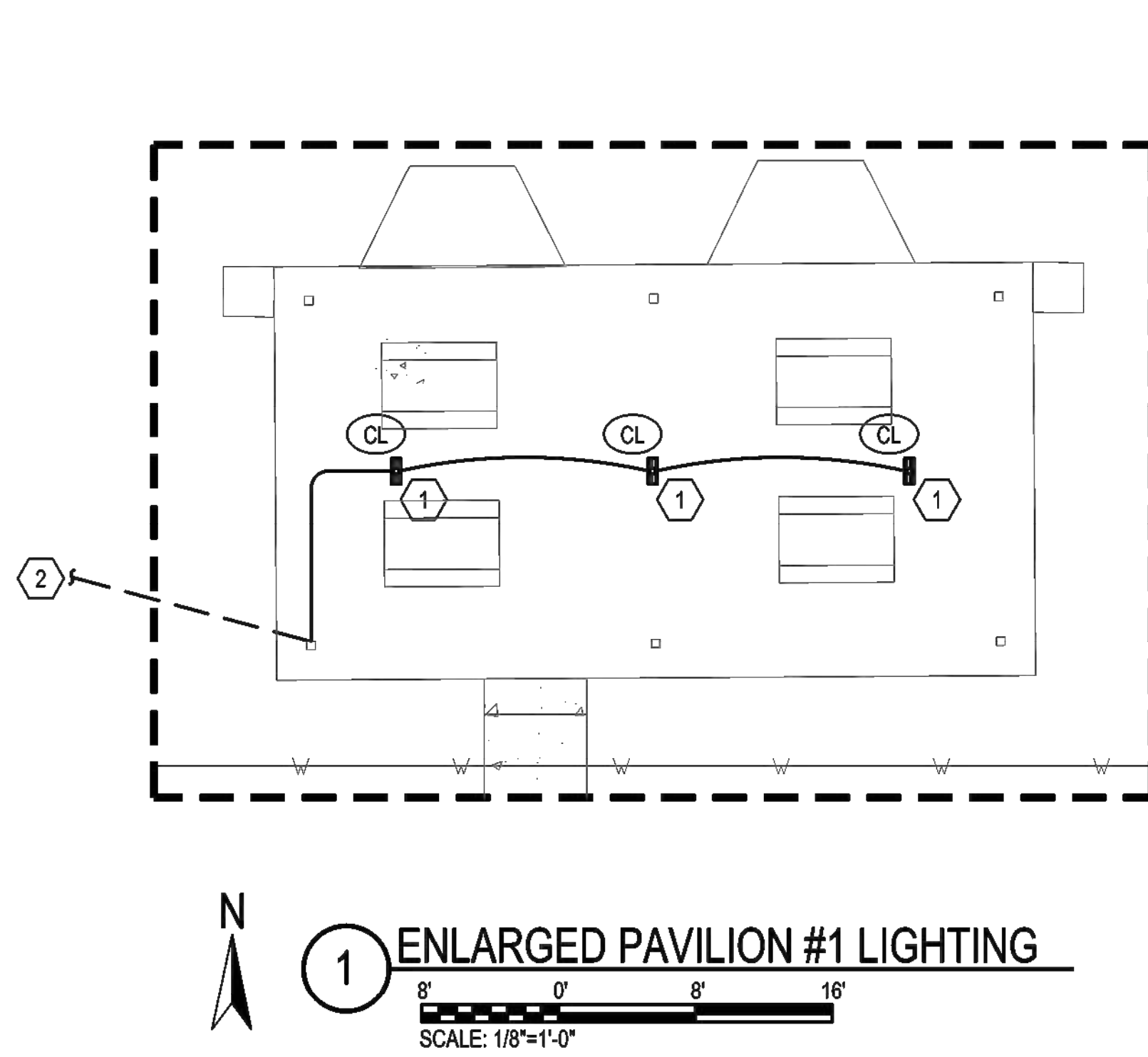
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**ELECTRICAL SITE LIGHTING PLAN**

A Landscape Development Plan for  
**Tricentennial Park - Site Improvements PR-004-23**  
 Mobile, Alabama



**SHEET NOTES**

- 1 THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW MOUNTING HARDWARE TO SECURE THE FIXTURE AGAINST POTENTIAL VANDALISM.
- 2 PROVIDE AND INSTALL 2#10, #10G IN 1" CONDUIT FROM THE NEW 20/1 BREAKER IN THE NEW 100A PANEL UNDERGROUND (A MINIMUM OF 24" BELOW FINISHED GRADE) TO EACH OF THE EXISTING PAVILIONS. ALL EXPOSED CONDUIT SHALL BE RGS AND SHALL TRANSITION TO PVC BELOW GRADE AT THE 90° ELBOW (NO LB ALLOWED). NEW RGS SHALL BE SURFACE MOUNTED TO THE EXISTING FRAMING UP TO THE ROOF STRUCTURE AND OVER TO THE NEW SECURITY LIGHTING.
- 3 PROVIDE AND INSTALL 2#10, #10G IN 1" CONDUIT FROM THE NEW 20/1 BREAKER IN THE NEW 100A PANEL UNDERGROUND (A MINIMUM OF 24" BELOW FINISHED GRADE) TO SERVE THE NEW FLAGPOLE LIGHTING. ALL CONDUIT SHALL BE CONCEALED UNDERGROUND AND WITHIN THE FLAG POLE SO THERE IS NO EXPOSED CONDUIT. THE NEW CIRCUIT SHALL BE ROUTED TO THE NEW IN GROUND DRIVER IN THE NEW HANDHOLE. THE NEW CABLING SHALL BE ROUTED UNDERGROUND (IN 1" CONDUIT) FROM THE DRIVER TO THE FLAG POLE AND INSIDE THE POLE UP TO THE FIXTURE. ALL ASPECTS OF THE ELECTRICAL WORK SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND THE FLAG POLE PROVIDER / INSTALLER PRIOR TO BEGINNING ANY WORK TO AVOID CONFLICT AND EXPOSED CONDUIT / BOXES.
- 4 THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL A 17"x30" QUAZITE HANDHOLE AT THIS LOCATION FOR NEW FLAG POLE LIGHTING. COORDINATE FINAL LOCATION WITH SIDEWALK AND FLAGPOLE. THE HANDHOLE SHALL BE INSTALLED ADJACENT TO THE SIDEWALK.

**GENERAL NOTES**

1. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE ALL UNDERGROUND INSTALLATIONS TO AVOID EXISTING TREE ROOT SYSTEMS AS WELL AS NEW AND EXISTING UTILITIES TO AVOID CONFLICT.
2. IT IS THE RESPONSIBILITY OF THE SITE LIGHTING ELECTRICAL CONTRACTOR TO COLLABORATE WITH THE ELECTRICAL CONTRACTOR FOR THE RESTROOM RENOVATION TO ENSURE ALL WORK IS COORDINATED AND PROJECTS WORK TOGETHER SMOOTHLY.

A Landscape Development Plan for  
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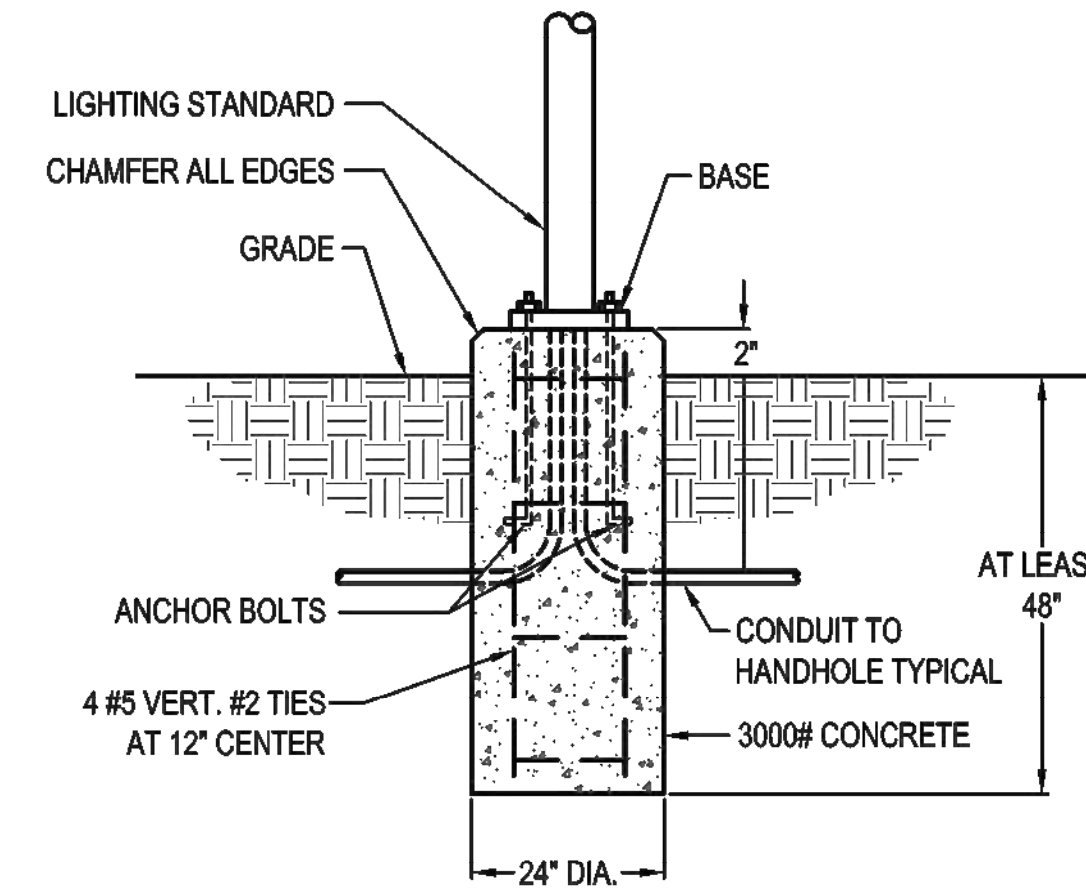
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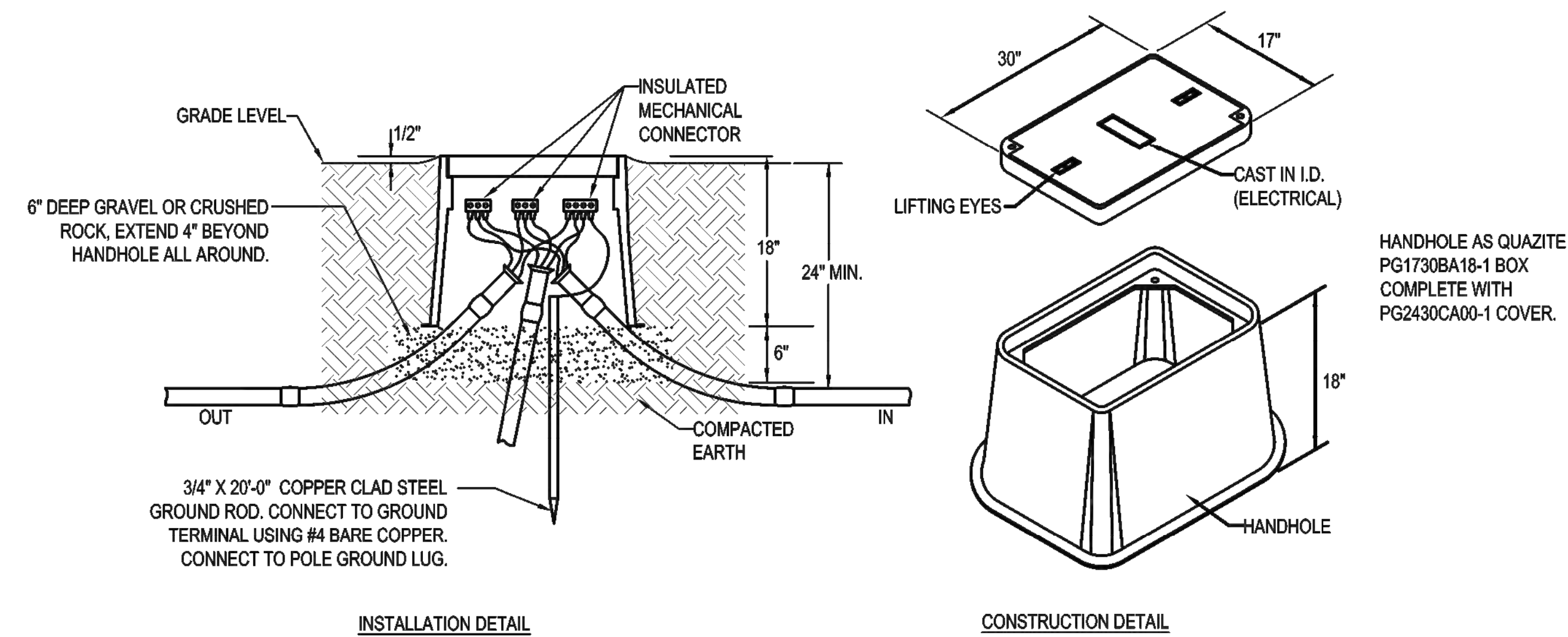
**ELECTRICAL ENLARGED LIGHTING PLANS**

LIGHTING FIXTURE SCHEDULE						
MARK	MANUFACTURER AND CATALOG NUMBER	LAMPS		VOLTAGE	MOUNTING	NOTES
		TYPE	WATTS			
SL	LITHONIA LIGHTING DSX0LED-P2-40K-70CRI-TFTM-MVOLT-RPA-PIR-DDBXD POLE - SSS-20-4C-DM19AS-TP-DDBXD	LED	45	MVOLT	POLE 20' A.F.G.	NEW POLES TO BE RATED FOR WINDS OF 150 MPH LED POLE MOUNTED SITE LIGHTING FIXTURE WITH INTEGRAL MOTION AMBIENT SENSOR
CL	LITHONIA LIGHTING DSXSLED-20C-350-40K-T5W-MVOLT-SRM-PIR-DDBXD	LED	25	MVOLT	SURFACE	LED SURFACE MOUNTED SECURITY LIGHTING FIXTURE WITH INTEGRAL MOTION AMBIENT SENSOR
FP	DISRUPTIVE LIGHTING FTX-M-50K-ES-IGD-60'-FINISH -120V PC	LED	13	120	FLAGPOLE TOPPER	FINISH TO BE SELECTED BY OWNER / ARCHITECT
NOTES: FIXTURES WITH HALF FILLED IN CENTER SHALL BE PROVIDED WITH AN EMERGENCY BALLAST, 1100 LUMENS OR THE MAXIMUM AVAILABLE FOR THE FIXTURE. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL MOUNTING HARDWARE AS REQUIRED FOR A COMPLETE INSTALLATION FINAL FIXTURE SELECTION IS TO BE APPROVED BY THE OWENR PRIOR TO ORDER.						



- NOTES:
1. INSTALL A 5/8" BY 10'-0" COPPERCLAD STEEL GROUND ROD DRIVEN BESIDE EACH BASE AND PROVIDE A #6 COPPER BOND FROM GROUND ROD TO BASE OF POLE. PROVIDE ALL NECESSARY LUGS OR TERMINALS TO CONNECT TO POLE.
  2. BASE TO BE POURED AGAINST UNDISTURBED EARTH. DO NOT PLACE ANY PORTION OF BASE BELOW WATER TABLE.
  3. SEE PLANS FOR LOCATION AND QUANTITIES.

**1 CONCRETE BASE FOR SITE LIGHTING POLE DETAIL**  
 NOT TO SCALE



- HANDHOLE NOTES:
1. HANDHOLE SHALL HAVE LOGO CAST IN COVER (LOGO=ELECTRICAL). INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS AND THESE REQUIREMENTS.
  2. TERMINATE CONDUITS ENTERING HANDHOLE WITH END BELL. CONSTRUCT CONDUIT RISE TO ENTER BOX FROM SIDE WITH 22-1/2" SWEEP ELBOWS.
  3. CONDUITS ENTERING AND LEAVING HANDHOLE SHALL BE SEALED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLES 514 AND 501.15.

**2 ELECTRICAL HANDHOLE DETAIL**  
 NOT TO SCALE

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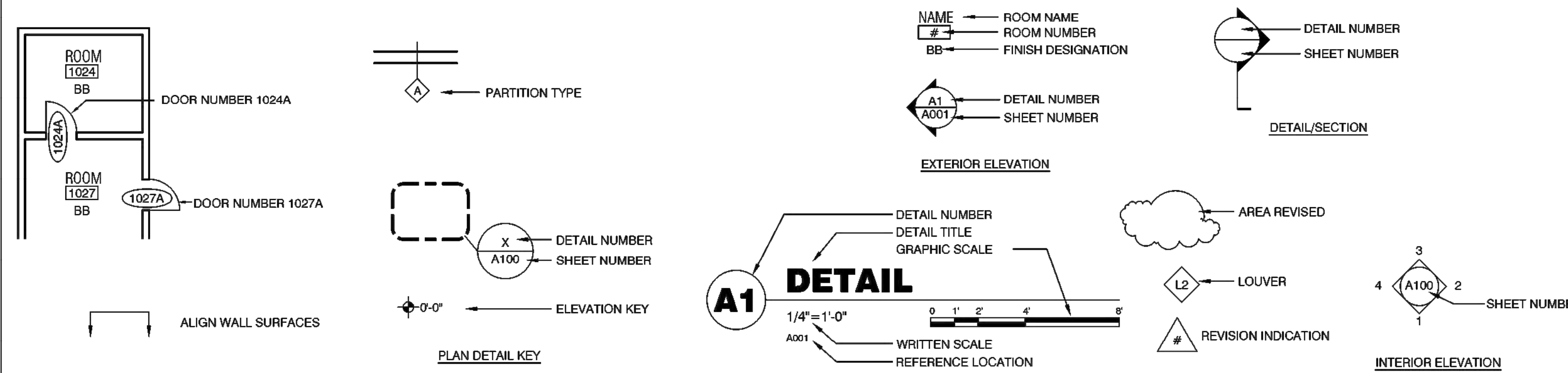
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Sheet Title

**ELECTRICAL DETAILS AND LEGENDS**

**SYMBOLS**



**ABBREVIATIONS**

@	at	FIN FLR	Finished Floor	PVC	Polyvinyl Chloride
∠	angle	FLUOR	Fluorescent	QT	Quarry Tile
⊕	centerline	FOM	Face of Masonry	R	Riser, Radius
⊙	diameter	FP	Fire Proof	RA	Return Air
AB	Anchor Bolt	FR	Fire Resistant, Fire Rating	RB	Rubber Base
AC	Air Conditioning	FT	Foot/Feet	RAF	Resilient Athletic Flooring
ACST	Acoustic	FUR	Furring	RCP	Reflected Ceiling Plan
ACT	Acoustic Ceiling Tile	GA	Gage, Gauge	RD	Roof Drain
ADA	Americans with Disabilities Act	GALV	Galvanized	REBAR	Reinforcing Steel Bars
AFF	Above Finished Floor	GB	Grab Bar	RECD	Received
ALT	Alternate	GC	General Contractor	REF	Reference
ALUM	Aluminum	GL	Glass	REINF	Reinforce
APPROX	Approximately	GYPBD	Gypsum Board (drywall)	REQD	Required
BC	Base Cabinet	HC	Hollow Core, Handicap	REV	Revision(s), Revised
BD	Board	HCP	Handicapped	RET	Return
BLDG	Building	HD	Head/Header	RH	Right Hand
BS	Both Sides	HDBD	Hard Board	RM	Room
CAB	Cabinet	HDW	Hardware	RO	Rough Opening
CAC	Ceiling Attenuation Class	HDWD	Hardwood	SALV	Salvage
CEM	Cement	HM	Hollow Metal	SB	Splash Block
CF	Cubic Foot	HNDRL	Hand Rail	SC	Solid Core
CG	Corner Guard	HORIZ	Horizontal	SCB	Smooth Color Block
CJ	Control Joint	HT	Height	SCHED	Schedule
CLG	Ceiling	HVAC	Heating/Ventilating/Air Conditioning	SECT	Section
CLO	Closet	HWC	Hot Water Heater	SFB	Split Face Block
CM	Centimeter	ID	Inside Diameter	SHT	Sheet
CMU	Concrete Masonry Unit	INCL	Include(d) (ing)	SIM	Similar
COL	Column	INFO	Information	SND	Sanitary Napkin Dispenser
CONC	Concrete	INSUL	Insulation	SPEC	Specification(s)
CONSTR	Construction	INT	Interior	SST	Stainless Steel
CONT	Continuous	J-BOX	Junction Box	STC	Sound Transmission Class
CORR	Corridor	JANCLO	Janitor Closet	STD	Standard
CPT	Carpet	JT	Joint	STRUCT	Structural
CRN	Crown	KD	Knock Down	SUSP	Suspended
CSK	Counter Sunk	KIT	Kitchen	SYS	System
CT	Ceramic Tile	KO	Knock Out	T	Tread
CTB	Ceramic Tile Base	KW	Kilowatt	TB	Towel Bar
CU	Cubic	LAB	Laboratory	TC	Terra Cotta
CUYD	Cubic Yard	LAM	Laminated(d)	TD	Towel Dispenser
CW	Cold Water	LAV	Lavatory	TEL	Telephone
D	Penny (nail)	LBL	Label	TER	Terrazo
DBL	Double	LBS	Pounds	THK	Thickness
DEL	Delete	LF	Linear Foot	THRU	Through
DEMO	Demolition	LH	Lift Hand	TOM	Top of Masonry
DF	Drinking Fountain	M	Meter(s)	TOS	Top of Slab, Top of Steel
DIA	Diameter	MAX	Maximum	TPD	Toilet Paper Dispenser
DIAG	Diagonal	MB	Modified Bitumen	TPH	Toilet Paper Holder
DIV	Division	MDF	Medium Density Fiberboard	TV	Television
DN	Down	MECH	Mechanical	TYP	Typical
DS	Downspout	MED	Medium	U.N.O.	Unless Noted Otherwise
DTL	Detail	MEZZ	Mezzanine	VB	Vinyl Base
DW	Dishwasher	MFR	Manufacturer	VCT	Vinyl Composition Tile
DWG	Drawing	MIN	Minimum	VCJ	Veneer Control Joint
DWR	Drawer	MISC	Miscellaneous	VERT	Vertical
EA	Each	MM	Millimeter	VIF	Verify in Field
EJ	Expansion Joint	MO	Masonry Opening	VWC	Vinyl Wall Covering
EL	Elevation	MTD	Mounted	W	With, Width, Wide
ELEC	Electrical	MTL	Metal	W/	With
ELEV	Elevator	N	North	W/O	Without
EMER	Emergency	NIC	Not in Contract	WC	Water Closet, Wall Covering
ENGR	Engineer	NO	Number	WD	Wood
EQ	Equal	NOM	Nominal	WH	Water Heater
EQUIP	Equipment	NTS	Not To Scale	WP	Water Proofing
EWC	Electric Water Cooler	OC	On Center	YD	Yard
EWH	Electric Water Heater	OD	Outside Diameter		
EXH	Exhaust	OF/CI	Owner Furnished/ Contractor Installed		
EXIST	Existing	OF/OI	Owner Furnished/ Owner Installed		
EXP	Expansion	OPNG	Opening		
EXT	Exterior, Extinguisher	PERP	Perpendicular		
FA	Fire Alarm	PLAM	Plastic Laminate		
FD	Floor Drain	PLAS	Plaster/ Plastic		
FE	Fire Extinguisher	PLYWD	Plywood		
FEC	Fire Extinguisher Cabinet	PT	Paint / Pressure Treated		
FHC	Fire Hose Cabinet	PTD	Paper Towel Dispenser		
FIN	Finish	PTN	Partition		

**GENERAL NOTES**

- GENERAL CONDITIONS**
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INDICATED WITHIN THESE DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY VARIATION PRIOR TO THE PURCHASING OF ANY MATERIALS, STARTING FABRICATION OR BEGINNING CONSTRUCTION.
  - THE CONTRACTOR, AT THE COMPLETION OF THIS PROJECT, SHALL LEAVE ALL AREAS AND FINISHED SPACES IN A CLEAN AND ACCEPTABLE CONDITION.
  - ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ARE TO BE FULLY COORDINATED WITH THE ARCHITECTURAL DOCUMENTS BY THE GENERAL CONTRACTOR.
  - CONDUIT, PIPING, ETC. SHALL NOT BE INSTALLED IN CMU CELLS THAT CONTAIN REINFORCING.
- THE DRAWINGS**
- DO NOT SCALE DRAWINGS. DIMENSIONS OR LINEAR MEASUREMENTS TAKE PRECEDENCE OVER NOTED DIMENSIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FLOOR FINISH MATERIALS TO INSURE THAT TRANSITIONS BETWEEN FLOORING MATERIALS WILL BE SMOOTH AND IN ACCORDANCE WITH THE DRAWINGS.
  - UNLESS OTHERWISE NOTED, CHANGES IN FLOORING MATERIAL SHALL OCCUR AT THE CENTER LINE OF THE DOOR.
  - CENTER ALL CEILING GRIDS EACH WAY IN ALL CORRIDORS AND ROOMS OR AS SHOWN ON REFLECTED CEILING PLANS.
  - REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING FIXTURE AND AIR GRILL LOCATIONS AND SPECIFICATIONS.
- WORKMANSHIP**
- ALL WORK SHALL BE PERFORMED AT THE HIGHEST LEVEL OF STATE OF THE INDUSTRY PRACTICES.
  - WHERE NEW CONSTRUCTION IS TO ALIGN WITH EXISTING CONDITIONS, THE GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.
  - WALL, FLOOR, CEILING GRILLS AND REGISTERS SHALL BE FINISHED TO MATCH COLOR SPECIFIED FOR THE SURFACE IN WHICH THE ITEM IS INSTALLED. PAINT USED ON METAL WORK SHALL BE SEMI-GLOSS ENAMEL UNLESS OTHERWISE SPECIFIED.
  - CONTRACTOR SHALL COORDINATE, SCHEDULE AND PERFORM ALL CONSTRUCTION ACTIVITY, PROVIDE ALL SUPPORT AND MISCELLANEOUS MATERIALS REQUIRED TO ACHIEVE THE INTENDED DESIGN OBJECTIVES.
- RENOVATION**
- DUE TO THE COMPLEX AND INTERRELATED NATURE OF THE DEMOLITION OF EXISTING ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC. AND NEW CONSTRUCTION FOR THE SAME, SOME NEW WORK INSTRUCTION OCCURS ON DEMOLITION PLANS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION & FURNISHING OF ALL ITEMS SHOWN IN THIS SET, REGARDLESS OF THE LOCATION WHERE IT APPEARS.
  - FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS BEFORE DEMOLITION OF BUILDING SYSTEMS. COORDINATE DEMOLITION WITH NEW WORK AND NOTIFY ARCHITECT OF CONFLICTS. NO DEMOLITION WORK SHALL PROCEED UNTIL CONFLICTS ARE RESOLVED TO THE SATISFACTION OF ARCHITECT.
  - ALL EXISTING FLOOR ELEVATIONS GIVEN ARE APPROXIMATE. EXISTING FLOORS ARE UNEVEN AND DAMAGED IN PLACES. FIELD VERIFY ALL FLOOR TO STRUCTURE HEIGHTS.
  - IF A WALL IS SCHEDULED TO BE DEMOLISHED, THE FULL HEIGHT OF THAT WALL FROM STRUCTURAL SLAB TO STRUCTURAL SLAB IS TO BE REMOVED. THE PERIMETER OF THE WALL, WHERE DEMO'D WALLS MEET THE FLOOR, WALL, AND STRUCTURE, SHALL BE CLEANED AND PREPARED FOR NEW FINISHES TO MATCH EXISTING, SO THAT NO TRACE OF THE FORMER WALL IS VISIBLE. THE SAME APPLIES TO DROPPED CEILING SOFFITS AND FURR-DOWNS.
  - FINISHES AFFECTED BY THE WORK SHALL BE REPAIRED/REPLACED TO MATCH EXISTING FINISHES.
  - ALL SURFACES REVEALED AFTER DEMOLITION AND SCHEDULED TO BE NEW FINISHED SURFACES ARE TO BE PATCHED AND REPAIRED TO MATCH SURROUNDING SURFACES READY TO RECEIVE PAINT.
  - PATCH ALL SURFACES WHERE ITEMS ARE REMOVED TO MATCH ADJACENT SURFACES.
  - IF PLUMBING FIXTURE IS TO BE REMOVED, REMOVE ABOVE SLAB LINES BACK TO NEXT UNREMOVED FIXTURE. IN OTHER WORDS, IF THE ABOVE SLAB LINES ARE NOT REQUIRED SOMEWHERE ELSE, REMOVE THEM TO THE POINT THEY ARE ACTIVE. DO NOT JUST CAP AND ABANDON.
  - CONTRACTOR IS TO REMOVE ALL ACCESSORIES ASSOCIATED WITH A REMOVED ITEM, AND/OR THOSE WHICH INTERFERE WITH NEW CONSTRUCTION, WHETHER SPECIFICALLY NOTED OR NOT. ITEMS INCLUDE, BUT ARE NOT LIMITED TO, HIDDEN CONDUIT OR PIPING, SWITCHES, OUTLETS, ETC. WIRING FROM ELECTRICAL DEVICES IS TO BE REMOVED BACK TO THE PANEL AND THE PANEL BOARD MARKED.
  - IF THERE ARE ABANDONED JUNCTION BOXES IN THE EXISTING CMU WALLS, THE GC IS TO REMOVE THE WIRING AND COVER WITH COVER PLATE.
  - SEE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, AND FIRE PROTECTION SHEETS FOR ADDITIONAL DEMOLITION NOTES.

**REVISIONS**

NO.	DATE	REMARKS
	11/20/23	65% SUBMITTAL
	08/02/24	99% SUBMITTAL
	10/11/24	100% SUBMITTAL

**SHEET TITLE**

**SYMBOLS,  
ABBREVIATIONS,  
GENERAL NOTES**

**JOB NO. 2303**

**DATE: OCT. 11, 2024**

**SHEET**

**G002**



**REVISIONS**

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	10/11/24	100% SUBMITTAL

**SHEET TITLE  
PLANS**

**JOB NO. 2303**

**DATE, OCT. 11, 2024**

**SHEET**

**A101**

**GENERAL NOTES**

- ALL DIMENSIONS ARE TO FACE OF CONCRETE BLOCK UNLESS NOTED OTHERWISE.
- SEE SHEET A400 FOR ACCESSORY LEGEND AND TYPICAL MOUNTING HEIGHTS.
- ALL TOILET ACCESSORIES SHALL BE MOUNTED TO COMPLY WITH ADA.
- CONTRACTOR SHALL COORDINATE LOCATION OF UTILITY HOOKS WITH OWNER.
- SEE SHEET A101 FOR DOOR SCHEDULE.
- CONDUIT, PIPING, ETC. SHALL NOT BE INSTALLED IN OR THROUGH CMU CELLS THAT CONTAIN REINFORCING.
- THE CONTRACTOR IS RESPONSIBLE FOR PROPER MANAGEMENT OF ALL CONSTRUCTION AND DEMOLITION DEBRIS GENERATED BY THIS PROJECT. ALL CONSTRUCTION AND DEMOLITION WASTE SHALL BE MANAGED IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS AND TO AN ADEM APPROVED DISPOSAL FACILITY.

**KEYNOTES**

- CLEAN DEBRIS & REPLACE THE INSIDE MESH AT THE EXISTING VENTS (4). CLEAN, REPAIR OR REPLACE DAMAGED LOUVERS.
- REMOVE & DISPOSE OF EXISTING STEEL SECURITY GATES (1 PAIR). PATCH ADJACENT WALLS WHERE GATES WERE REMOVED.
- REPLACE DRIP EDGE.
- REPAIR METAL FASCIA DAMAGE (±3 FEET).
- REPAINT ENTIRE BUILDING INSIDE & OUT (FASCIA & SOFFITS ARE PRE-FINISHED METAL & DON'T NEED PAINT).
- REMOVE EXISTING DOORS & FRAMES, INSTALL NEW DOORS & FRAMES, PAINT. SEE SPECS FOR NEW DOOR HARDWARE.
- REMOVE EXISTING TOILET PARTITION DOORS AND SIDE SUPPORTS, PROVIDE AND INSTALL NEW PARTITION DOORS AND SIDE SUPPORTS (4).
- REMOVE ALL EXISTING PLUMBING FIXTURES, TOILETS (4), SINKS (4), URINALS (2), PROVIDE AND INSTALL NEW FIXTURES.
- REMOVE EXISTING HAND DRYERS (2), PROVIDE AND INSTALL NEW ELECTRIC HAND DRYERS (2).
- REMOVE EXISTING GRAB BARS, PROVIDE AND INSTALL NEW GRAB BARS.
- REMOVE EXISTING MIRRORS, PROVIDE AND INSTALL (4) NEW MIRRORS.
- PROVIDE AND INSTALL NEW CONCRETE SINKS AND DECKS W/VANITY PANELS BELOW.
- REMOVE EXISTING SOAP DISPENSERS, PROVIDE AND INSTALL NEW STAINLESS STEEL SOAP DISPENSERS (2).
- INSTALL NEW RESINOUS FLOORING SYSTEM WITH INTEGRAL COVERED BASE AT RESTROOMS, REMOVE EXISTING FLOOR DRAIN COVERS, PROVIDE AND INSTALL NEW FLOOR DRAIN COVERS.
- PROVIDE AND INSTALL ELECTRIC UNIT HEATERS (2).
- REMOVE ALL INTERIOR AND EXTERIOR LIGHTING AND REPLACE WITH NEW, SEE ELECTRICAL.
- REMOVE, CLEAN, PAINT, AND REINSTALL EXISTING MECH GRILLES.
- REMOVE EXISTING SINK, REPLACE WITH NEW, SECURE TO WALL.
- INSTALL NEW ELECTRIC HEATER PER MECH PLANS.
- PROVIDE NEW WALL HYDRANT/HOSE BIBB, SEE PLUMBING. REPAIR EXIST CMU AND PAINT.
- PAINT EXISTING ELECTRICAL ENCLOSURE AND CONDUIT, MATCH ADJACENT WALL COLOR.

**INTERIOR COLOR SCHEDULE**

FLOOR: GREY (RFS) STONHARD STONTEC WHITE PLATINUM 1/16 INCH, MEDIUM FLAKES  
BASE: GREY (RFS) STONHARD STONTEC WHITE PLATINUM 1/16 INCH, MEDIUM FLAKES  
CEILINGS: WHITE, GLOSS (PT-1)  
WALLS: WHITE, SEMI GLOSS EPOXY (PT-1)  
TRIM: WHITE, GLOSS (PT-1)

**EXTERIOR COLOR SCHEDULE**

WALLS: CMU-1 W/ELASTOMERIC COATING, MATCH WEIMER GREY (PT-2)  
TRIM: WHITE, GLOSS (PT-1)  
EXTERIOR LOUVERS: WHITE, GLOSS (PT-1)  
DOORS, FRAMES & LOUVERS: MATCH WEIMER GREY (PT-2), SEMI-GLOSS

**ROOM FINISH SCHEDULE**

ROOM NO.	ROOM	FLOOR	BASE	WALLS				CEILINGS	NOTES
				NORTH	EAST	SOUTH	WEST		
100	ENTRY	SC	PT-3	PT-1	PT-1	PT-1	PT-1	PT-1	N/A
101	MEN'S	RFS	RFS	PT-1	PT-1	PT-1	PT-1	PT-1	B, C
102	SERVICE	SC	NF	NF	NF	NF	NF	OPEN	B, C
103	WOMEN'S	RFS	RFS	PT-1	PT-1	PT-1	PT-1	PT-1	B, C

**NOTES & KEYNOTES for FINISH SCHEDULE**

NOTE	DESCRIPTION
A	TOILET PARTITION DOORS, SOLID CORE PHENOLIC, COLOR: GRAPHITE GRAFIX
B	EXTERIOR DOORS TO BE HOLLOW METAL, COLOR: WEIMER GREY (PT-2)
C	EXTERIOR DOOR FRAMES TO BE HOLLOW METAL, COLOR: WEIMER GREY (PT-2)

**ABBREVIATIONS**

SC SEALED CONCRETE  
PT PAINT  
RFS RESINOUS FLOORING SYSTEM  
NF NO FINISH

EXIST ELEC ENCLOSURE, CONDUIT, PANEL, METER & PHOTOCELL, SEE ELEC

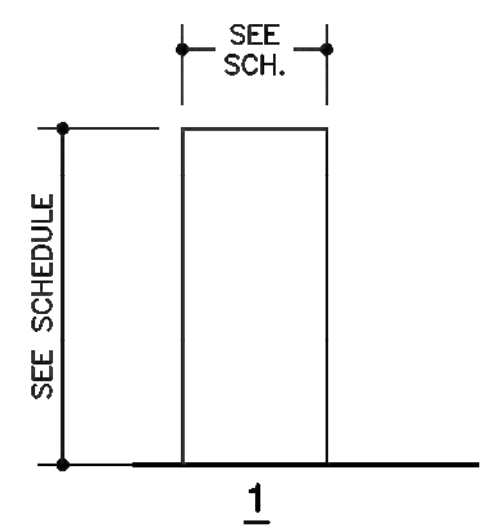
**DOOR SCHEDULE**

DOOR MARK	WIDTH	HEIGHT	SINGLE/PAIR	DOOR		FRAME		THRESHOLD	HARDWARE	NOTES		
				TYPE	MATERIAL	TYPE	MATERIAL					
101	3'-0"	7'-0"	S	1	HM	PT	A	HM	PT	N/A	SEE SPECS	1
102	3'-0"	7'-0"	S	1	HM	PT	A	HM	PT	N/A	SEE SPECS	1
103	3'-0"	7'-0"	S	1	HM	PT	A	HM	PT	N/A	SEE SPECS	1

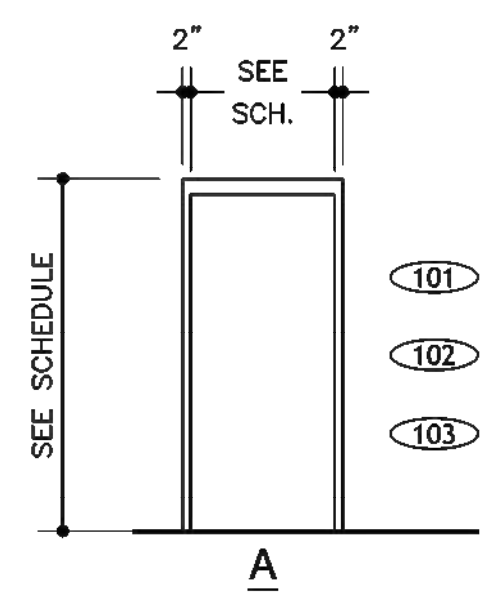
NOTE 1: SEE SPECIFICATIONS FOR DOOR HARDWARE

**ABBREVIATIONS**

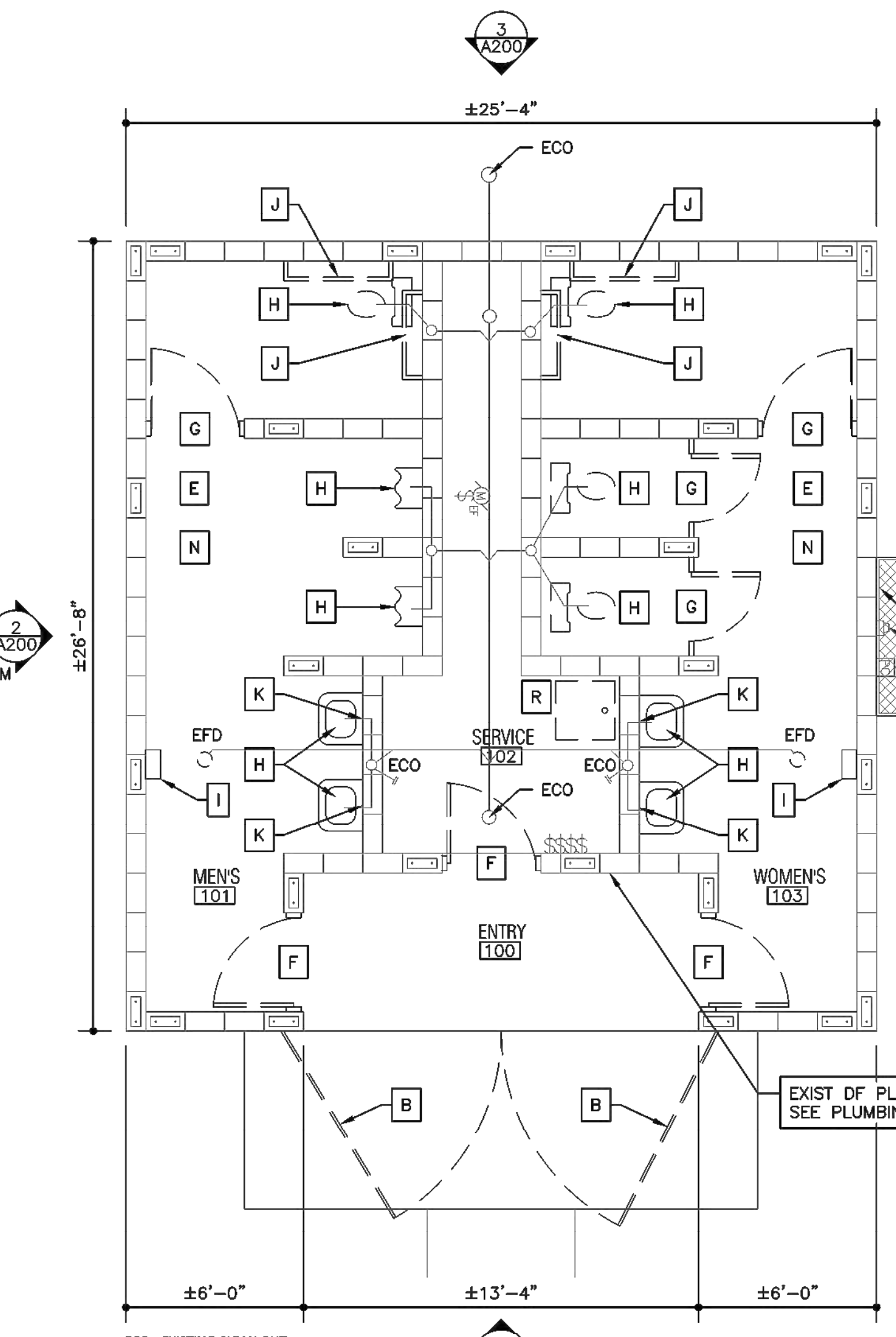
EXIST EXISTING  
PT PAINT  
SPECS SPECIFICATIONS  
HM HOLLOW METAL  
N/A NOT APPLICABLE  
S SINGLE  
SCH SCHEDULE



**1  
DOOR TYPE**

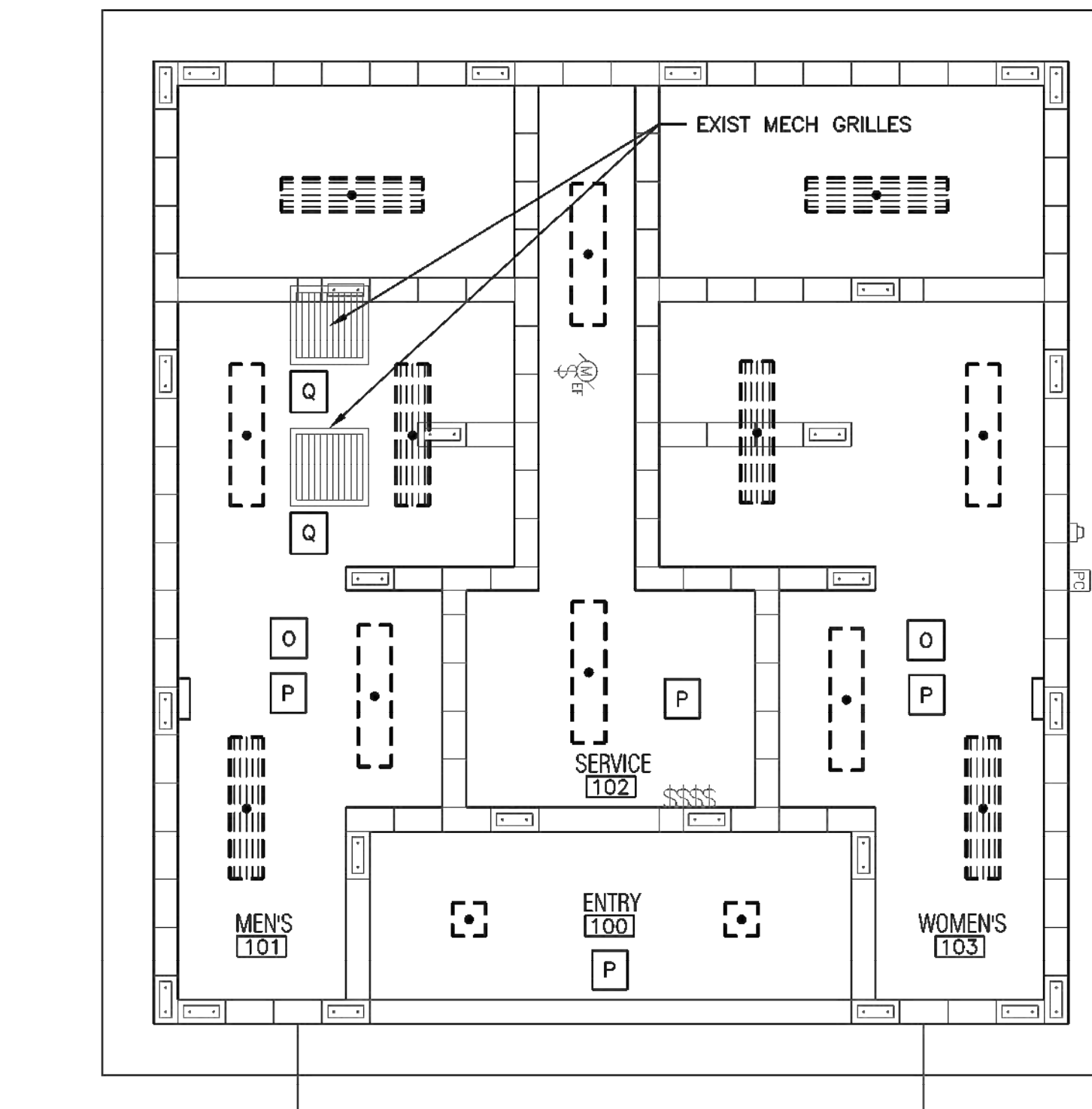


**A  
FRAME TYPE**



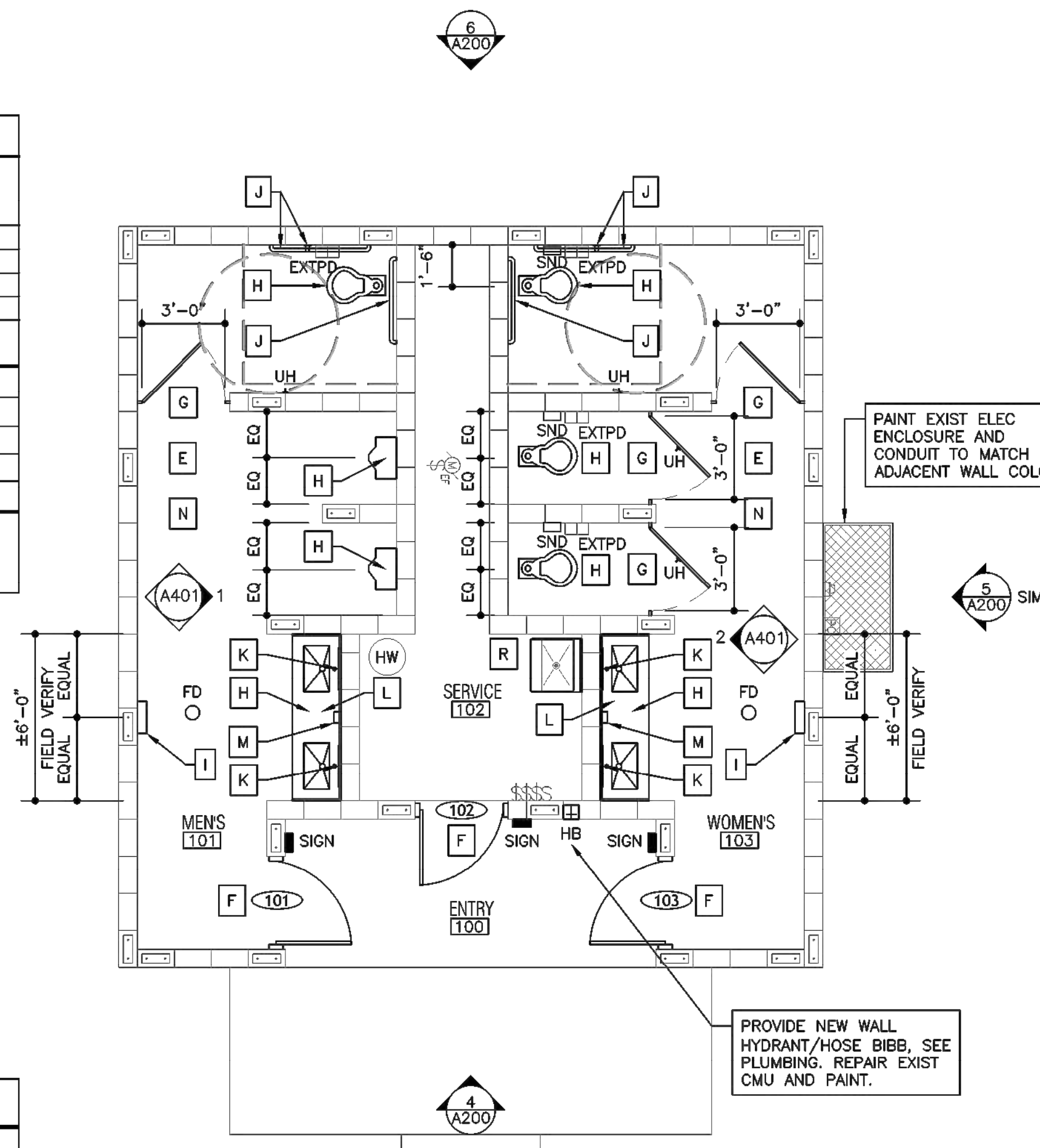
**1  
DEMO PLAN**

1/4"=1'-0"



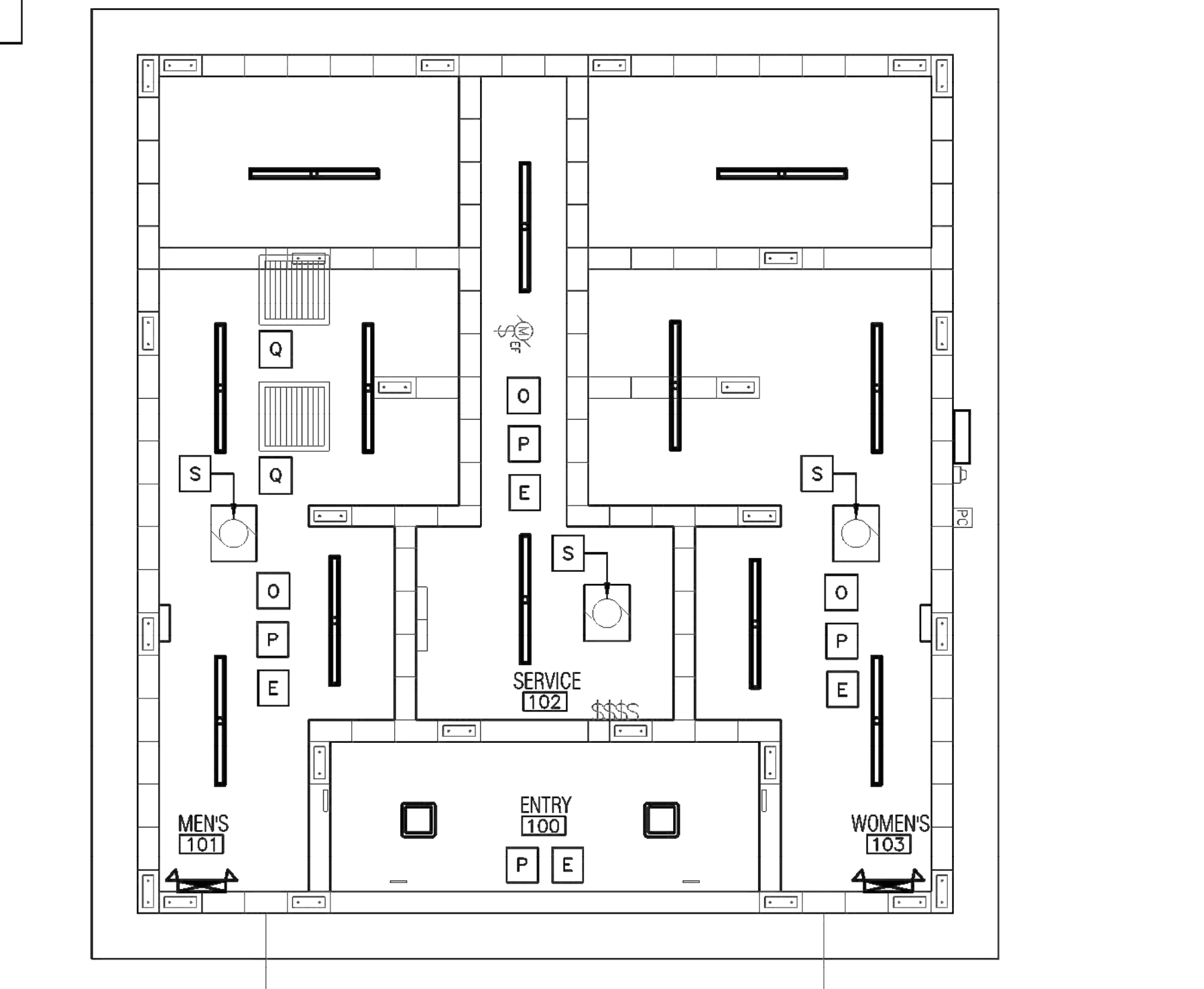
**3  
DEMO REFLECTED CEILING PLAN**

1/4"=1'-0"



**2  
FLOOR PLAN**

1/4"=1'-0"



**4  
NEW REFLECTED CEILING PLAN**

1/4"=1'-0"





LAKE DRIVE  
TRICENTENNIAL PARK  
RESTROOMS

ALABAMA

MOBILE,

**GENERAL NOTES**

- ALL DIMENSIONS ARE TO FACE OF CONCRETE BLOCK UNLESS NOTED OTHERWISE.
- SEE SHEET A400 FOR ACCESSORY LEGEND AND TYPICAL MOUNTING HEIGHTS.
- ALL TOILET ACCESSORIES SHALL BE MOUNTED TO COMPLY WITH ADA.
- CONTRACTOR SHALL COORDINATE LOCATION OF UTILITY HOOKS WITH OWNER.
- SEE SHEET A101 FOR DOOR SCHEDULE.
- CONDUIT, PIPING, ETC. SHALL NOT BE INSTALLED IN OR THROUGH CMU CELLS THAT CONTAIN REINFORCING.
- THE CONTRACTOR IS RESPONSIBLE FOR PROPER MANAGEMENT OF ALL CONSTRUCTION AND DEMOLITION DEBRIS GENERATED BY THIS PROJECT. ALL CONSTRUCTION AND DEMOLITION WASTE SHALL BE MANAGED IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS AND TO AN ADEM APPROVED DISPOSAL FACILITY.

**KEYNOTES**

- A. CLEAN DEBRIS & REPLACE THE INSIDE MESH AT THE EXISTING VENTS (4). CLEAN, REPAIR OR REPLACE DAMAGED LOUVERS.
- B. REMOVE & DISPOSE OF EXISTING STEEL SECURITY GATES (1 PAIR). PATCH ADJACENT WALLS WHERE GATES WERE REMOVED.
- C. REPLACE DRIP EDGE.
- D. REPAIR METAL FASCIA DAMAGE (±3 FEET).
- E. REPAINT ENTIRE BUILDING INSIDE & OUT (FASCIA & SOFFITS ARE PRE-FINISHED METAL & DON'T NEED PAINT).
- F. REMOVE EXISTING DOORS & FRAMES. INSTALL NEW DOORS & FRAMES, PAINT. SEE SPECS FOR NEW DOOR HARDWARE.
- G. REMOVE EXISTING TOILET PARTITION DOORS AND SIDE SUPPORTS, PROVIDE AND INSTALL NEW PARTITION DOORS AND SIDE SUPPORTS (4).
- H. REMOVE ALL EXISTING PLUMBING FIXTURES, TOILETS (4), SINKS (4), URINALS (2), PROVIDE AND INSTALL NEW FIXTURES.
- I. REMOVE EXISTING HAND DRYERS (2), PROVIDE AND INSTALL NEW ELECTRIC HAND DRYERS (2).
- J. REMOVE EXISTING GRAB BARS, PROVIDE AND INSTALL NEW GRAB BARS.
- K. REMOVE EXISTING MIRRORS, PROVIDE AND INSTALL (4) NEW MIRRORS.
- L. PROVIDE AND INSTALL NEW CONCRETE SINKS AND DECKS W/VANITY PANELS BELOW.
- M. REMOVE EXISTING SOAP DISPENSERS. PROVIDE AND INSTALL NEW STAINLESS STEEL SOAP DISPENSERS (2).
- N. INSTALL NEW RESINOUS FLOORING SYSTEM WITH INTEGRAL COVERED BASE AT RESTROOMS, REMOVE EXISTING FLOOR DRAIN COVERS, PROVIDE AND INSTALL NEW FLOOR DRAIN COVERS.
- O. PROVIDE AND INSTALL ELECTRIC UNIT HEATERS (2).
- P. REMOVE ALL INTERIOR AND EXTERIOR LIGHTING AND REPLACE WITH NEW, SEE ELECTRICAL.
- Q. REMOVE, CLEAN, PAINT, AND REINSTALL EXISTING MECH GRILLES.
- R. REMOVE EXISTING SINK, REPLACE WITH NEW, SECURE TO WALL.
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- T. PROVIDE NEW WALL HYDRANT/HOSE BIBB, SEE PLUMBING. REPAIR EXIST CMU AND PAINT.
- U. PAINT EXISTING ELECTRICAL ENCLOSURE AND CONDUIT, MATCH ADJACENT WALL COLOR.

**INTERIOR COLOR SCHEDULE**

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 BASE: GREY (RFS) STONHARD STONTEC WHITE PLATINUM 1/16 INCH, MEDIUM FLAKES  
 CEILINGS: WHITE, GLOSS (PT-1)  
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 TRIM: WHITE, GLOSS (PT-1)

**EXTERIOR COLOR SCHEDULE**

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 TRIM: WHITE, GLOSS (PT-1)  
 EXTERIOR LOUVERS: WHITE, GLOSS (PT-1)  
 DOORS, FRAMES & LOUVERS: MATCH WEIMER GREY (PT-2), SEMI-GLOSS

**REVISIONS**

NO.	DATE	REMARKS
	11/20/23	65% SUBMITTAL
	08/02/24	99% SUBMITTAL
	10/11/24	100% SUBMITTAL

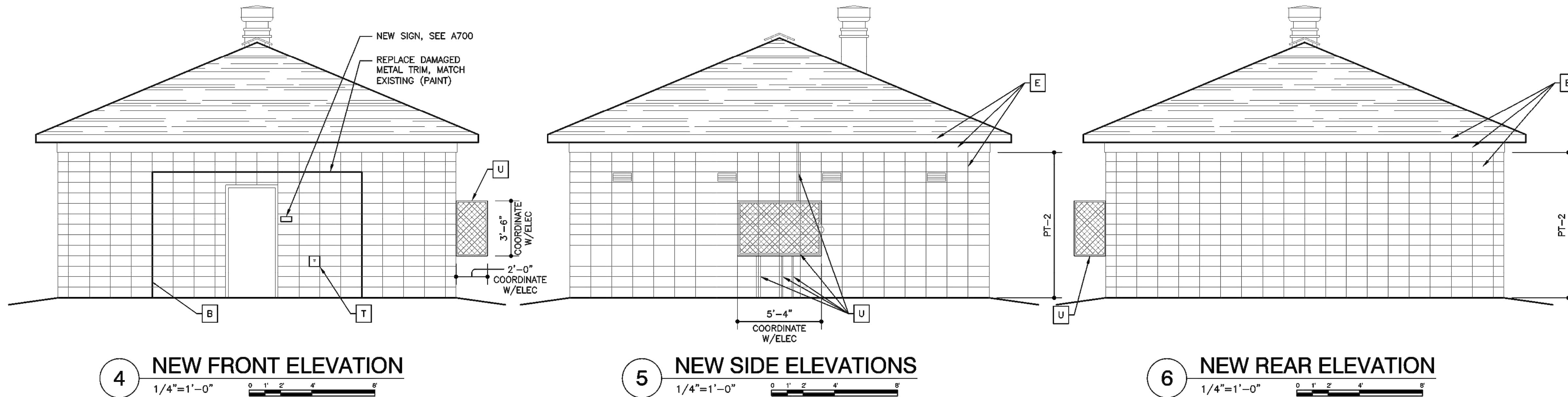
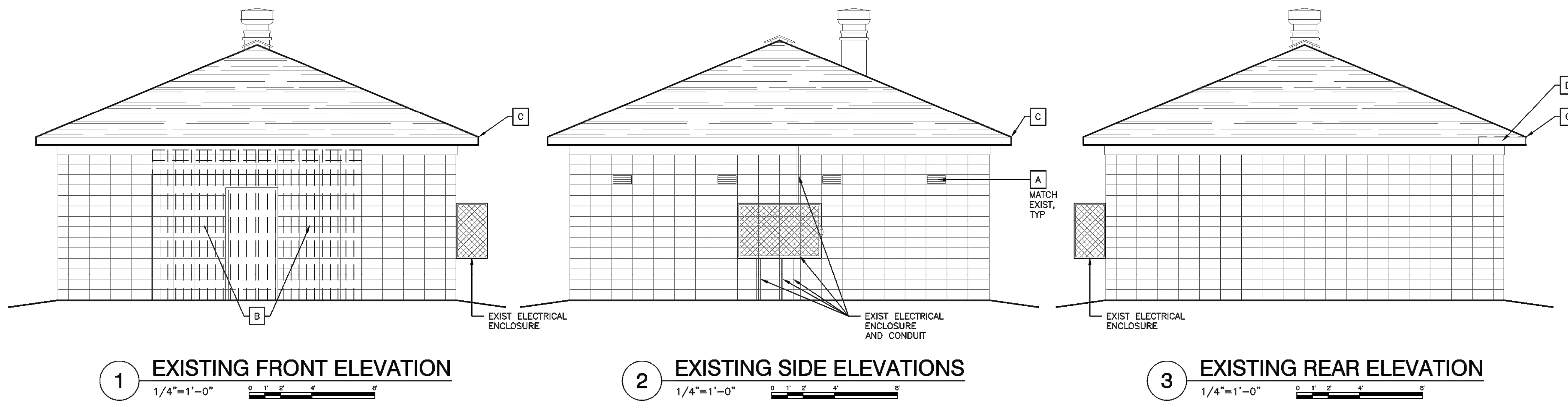
**SHEET TITLE**  
**ELEVATIONS**

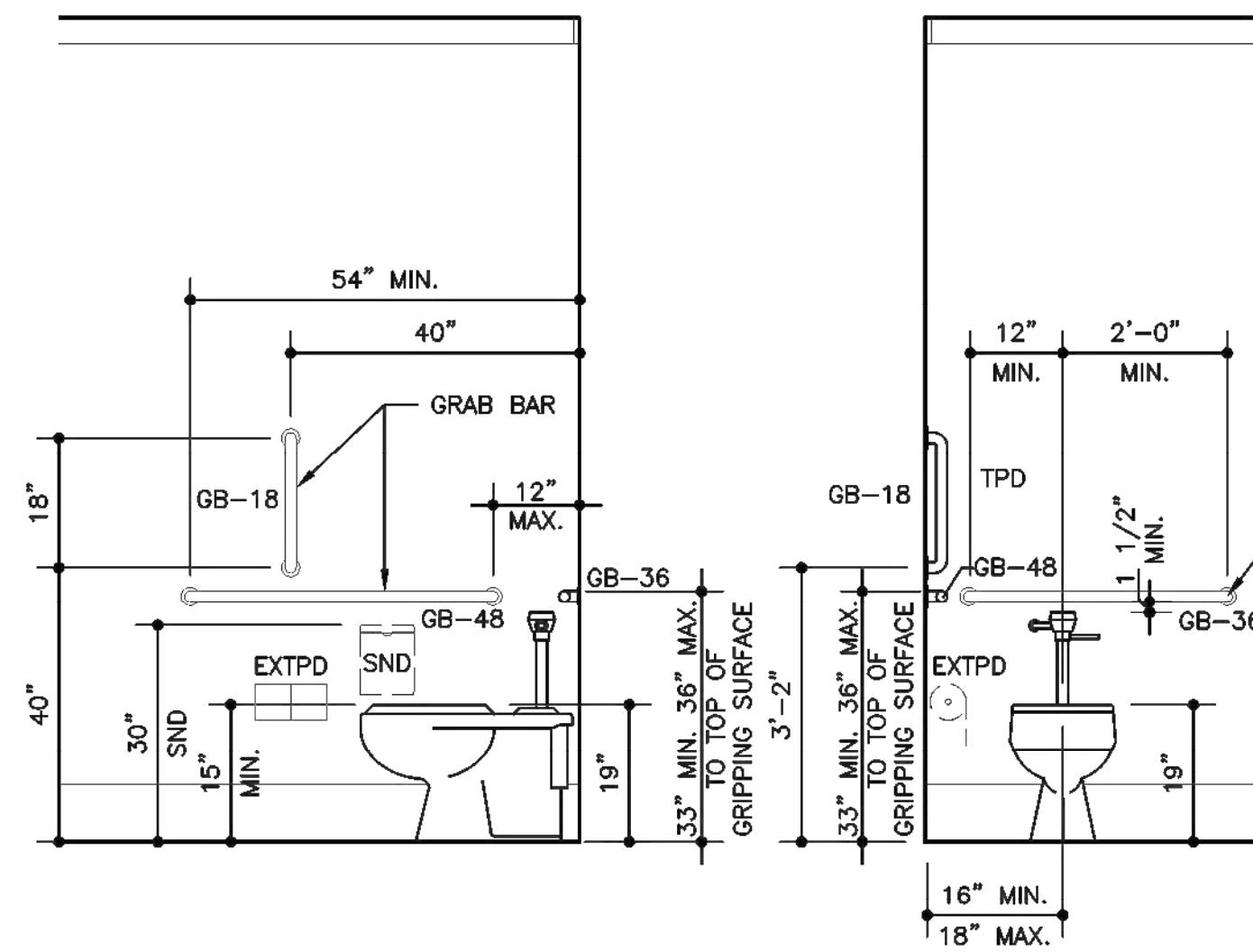
**JOB NO. 2303**

**DATE, OCT. 11, 2024**

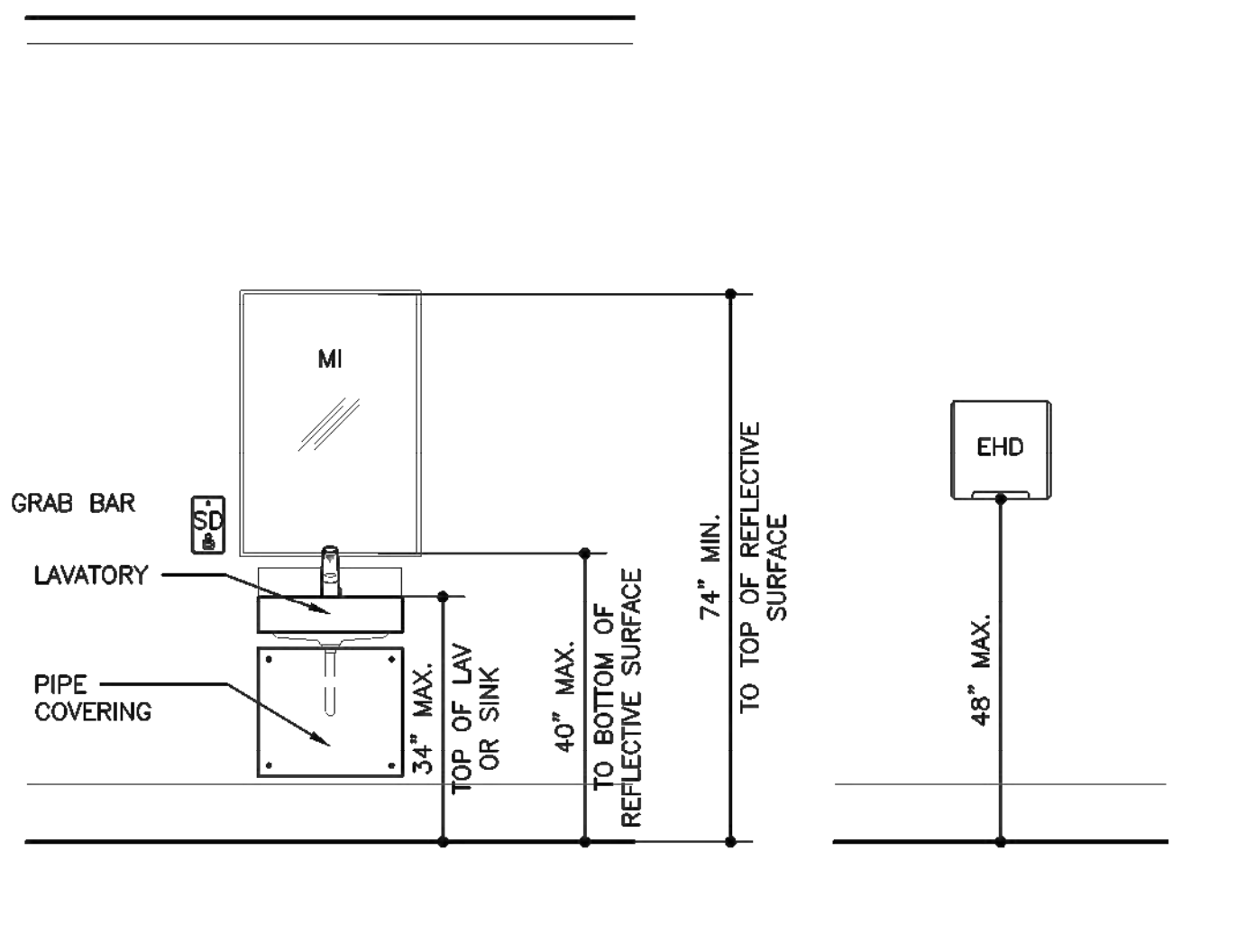
**SHEET**

**A200**

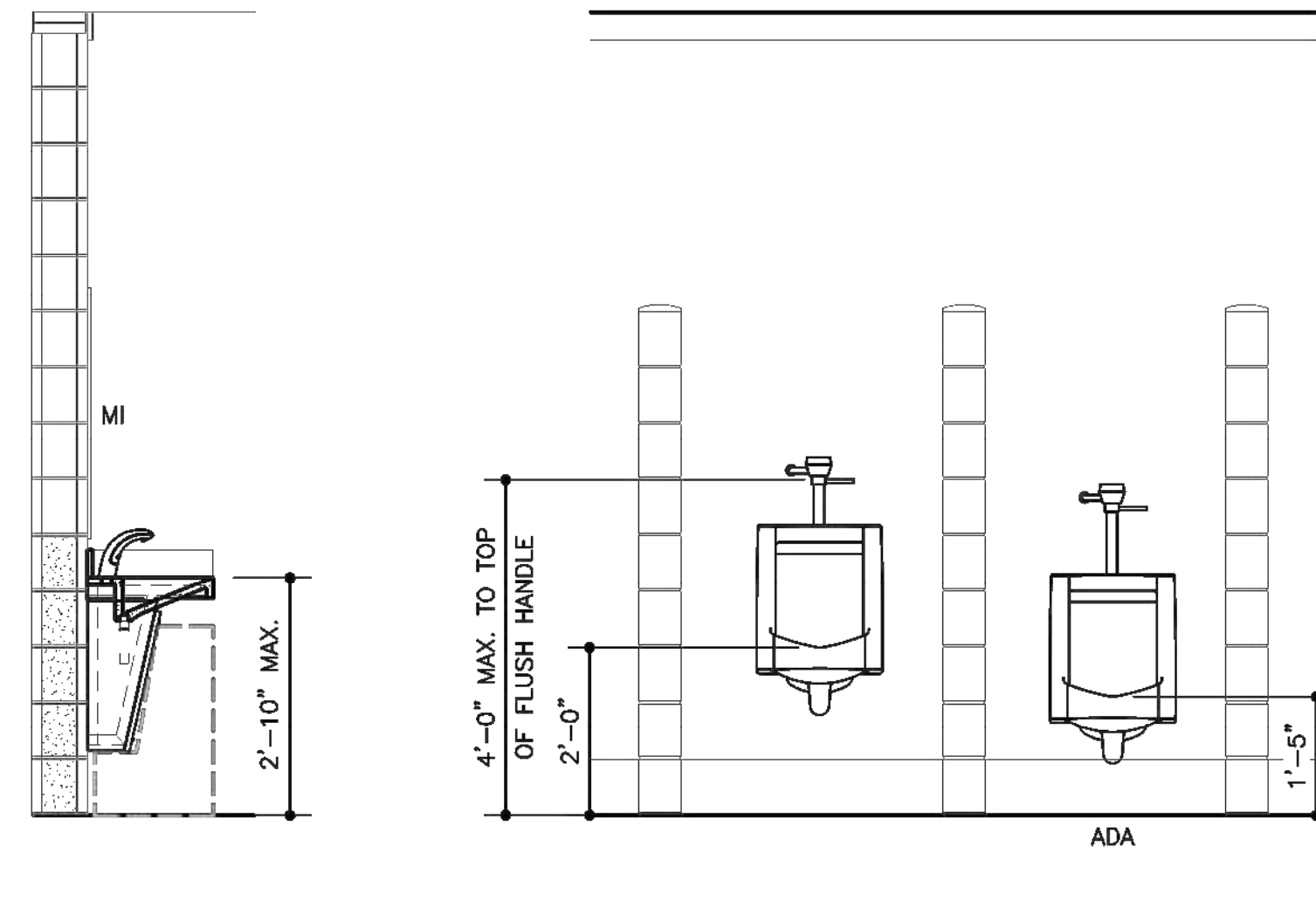




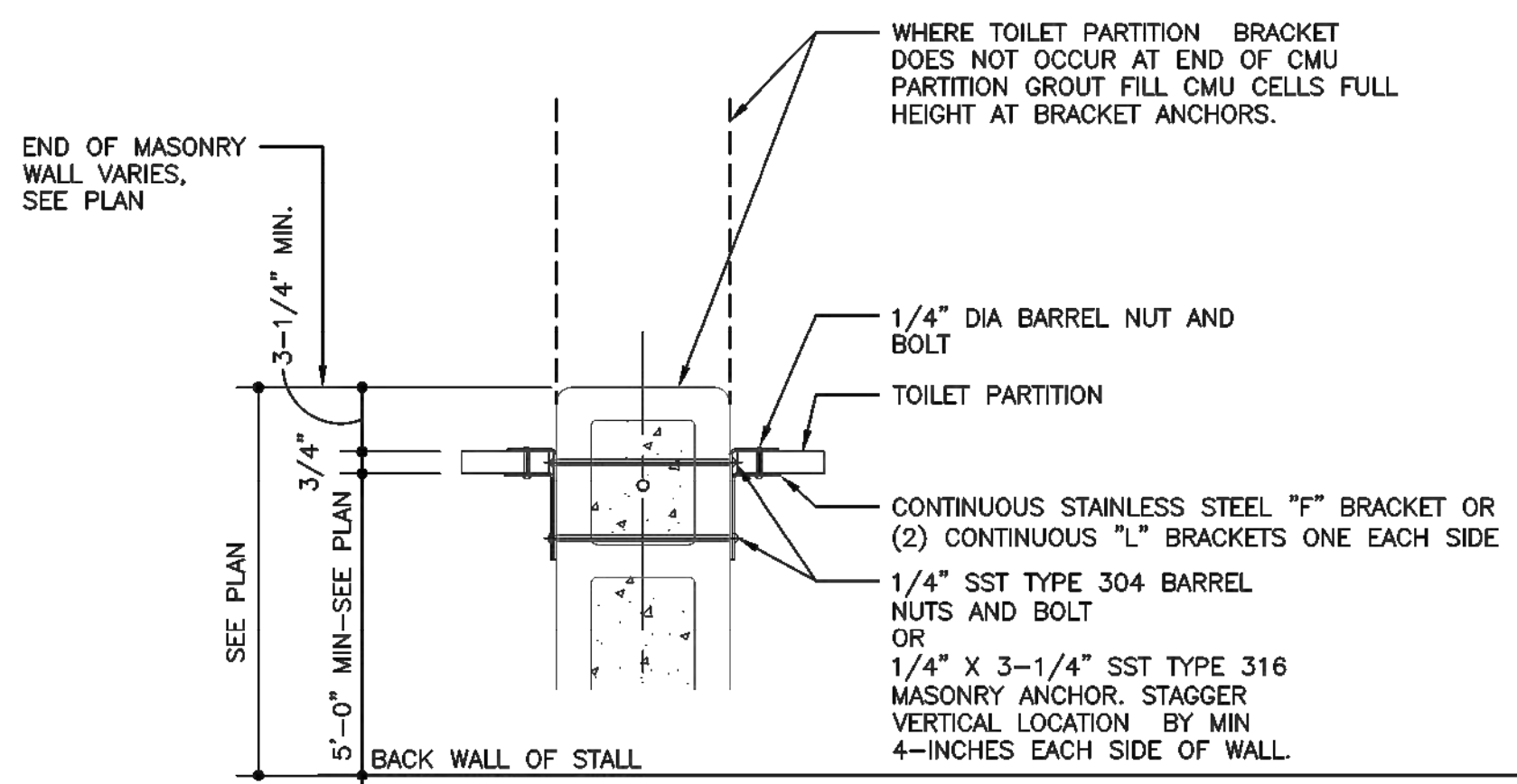
**1 MOUNTING HEIGHT TOILET**  
1/2"=1'-0"



**2 MOUNTING HEIGHT LAVATORY**  
1/2"=1'-0"



**3 ELEVATION**  
1/2"=1'-0"



NOTE: ALL ANCHORS ARE STAINLESS STEEL WITH TAMPER RESISTANT BUTTON OR SIMILAR TYPE HEAD. PLASTIC INSERTS ARE NOT ALLOWED WITH MASONRY ANCHORS.

**4 TOILET PARTITION BRACKET**  
1 1/2"=1'-0"

ACCESSORY LEGEND				
MARK	DESCRIPTION	MANUFACTURER	MODEL NUMBER	NOTES
EXTPD	EXISTING TOILET PAPER DISPENSER	-	-	EXISTING TO REMAIN, PAINT
MI	MIRROR	ATLAS AMERICAN	AA-MVL-18x36-304L-14g	MOUNT SUCH THAT BOTTOM OF REFLECTIVE SURFACE IS NO HIGHER THAN 40" FROM FLOOR
SD	SOAP DISPENSER	BOBRICK	B-2111	WALL MOUNTED, MOUNT PER ADA
SND	SANITARY NAPKIN DISPOSAL	BOBRICK	B-270	WALL MOUNTED, MOUNT PER ADA
GB	GRAB BAR - 48", 36" & 18"	BOBRICK	B-6806.99	EACH HANDICAP TOILET STALL TO HAVE 36" & 48" HORIZONTAL GRAB BARS & 18" VERTICAL GRAB BARS MOUNTED PER ADA. ALL GRAB BARS TO BE STAINLESS STEEL
UH	UTILITY HOOK	BOBRICK	B-6707	SURFACE-MOUNTED UTILITY HOOK, SATIN FINISH, STAINLESS STEEL, INSTALL (1) COAT HOOK @ EACH TOILET, MOUNT 38" AFF CENTERED ON BACK OF TOILET PARTITION DOORS
TP	TOILET PARTITION DOORS	-	-	SOLID CORE PHENOLIC, COLOR: GRAPHITE GRAFIX
EHD	ELECTRIC HAND DRYER	AMERICAN SPECIALTIES	0165	SURFACE MOUNTED SENSOR HAND DRYER

TOILET ACCESSORY NOTES:

- CONTRACTOR SHALL COORDINATE LOCATION OF UTILITY HOOKS WITH OWNER.
- ALL TOILET ACCESSORIES SHALL BE MOUNTED TO COMPLY WITH ADA.
- REFERENCE FINISH SCHEDULE FOR COLORS AND LOCATIONS OF FINISHES.

**GENERAL NOTES**

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- REPAIR METAL FASCIA DAMAGE (±3 FEET).
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**INTERIOR COLOR SCHEDULE**

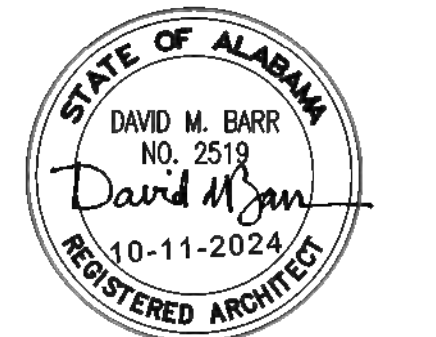
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 CEILINGS: WHITE, GLOSS (PT-1)  
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**EXTERIOR COLOR SCHEDULE**

WALLS: CMU-1 W/ELASTOMERIC COATING, MATCH WIEMER GREY (PT-2)  
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 EXTERIOR LOUVERS: WHITE, GLOSS (PT-1)  
 DOORS, FRAMES & LOUVERS: MATCH WEIMER GREY (PT-2), SEMI-GLOSS



THE ARCHITECTS GROUP / INC  
710 DOWNTOWNER BOULEVARD  
MOBILE, ALABAMA 36609  
251-343-1811 tagarchitects.net



LAKE DRIVE TRICENTENNIAL PARK RESTROOMS

ALABAMA

MOBILE,

**REVISIONS**

NO.	DATE	REMARKS
	11/20/23	65% SUBMITTAL
	08/02/24	99% SUBMITTAL
	10/11/24	100% SUBMITTAL

**SHEET TITLE**

**TOILET ELEVATIONS & DETAILS**

**JOB NO. 2303**

**DATE, OCT. 11, 2024**

**SHEET**

**A400**



**REVISIONS**

NO.	DATE	REMARKS
	11/20/23	65% SUBMITTAL
	08/02/24	99% SUBMITTAL
	10/11/24	100% SUBMITTAL

**SHEET TITLE**

**TOILET  
ELEVATIONS &  
DETAILS**

**JOB NO. 2303**

**DATE, OCT. 11, 2024**

**SHEET**

**A401**

**GENERAL NOTES**

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**KEYNOTES**

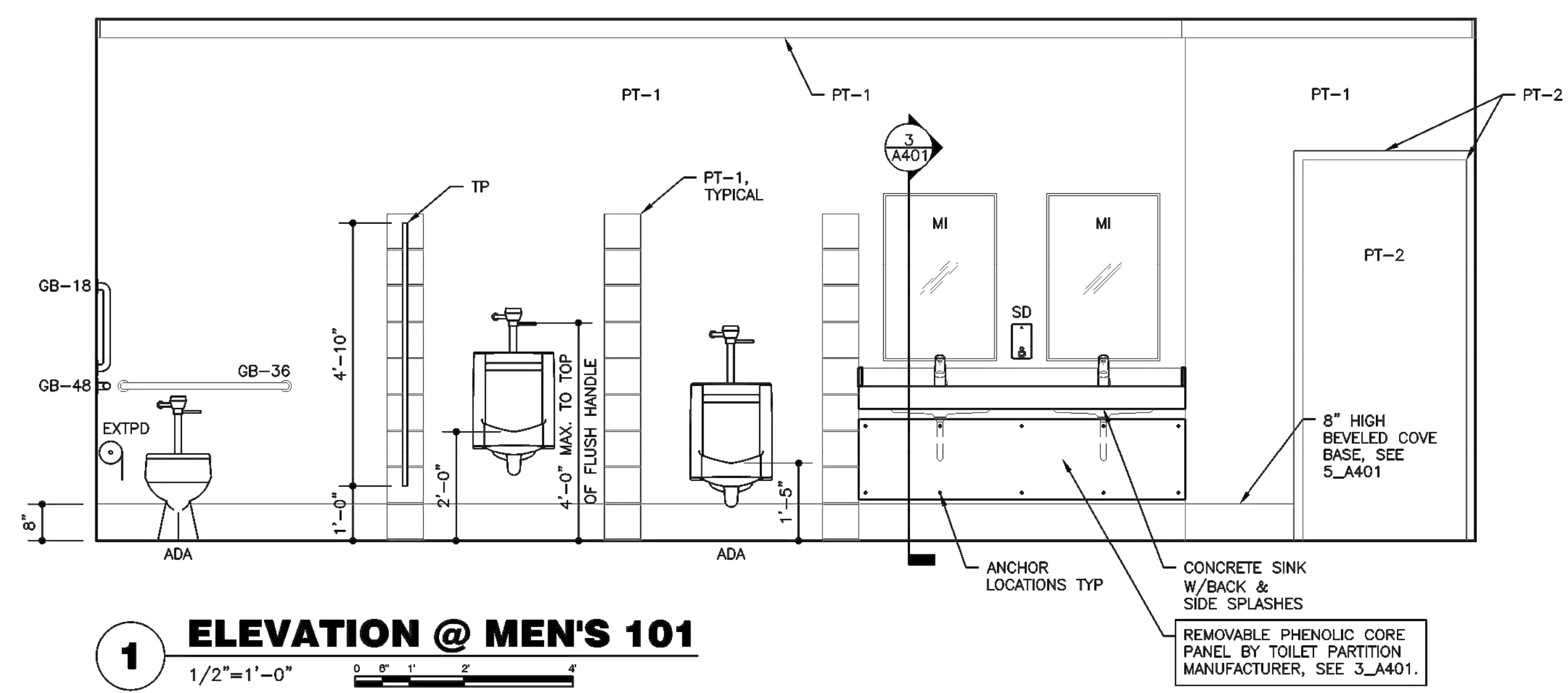
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**INTERIOR COLOR SCHEDULE**

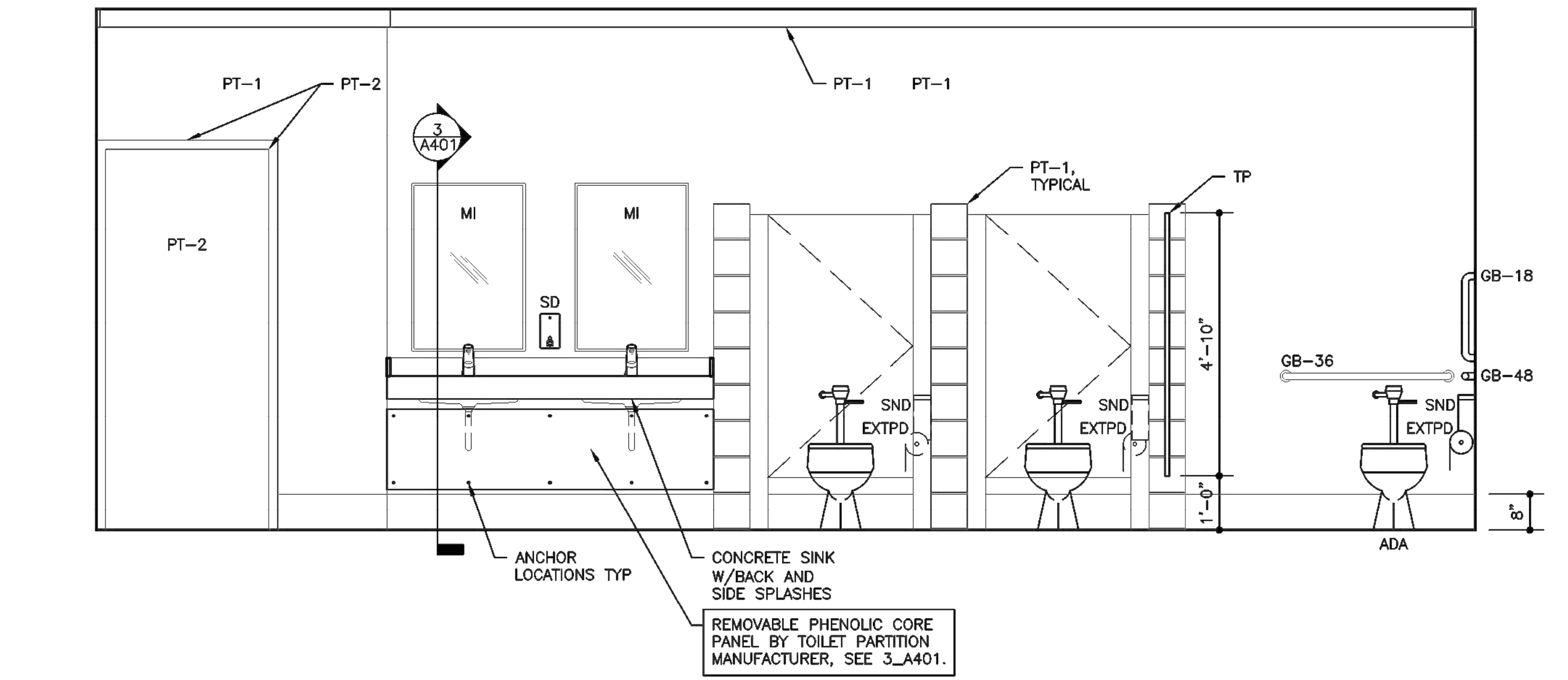
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**EXTERIOR COLOR SCHEDULE**

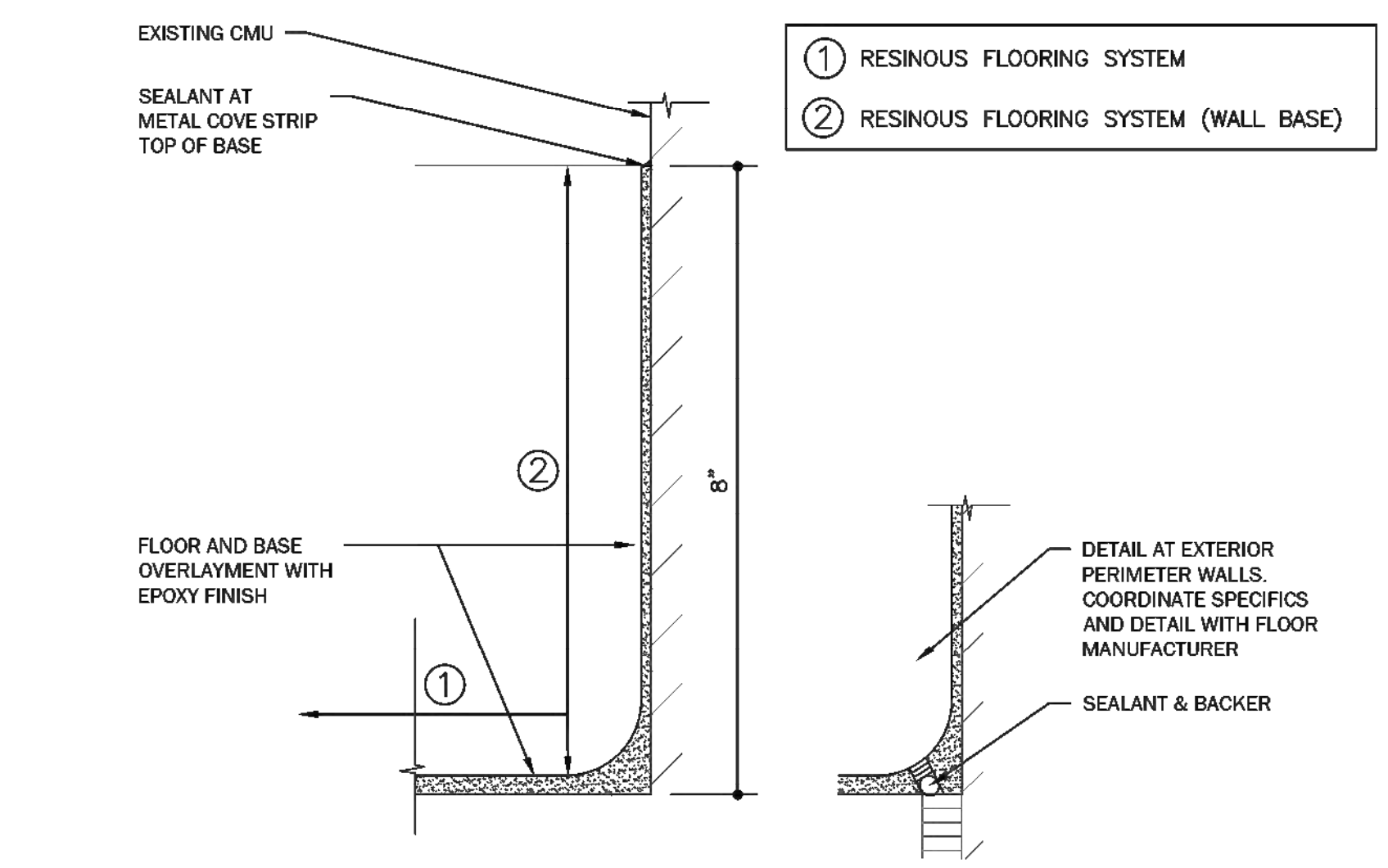
WALLS: CMU-1 W/ELASTOMERIC COATING, MATCH WIEMER GREY (PT-2)  
TRIM: WHITE, GLOSS (PT-1)  
EXTERIOR LOUVERS: WHITE, GLOSS (PT-1)  
DOORS, FRAMES & LOUVERS: MATCH WEIMER GREY (PT-2), SEMI-GLOSS



**1 ELEVATION @ MEN'S 101**  
1/2"=1'-0"



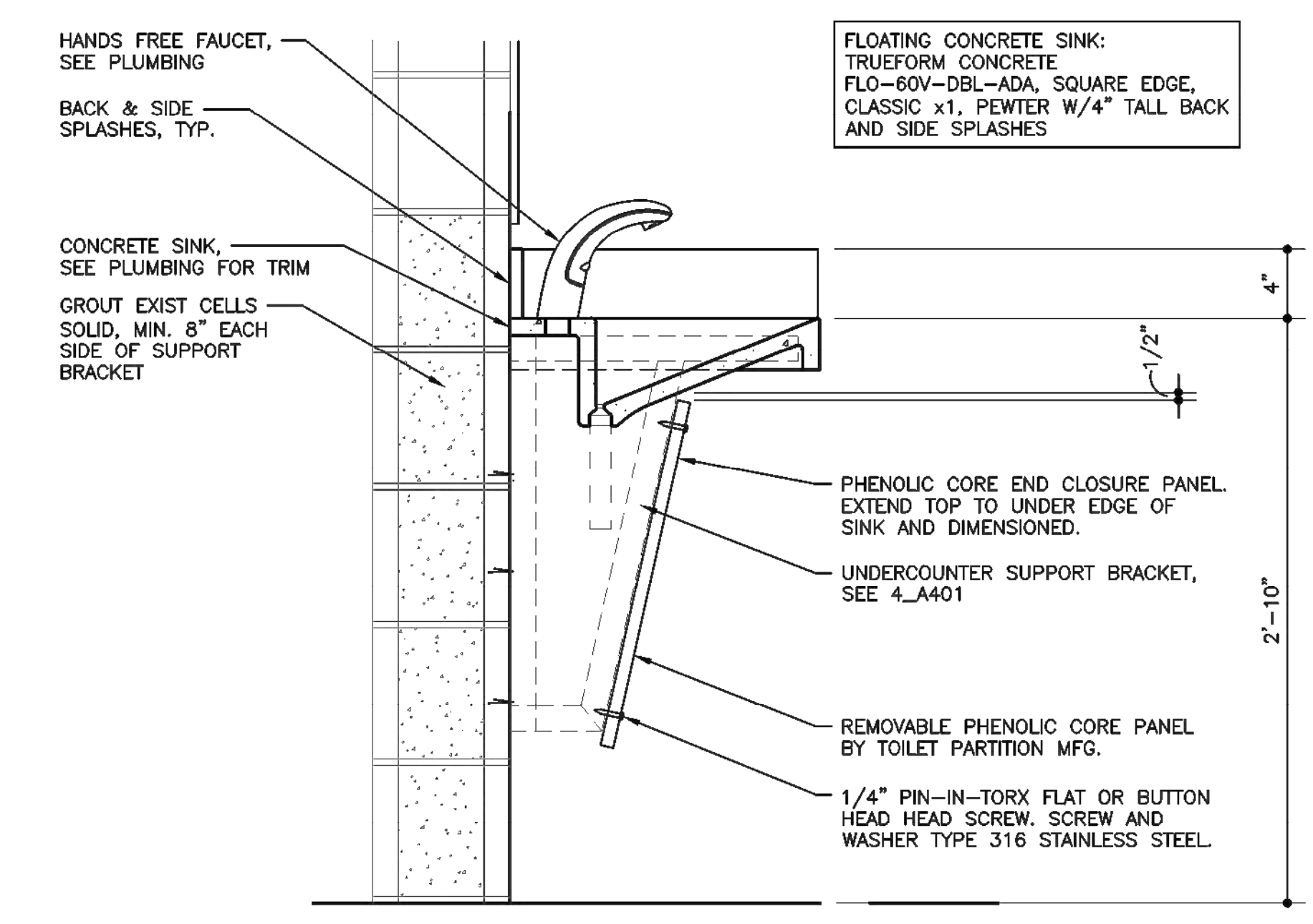
**2 ELEVATION @ WOMEN'S 103**  
1/2"=1'-0"



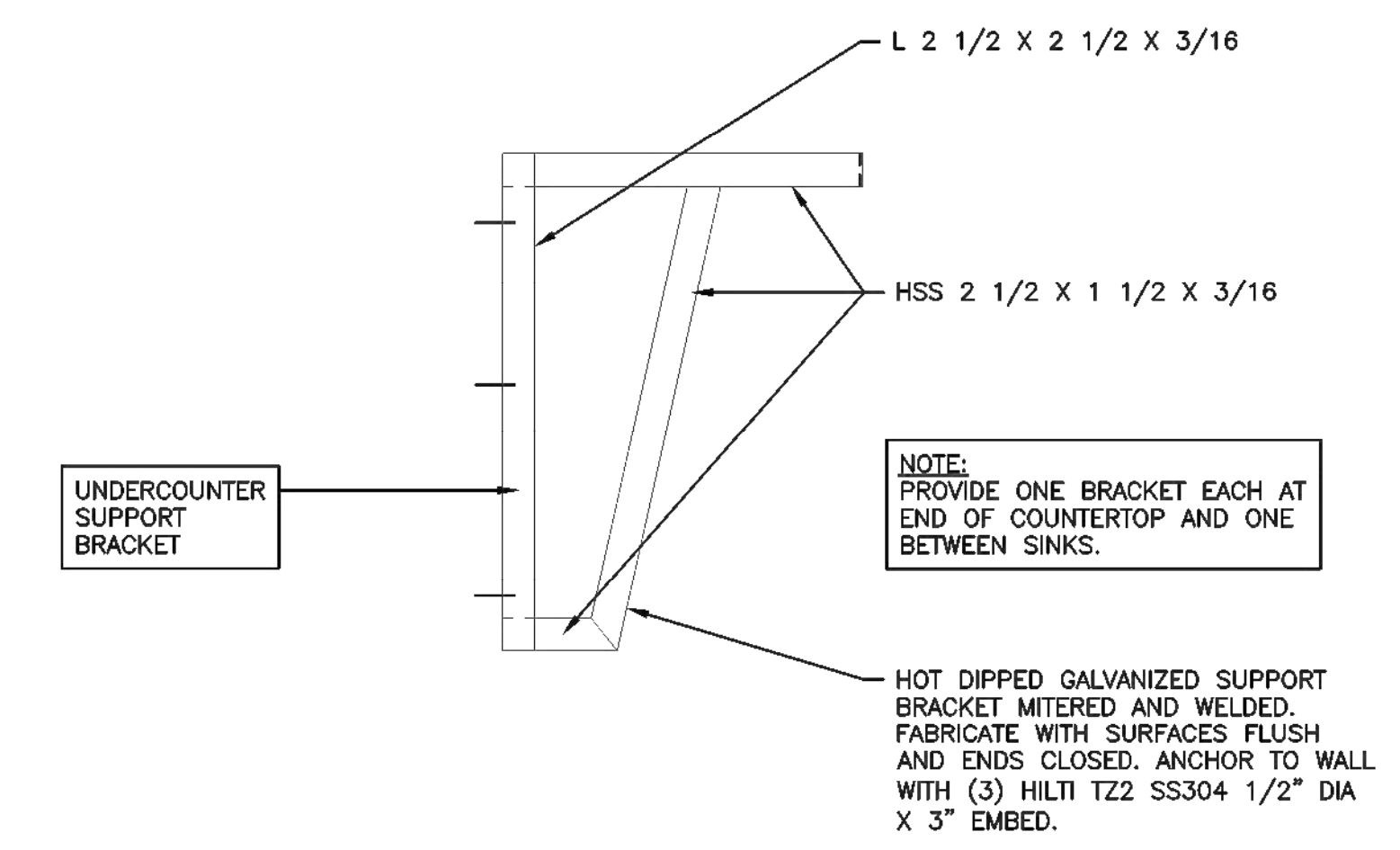
**5 WALL & BASE DETAIL**  
6"=1'-0"



**6 TYPICAL ADA LAVATORY MOUNTING HEIGHT**  
1/2"=1'-0"



**3 SECTION**  
1 1/2"=1'-0"



**4 DETAIL**  
1 1/2"=1'-0"

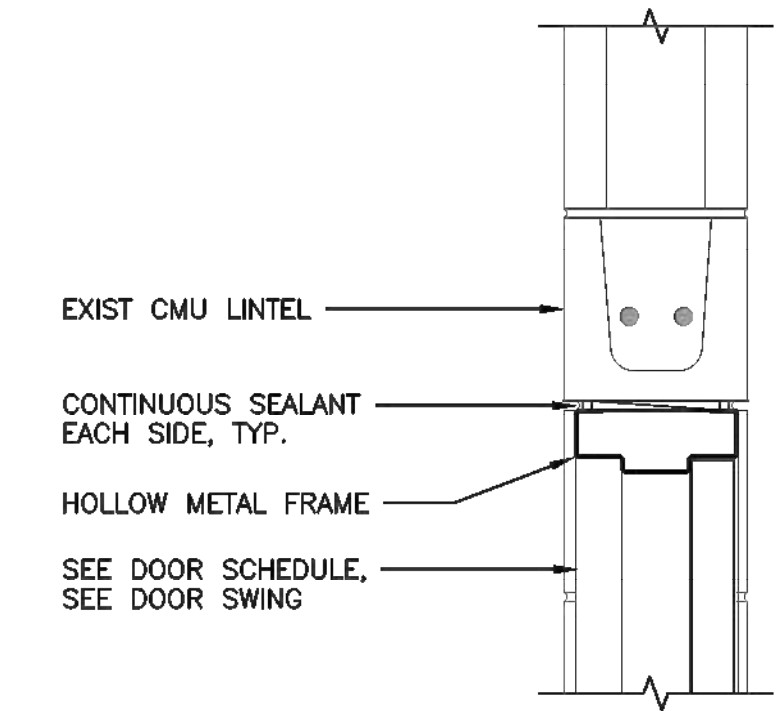


DOOR SCHEDULE												
DOOR MARK	WIDTH	HEIGHT	SINGLE/PAIR	DOOR			FRAME			THRESHOLD	HARDWARE	NOTES
				TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH			
101	3'-0"	7'-0"	S	1	HM	PT	A	HM	PT	3/A600	SEE SPECS	1
102	3'-0"	7'-0"	S	1	HM	PT	A	HM	PT	3/A600	SEE SPECS	1
103	3'-0"	7'-0"	S	1	HM	PT	A	HM	PT	3/A600	SEE SPECS	

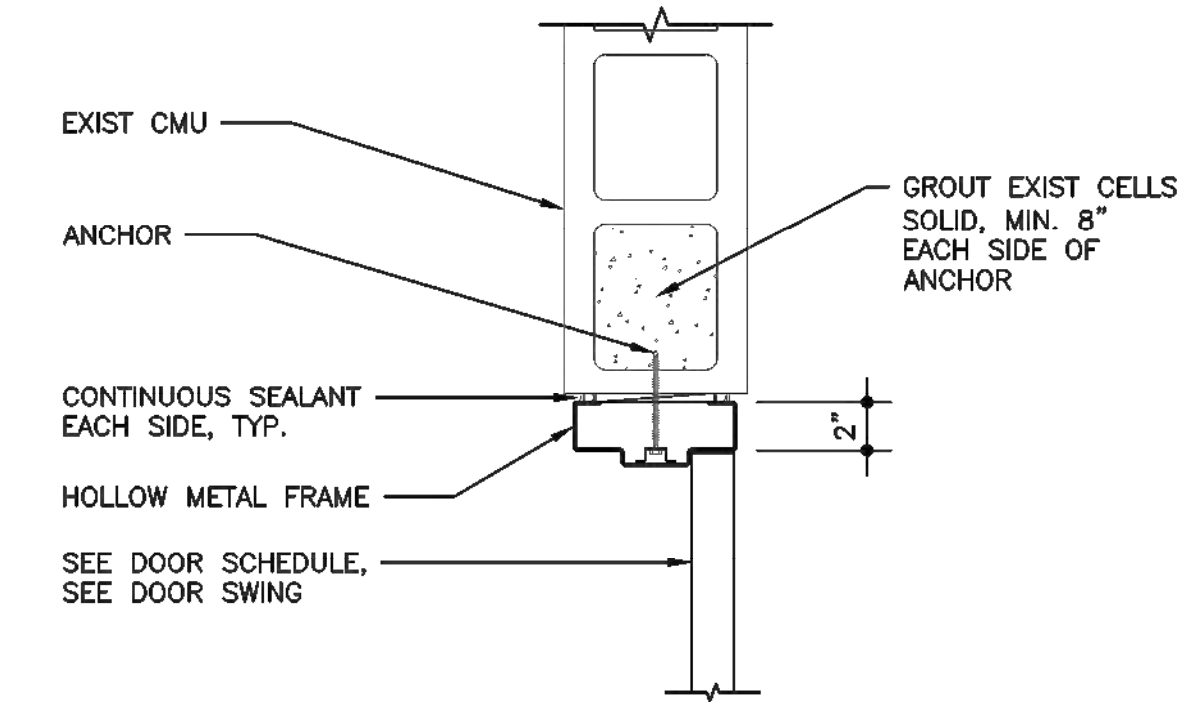
NOTE 1:  
SEE SPECIFICATIONS FOR DOOR HARDWARE

**ABBREVIATIONS**

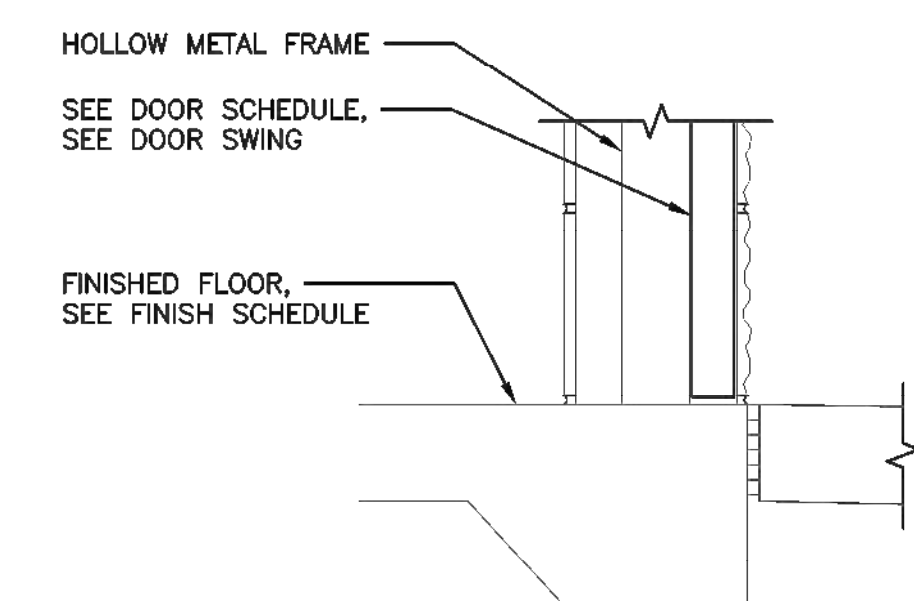
FV	FIELD VERIFY
HM	HOLLOW METAL
NA	NOT APPLICABLE
PT	PAINTED
PR	PAIR
S	SINGLE



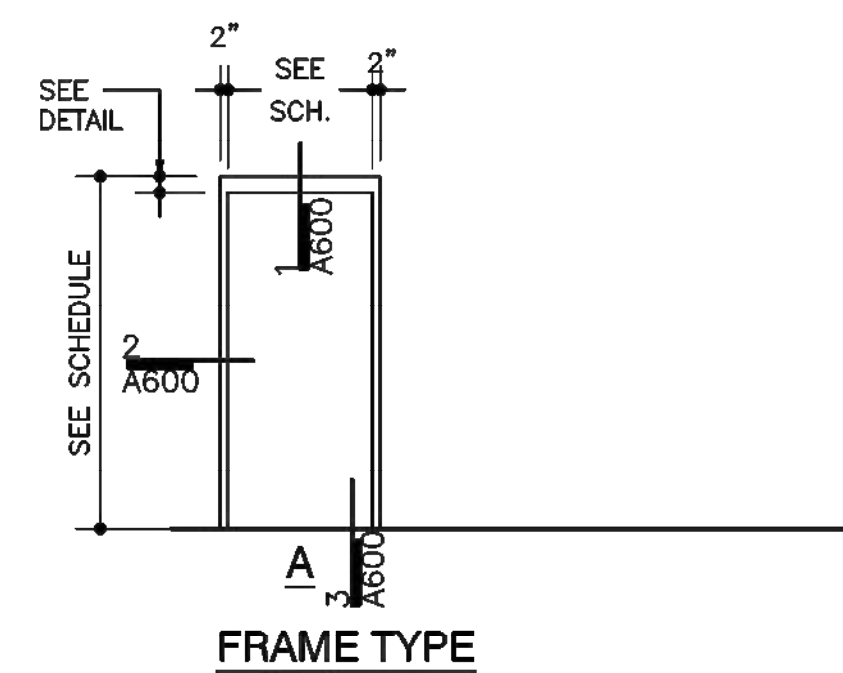
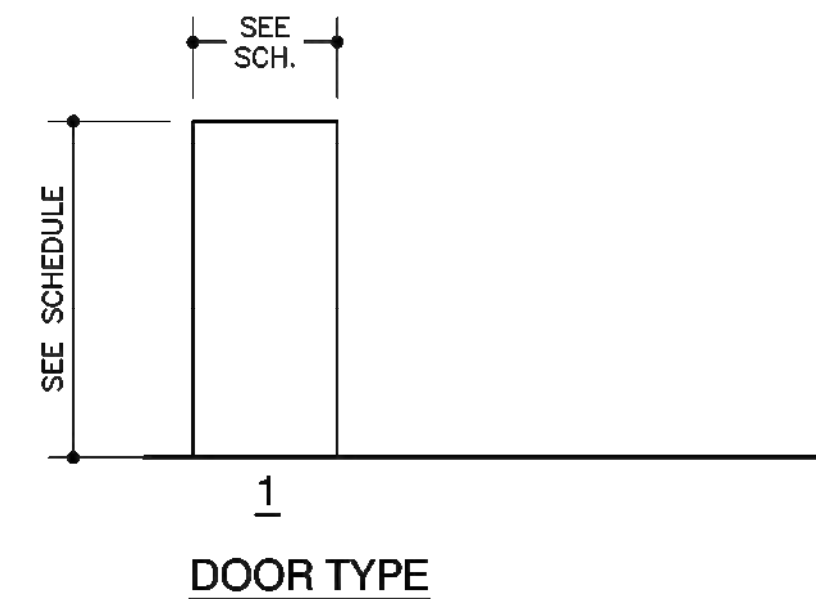
**1 DOOR DETAIL @ HEAD**  
1 1/2"=1'-0" 0 1/2 1 1/2



**2 DOOR DETAIL @ JAMB**  
1 1/2"=1'-0" 0 1/2 1 1/2



**3 DOOR DETAIL @ THRESHOLD**  
1 1/2"=1'-0" 0 1/2 1 1/2



**REVISIONS**

NO.	DATE	REMARKS
	11/20/23	65% SUBMITTAL
	08/02/24	99% SUBMITTAL
	10/11/24	100% SUBMITTAL

**SHEET TITLE**  
**DOOR SCHEDULE & DETAILS**

**JOB NO. 2303**

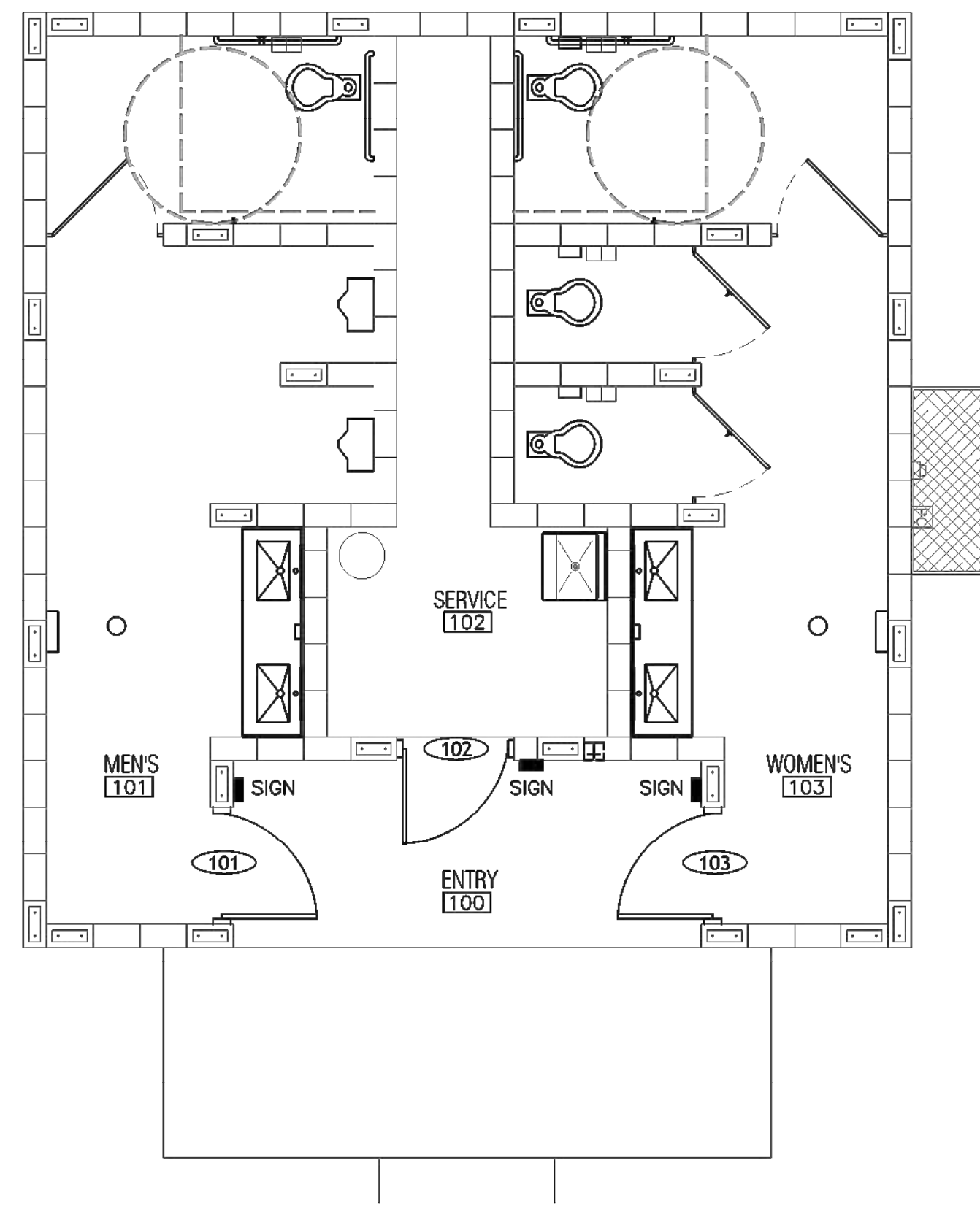
**DATE, OCT. 11, 2024**

**SHEET**  
**A600**

**LAKE DRIVE  
TRICENTENNIAL PARK  
RESTROOMS**

ALABAMA

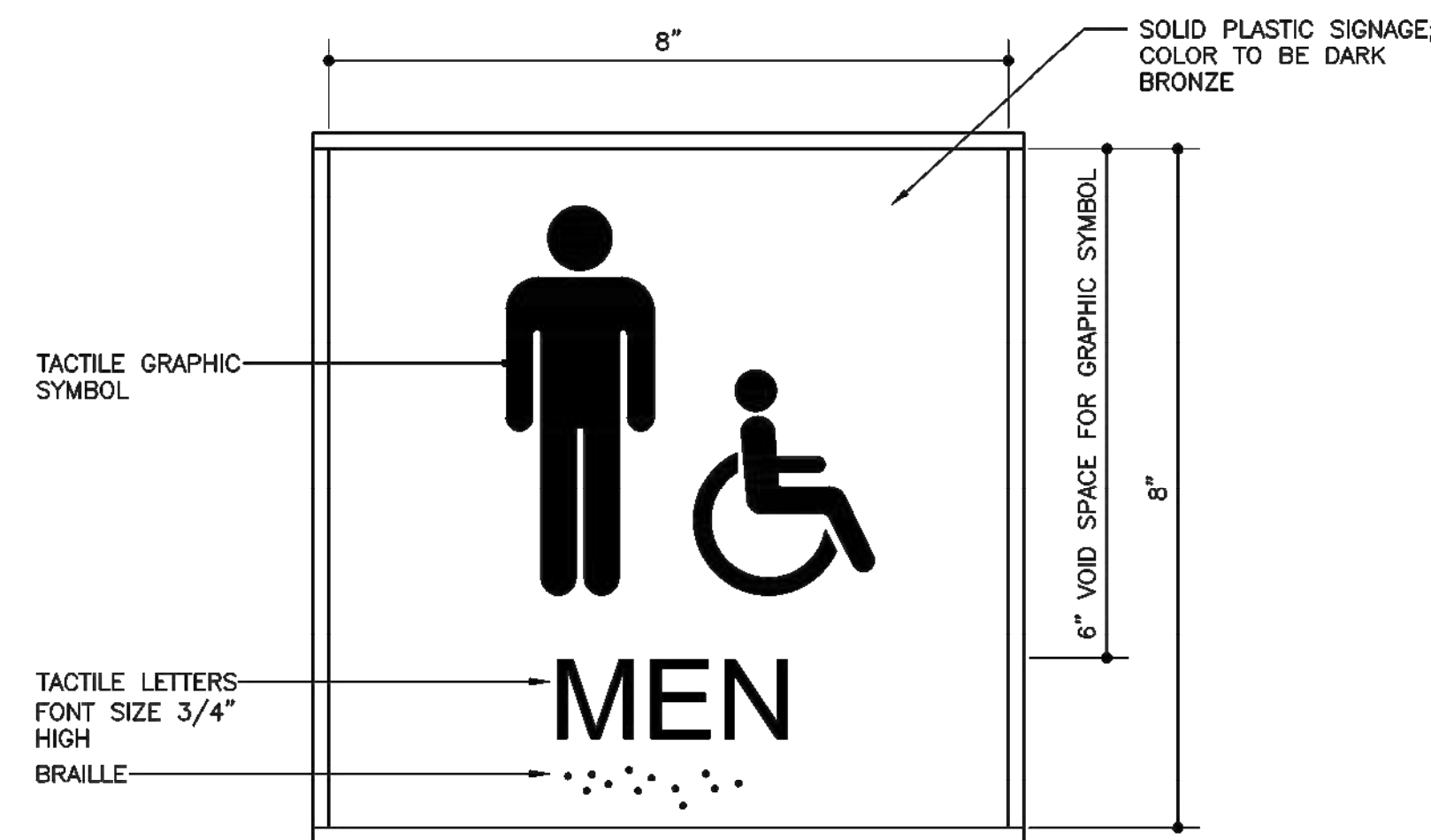
MOBILE,



**1 SIGNAGE REFERENCE PLAN**  
1/4"=1'-0" 0 1 2 4 8

**REVISIONS**

NO.	DATE	REMARKS
	11/20/23	65% SUBMITTAL
	08/02/24	99% SUBMITTAL
	10/11/24	100% SUBMITTAL

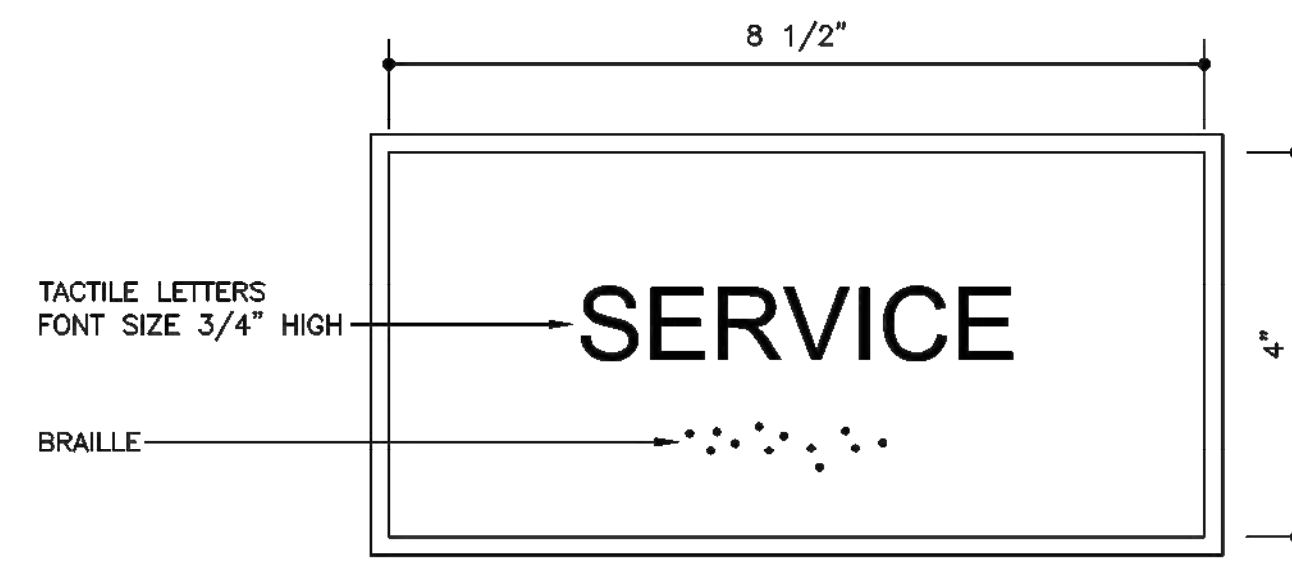
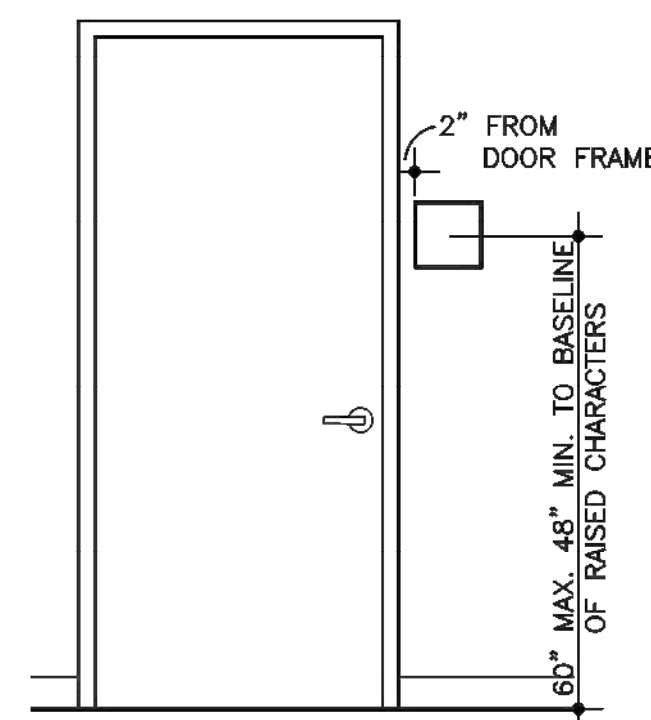


SEE SIGN TYPE & LOCATION TABLE  
SIGN TYPE "A" TOILET ROOM SIGNS LOCATED NEAR DOORS AS LISTED.

MEN: (WITH GRAPHIC MEN SYMBOL AND HANDICAP SYMBOL)  
DOORS: SEE FLOOR PLAN  
WOMEN: (WITH GRAPHIC WOMEN SYMBOL AND HANDICAP SYMBOL)  
DOORS: SEE FLOOR PLAN

**A SIGN TYPE A**  
6"=1'-0" 0 1 2 4

INSTALL NEW ROOM SIGNAGE PER ADA REQUIREMENTS. HANDLE SIDE.



SEE SIGN TYPE & LOCATION TABLE

**B SIGN TYPE B**  
6"=1'-0" 0 1 2 4

SIGN TYPE & LOCATION		
SIGN SYMBOL LOCATIONS ON PLAN ABOVE		
DOOR #	SIGN TYPE	NAME ON SIGN
101	A	MEN
102	B	SERVICE
103	A	WOMEN

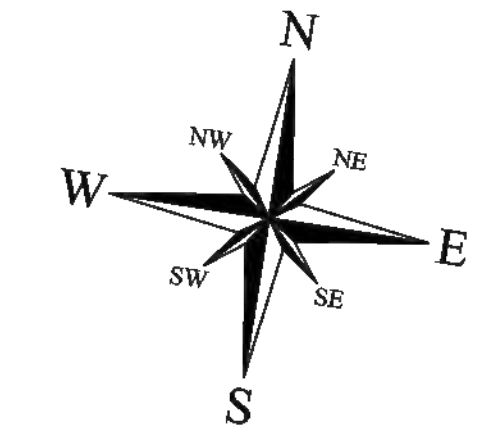
**SHEET TITLE**  
**SIGNAGE**

**JOB NO. 2303**

**DATE, OCT. 11, 2024**

**SHEET**

**A700**



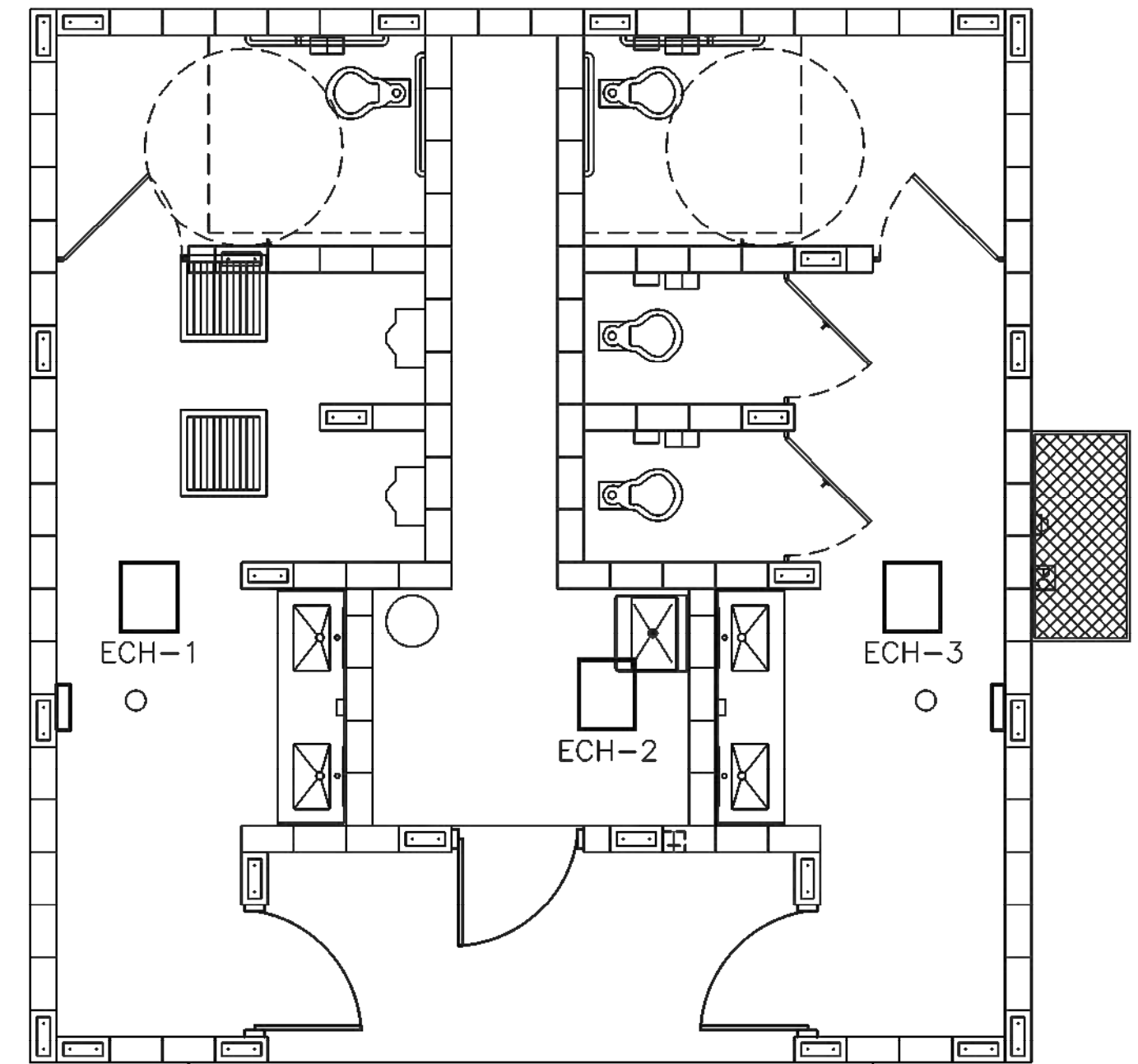
**TAG**  
 THE ARCHITECTS  
 GROUP / INC  
 710 DOWNTOWNER BOULEVARD  
 MOBILE, ALABAMA 36609  
 251-343-1811 tagarchitects.net



**LAKE DRIVE  
 TRICENTENNIAL PARK  
 RESTROOMS**  
 ALABAMA  
 MOBILE,

**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, THE OCCUPATIONAL SAFETY AND HEALTH ACT, ALL MECHANICAL CODES LOCALLY BEING ENFORCED BY LOCAL AUTHORITY HAVING JURISDICTION (A.H.J) IN THE PROJECT AREA AND THE OWNER.
2. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, INSPECTION AND CONNECTION FEES.
3. CONTRACTOR TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SUPERVISION FOR AND INCIDENTAL TO THE COMPLETION OF A FULLY FUNCTIONAL, SAFE AND COMPLETE MECHANICAL SYSTEMS.
4. CONTRACTOR TO TEST SYSTEM THOROUGHLY IN THE PRESENCE OF OWNER AND RENDER IT FREE FROM DEFECTS. CONTRACTOR TO PROVIDE OWNER WITH A ONE YEAR WARRANTY AFTER ACCEPTANCE.
5. THE CONTRACTOR SHALL PROPERLY SEAL ALL PENETRATIONS. ALL PENETRATIONS THROUGH FIRE BARRIERS SHALL BE SEALED IN ACCORDANCE WITH THE LATEST REVISIONS OF INTERNATIONAL BUILDING CODE.
6. MECHANICAL CONTRACTOR TO COORDINATE WITH THE OWNER FOR ANY MECHANICAL REQUIREMENTS FOR SPECIAL EQUIPMENT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL MATERIALS ASSOCIATED WITH THE PROJECT WORK AREA.
8. ALL EQUIPMENT AND MATERIALS SHALL MEET OR EXCEED THE SCHEDULED AND/OR REQUIRED ITEMS. SUBMIT FOR PRIOR APPROVAL FOR ANY DEVIATIONS.
9. NO CHANGES SHALL BE MADE IN MATERIALS OR INSTALLATION WITHOUT ENGINEER AND OWNER'S APPROVAL.
10. CONTRACTOR SHALL VERIFY CLEARANCE SPACE AVAILABLE, OFFSETS REQUIRED, STRUCTURAL OPENINGS, AND WORK BY OTHER TRADES.
11. ALL MECHANICAL EQUIPMENT PROVIDED BY THE CONTRACTOR SHALL BE NEW AND FREE OF DEFECTS. ALL WORK PERFORMED FOR THIS PROJECT SHALL BE CARRIED OUT BY SKILLED WORKERS REGULARLY ENGAGED IN THE PERFORMANCE OF SUCH DUTIES. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED CLEAN AND FREE FROM DENTS, SCARS OR DEFORMITIES.
12. ANY PATCHING OF WALLS SHALL MATCH NEW ARCHITECTURAL FINISHING REQUIREMENTS.
13. REFERENCE TO A PARTICULAR PRODUCT BY MANUFACTURER, TRADE NAME, OR CATALOG NUMBER ESTABLISHES THE QUALITY STANDARDS OF MATERIAL AND EQUIPMENT REQUIRED FOR THIS INSTALLATION AND IS NOT INTENDED TO EXCLUDE PRODUCTS EQUAL IN QUALITY AND SIMILAR DESIGN.
14. THE ACCURACY OF GRADE, ELEVATION, DIMENSIONS, OR LOCATIONS OF THE EXISTING CONDITION IS NOT GUARANTEED BY THE ENGINEER OR THE OWNER. IF THE CONTRACTOR PERFORMS A CONSTRUCTION ACTIVITY WHEN THE CONTRACTOR KNOWS, OR SHOULD KNOW IN EXERCISING REASONABLE DILIGENCE THAT AN ACTIVITY INVOLVES AN ERROR IN CONSISTENCY OR OMISSION IN CONTRACT DOCUMENTS, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND BEAR AND APPROPRIATE AMOUNT OF THE COSTS ATTRIBUTABLE FOR CORRECTIONS.



**RESTROOM NEW WORK MECHANICAL PLAN**  
 SCALE: 1/4" = 1'-0"

**ELECTRIC CEILING HEATER (ECH) SCHEDULE**

MARK	MANUFACTURER	MODEL NO.	VOLTAGE/ PH/HZ	KW	BTUs	AMPS	TEMP. RISE	CFM	LOCATION	REMARKS
ECH-1	MARKEL	HF3384D-RP	240/1/60	2.0	6826	8.3	36° F	175	MEN'S RESTROOM	SEE NOTES 1 & 2
ECH-2	MARKEL	HF3384D-RP	240/1/60	2.0	6826	8.3	36° F	175	JANITOR'S CLOSET	SEE NOTES 1 & 2
ECH-3	MARKEL	HF3384D-RP	240/1/60	2.0	6826	8.3	36° F	175	WOMEN'S RESTROOM	SEE NOTES 1 & 2

**NOTES:**

1. HEATERS SHALL BE EQUIPPED WITH A THERMOSTAT.
2. HEATERS SHALL BE INSTALLED FOR FREEZE PROTECTION.

**REVISIONS**

NO.	DATE	REMARKS
	11/20/23	65% SUBMITTAL
	05/17/24	95% SUBMITTAL
	10/11/24	100% SUBMITTAL

**SHEET TITLE**  
**MECHANICAL  
 PROPOSED WORK  
 PLANS**

**JOB NO. 2303**

**DATE, NOV. 7, 2023**

**SHEET**

**M101**



**GENERAL NOTES:**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, THE OCCUPATIONAL SAFETY AND HEALTH ACT, ALL PIPING CODES LOCALLY BEING ENFORCED BY LOCAL AUTHORITY HAVING JURISDICTION (AHJ) IN THE PROJECT AREA AND THE OWNER.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, INSPECTION AND CONNECTION FEES.
- CONTRACTOR TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SUPERVISION FOR AND INCIDENTAL TO THE COMPLETION OF A FULLY FUNCTIONAL, SAFE AND COMPLETE WATER PIPING SYSTEMS.
- CONTRACTOR TO TEST SYSTEM THOROUGHLY IN THE PRESENCE OF OWNER AND RENDER IT FREE FROM DEFECTS. CONTRACTOR TO PROVIDE OWNER WITH A ONE YEAR WARRANTY AFTER ACCEPTANCE.
- THE CONTRACTOR SHALL PROPERLY SEAL ALL PENETRATIONS. ALL PENETRATIONS THROUGH FIRE BARRIERS SHALL BE SEALED IN ACCORDANCE WITH THE LATEST REVISIONS OF INTERNATIONAL BUILDING CODE.
- PIPING CONTRACTOR TO COORDINATE WITH THE OWNER FOR ANY PIPING REQUIREMENTS FOR SPECIAL EQUIPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL PIPING ASSOCIATED WITH THE PROJECT WORK AREA.
- ALL EQUIPMENT AND MATERIALS SHALL MEET OR EXCEED THE SCHEDULED AND/OR REQUIRED ITEMS. SUBMIT FOR PRIOR APPROVAL FOR ANY DEVIATIONS.
- NO CHANGES SHALL BE MADE IN MATERIALS OR INSTALLATION WITHOUT ENGINEER AND OWNER'S APPROVAL.
- CONTRACTOR SHALL VERIFY CLEARANCE SPACE AVAILABLE, OFFSETS REQUIRED, STRUCTURAL OPENINGS, AND WORK BY OTHER TRADES.
- ALL PIPING MATERIAL AND EQUIPMENT PROVIDED BY THE CONTRACTOR SHALL BE NEW AND FREE OF DEFECTS. ALL WORK PERFORMED FOR THIS PROJECT SHALL BE CARRIED OUT BY SKILLED WORKERS REGULARLY ENGAGED IN THE PERFORMANCE OF SUCH DUTIES. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED CLEAN AND FREE FROM DENTS, SCARS OR DEFORMITIES.
- ANY PATCHING OF WALLS SHALL MATCH NEW ARCHITECTURAL FINISHING REQUIREMENTS.
- REFERENCE TO A PARTICULAR PRODUCT BY MANUFACTURER, TRADE NAME, OR CATALOG NUMBER ESTABLISHES THE QUALITY STANDARDS OF MATERIAL AND EQUIPMENT REQUIRED FOR THIS INSTALLATION AND IS NOT INTENDED TO EXCLUDE PRODUCTS EQUAL IN QUALITY AND SIMILAR DESIGN.
- THE ACCURACY OF GRADE, ELEVATION, DIMENSIONS, OR LOCATIONS OF THE EXISTING CONDITION IS NOT GUARANTEED BY THE ENGINEER OR THE OWNER. IF THE CONTRACTOR PERFORMS A CONSTRUCTION ACTIVITY WHEN THE CONTRACTOR KNOWS, OR SHOULD KNOW IN EXERCISING REASONABLE DILIGENCE THAT AN ACTIVITY INVOLVES AN ERROR IN CONSISTENCY OR OMISSION IN CONTRACT DOCUMENTS, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND BEAR AN APPROPRIATE AMOUNT OF THE COSTS ATTRIBUTABLE FOR CORRECTIONS.

PLUMBING FIXTURE SCHEDULE							
MARK	FIXTURE DESCRIPTION	MANUFACTURER AND MODEL NUMBER	ROUGH-IN SCHEDULE				REMARKS
			CW	HW	W	V	
WC-1	FLOOR MOUNTED ELONGATED FLUSH VALVE ADA WATER CLOSET (16-1/2" HEIGHT)	+ AMERICAN STANDARD MADERA 3043.001 (TOP SPUD)	1"	-	3"	2"	ZURN ZH6140AV -WS1 -MB FLUSH VALVE WITH WALL PLATE. BEMIS 1955SSCT TOILET SEAT
WC-2	FLOOR MOUNTED ELONGATED FLUSH VALVE ADA WATER CLOSET (16-1/2" HEIGHT)	+ AMERICAN STANDARD MADERA 3043.001 (TOP SPUD)	1"	-	3"	2"	ZURN ZH6140AV -WS1 -MB FLUSH VALVE WITH WALL PLATE. BEMIS 1955SSCT TOILET SEAT
WC-3	FLOOR MOUNTED ELONGATED FLUSH VALVE ADA WATER CLOSET (16-1/2" HEIGHT)	+ AMERICAN STANDARD MADERA 3043.001 (TOP SPUD)	1"	-	3"	2"	ZURN ZH6140AV -WS1 -MB FLUSH VALVE WITH WALL PLATE. BEMIS 1955SSCT TOILET SEAT
WC-4	FLOOR MOUNTED ELONGATED FLUSH VALVE ADA WATER CLOSET (16-1/2" HEIGHT)	+ AMERICAN STANDARD MADERA 3043.001 (TOP SPUD)	1"	-	3"	2"	ZURN ZH6140AV -WS1 -MB FLUSH VALVE WITH WALL PLATE. BEMIS 1955SSCT TOILET SEAT
UR-1	WALL MOUNTED URINAL	+ AMERICAN STANDARD WASHBROOK FLOWISE 6590.503 (TOP SPUD)	3/4"	-	2"	2"	ZURN Z1221 WALL SUPPORT SYSTEM. ZURN ZH6195AV -EWS FLUSH VALVE WITH WALL PLATE
UR-2	WALL MOUNTED URINAL	+ AMERICAN STANDARD WASHBROOK FLOWISE 6590.503 (TOP SPUD)	3/4"	-	2"	2"	ZURN Z1221 WALL SUPPORT SYSTEM. ZURN ZH6195AV -EWS FLUSH VALVE WITH WALL PLATE
LAV-1	ADA LAVATORY	+ TRUE FORM CONCRETE FLO-60V-DBL-ADA	1/2"	1/2"	1-1/4"	2"	W/ SQUARE EDGE, CLASSIC X1, PEWTER W/ 4" TALL BACK & SIDE SPLASHES SLOAN EAF-150-BAT-ISM-CP-0.35GPM FAUCETS WITH HOT AND COLD WATER SUPPLY
LAV-2	ADA LAVATORY	+ TRUE FORM CONCRETE FLO-60V-DBL-ADA	1/2"	1/2"	1-1/4"	2"	W/ SQUARE EDGE, CLASSIC X1, PEWTER W/ 4" TALL BACK & SIDE SPLASHES SLOAN EAF-150-BAT-ISM-CP-0.35GPM FAUCETS WITH HOT AND COLD WATER SUPPLY
SS-1	MOP SERVICE SINK	+ MUSTEE MODEL 19CF UTILATUB	1/2"	1/2"	2"	2"	CHICAGO FAUCETS MODEL 540-LD897SGXKCCP; FIAT MODEL 889-CC MOP HANGER
HB-1	WATER HYDRANT	+ ZURN Z1305	3/4"	-	-	-	SEE NOTE 1.
FD-1	FLOOR DRAIN	+ JAY R SMITH A05PBG	-	-	-	-	SEE NOTE 1. LOCATED IN EXISTING MEN'S RESTROOM. REPLACE GRATES ONLY.
FD-2	FLOOR DRAIN	+ JAY R SMITH A05PBG	-	-	-	-	SEE NOTE 1. LOCATED IN EXISTING WOMEN'S RESTROOM. REPLACE GRATES ONLY.

**NOTES:**

- + OR APPROVED EQUAL.

**WATER HEATER SCHEDULE**

MARK	ROOM	MANUFACTURER	MODEL NO.	TYPE	NOMINAL CAPACITY (GAL.)	VOLTAGE/ PHASE/ CYCLE	ELEMENT WATTAGE	FLA (AMPS)	APPROX. WEIGHT (LBS.)	REMARKS
WH-1	EXISTING JANITOR'S CLOSET	RHEEM	EGSP10	TANK	10	240/1/60	2,500	10.4	53	SEE NOTE 1.

**NOTES:**

- + OR APPROVED EQUAL.

**MATERIALS SCHEDULE**

SERVICE TYPE	LOCATION	MATERIAL REQUIRED
SANITARY WASTE AND VENT	BELOW GRADE 5'-0" OUTSIDE BUILDING FOOTPRINT	CAST IRON W/ HUB & SPIGOT OR SCHEDULE 40 PVC W/ ELASTOMERIC JOINTS
	BELOW GRADE WITHIN 5'-0" OUTSIDE BUILDING FOOTPRINT	CAST IRON NO- HUB OR HUB & SPIGOT OR SCHEDULE 40 PVC W/ SOLVENT WELDED JOINTS
	ABOVE GRADE WITHIN BUILDING	CAST IRON NO- HUB OR HUB & SPIGOT OR SCHEDULE 40 PVC W/ SOLVENT WELDED JOINTS
DOMESTIC COLD WATER AND HOT WATER	BELOW GRADE 5'-0" OUTSIDE BUILDING FOOTPRINT	COPPER TYPE "K" HARD DRAWN
	BELOW GRADE WITHIN 5'-0" OUTSIDE BUILDING FOOTPRINT	COPPER TUBING TYPE "K" SOFT DRAWN
	ABOVE GRADE/SLAB WITHIN BUILDING	COPPER TYPE "L" SOFT DRAWN OR CPVC SCHEDULE 40 PIPE

**FIXTURE LEGEND & ABBREVIATIONS**

ABBREVIATION	DESCRIPTION
HB	HOSE BIBB (WATER HYDRANT)
LAV	LAVATORY
WC	WATER CLOSET
WH	HOT WATER HEATER
SS	SERVICE SINK
DF	DRINKING FOUNTAIN
FD	FLOOR DRAIN
TP	TRAP PRIMER
AAV	AIR ADMITTANCE VALVE
CO	CLEAN OUT
HW	HOT WATER
CW	COLD WATER
WW	WASTEWATER
V	VENT



**LAKE DRIVE TRICENTENNIAL PARK RESTROOMS**  
 ALABAMA MOBILE, ALABAMA

**REVISIONS**

NO.	DATE	REMARKS
	11/20/23	65% SUBMITTAL
	05/17/24	95% SUBMITTAL
	10/11/24	100% SUBMITTAL

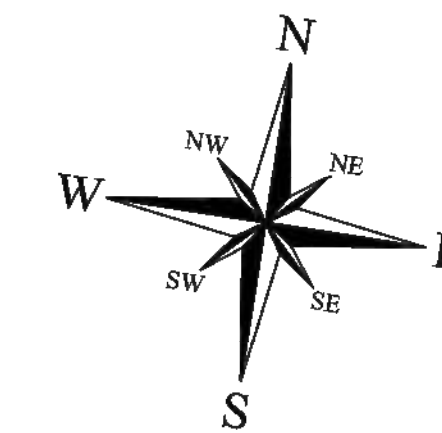
**SHEET TITLE**  
**SYMBOLS, ABBREVIATIONS, GENERAL NOTES**

**JOB NO. 2303**

**DATE, NOV. 7, 2023**

**SHEET**

**P100**



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251\_343\_1811 togarchitects.net



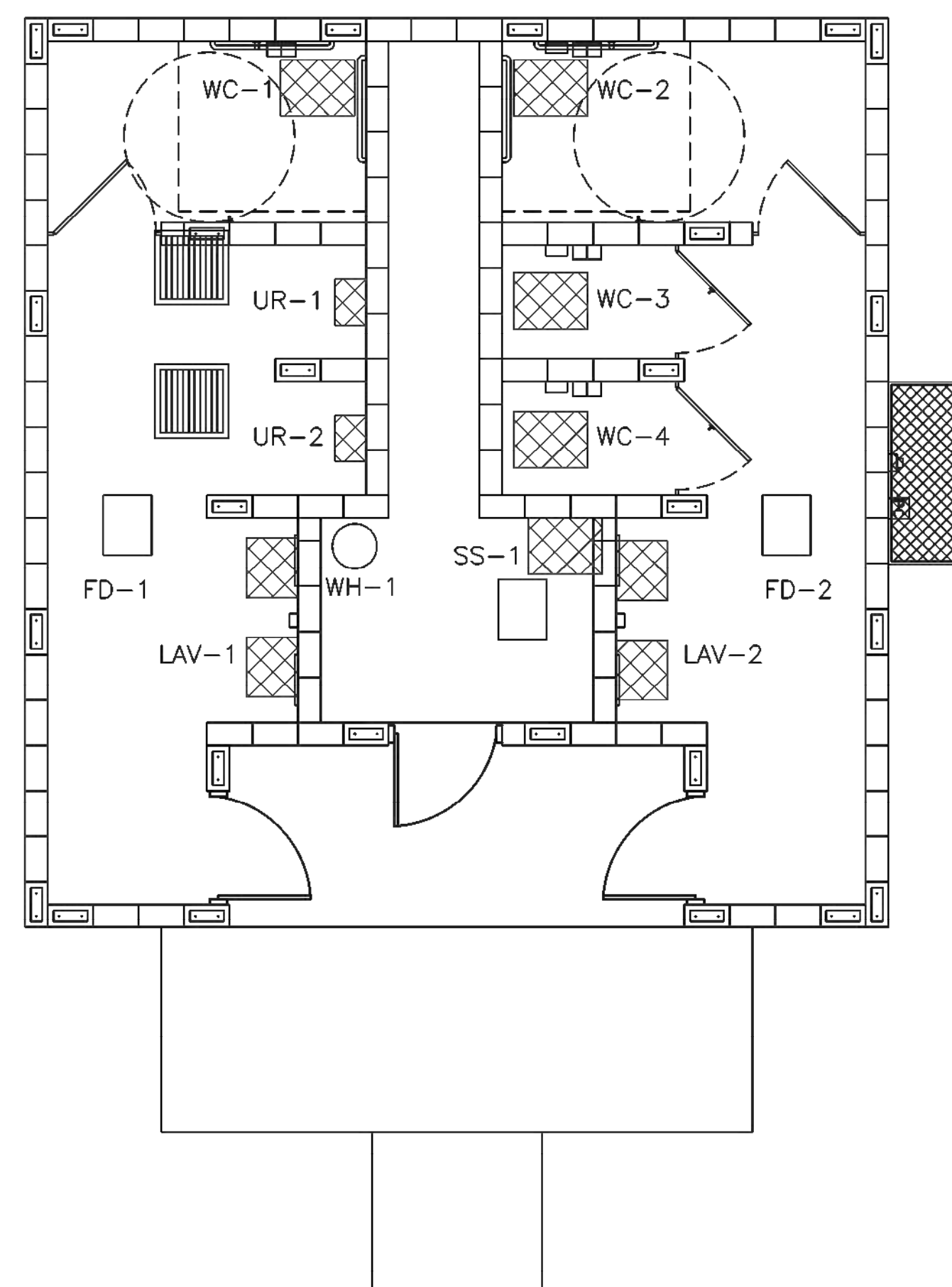
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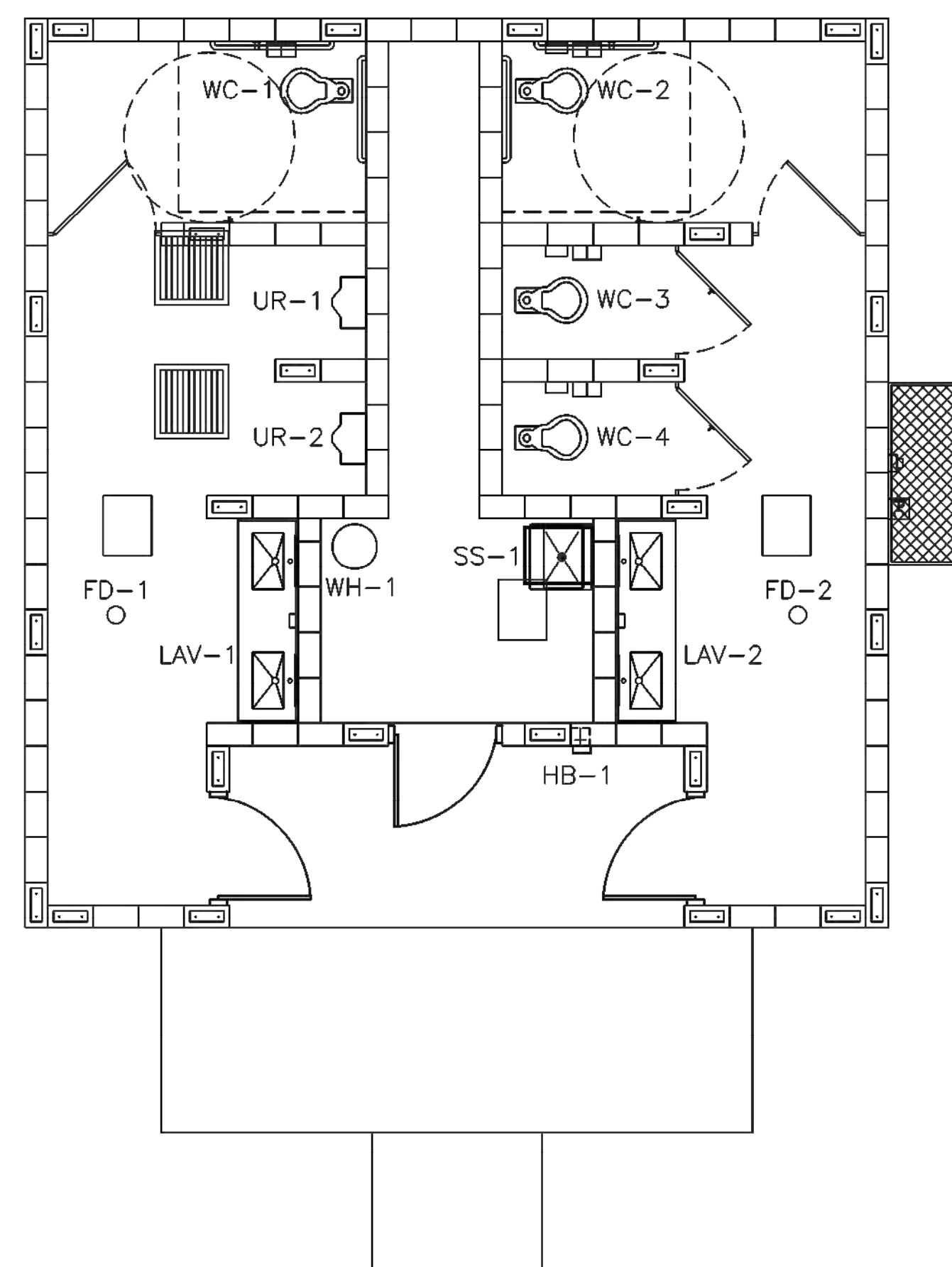
**LAKE DRIVE  
TRICENTENNIAL PARK  
RESTROOMS**

ALABAMA

MOBILE,



**RESTROOM DEMOLITION WORK PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"



**RESTROOM NEW WORK PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**REVISIONS**

NO.	DATE	REMARKS
	11/20/23	65% SUBMITTAL
	05/17/24	95% SUBMITTAL
	10/11/24	100% SUBMITTAL

**SHEET TITLE**  
DEMOLITION AND  
PROPOSED WORK  
PLANS

**JOB NO. 2303**

**DATE, NOV. 7, 2023**

**SHEET**

**P101**



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**LAKE DRIVE  
TRICENTENNIAL PARK  
RESTROOMS**

ALABAMA  
MOBILE

**REVISIONS**

NO.	DATE	REMARKS
	11/20/23	65% SUBMITTAL
	05/17/24	95% SUBMITTAL
	10/11/24	100% SUBMITTAL

**SHEET TITLE**

**SYMBOLS,  
ABBREVIATIONS,  
GENERAL NOTES**

**JOB NO. 2303**

**DATE, NOV. 7, 2023**

**SHEET**

**E100**

**ELECTRICAL SYMBOL LEGEND**

SYMBOL	DESCRIPTION
	BRANCH CIRCUIT CONDUIT RUN CONCEALED IN WALL OR ABOVE CEILING. ARROWS INDICATE CIRCUIT HOMERUNS. HASH MARKS INDICATE NUMBER OF CONDUCTORS. NEUTRAL AND/OR SWITCH LEG CONDUCTORS. "A" DENOTES PANEL BOARD SPACES IN PANELBOARD. SEE RESPECTIVE PANEL CIRCUIT SCHEDULE. MINIMUM CONDUCTOR SIZE = #12 AWG.
	BRANCH CIRCUIT CONDUIT RUN CONCEALED IN WALL OR ABOVE CEILING. ARROWS INDICATE CIRCUIT HOMERUNS. "A" DENOTES PANEL BOARD SPACES IN PANELBOARD. SEE RESPECTIVE PANEL CIRCUIT SCHEDULE. MINIMUM CONDUCTORS 2#12, 1#12 GND, 1 CAT 5 CABLE, 3/4" C.
	BRANCH CIRCUIT CONDUIT RUN BELOW GRADE OR CONCEALED IN SLAB. ARROWS INDICATE CIRCUIT HOMERUNS. HASH MARKS INDICATE NUMBER OF CONDUCTORS. REVERSE HASH MARK INDICATES GROUND CONDUCTOR. ABSENCE OF HASH MARKS INDICATES TWO CONDUCTORS AND GROUND. GROUND CONDUCTORS SHALL BE RUN IN EACH CONDUIT WITH PHASE, NEUTRAL AND/OR SWITCH LEG CONDUCTORS. "A" DENOTES PANELBOARD SPACES IN PANELBOARD. "1, 3, 5" INDICATES CIRCUIT BREAKER SPACES IN PANELBOARD. SEE RESPECTIVE PANEL CIRCUIT SCHEDULE. MINIMUM CONDUCTOR SIZE = #12 AWG.
	DISCONNECT (SAFETY) SWITCH - SIZE AND TYPE AS NOTED. TOP OF SWITCH 6'-6" A.F.F. MAX.
	ELECTRIC MOTOR - SEE RESPECTIVE EQUIPMENT SCHEDULE
	20A, 120/277 VAC SINGLE POLE TOGGLE SWITCH - FLUSH WALL MOUNTED 48" A.F.F. UNLESS NOTED OTHERWISE. LOWER CASE LETTER INDICATES FIXTURE AND/OR LAMPS CONTROLLED.
	20A, 120/277 VAC THREE WAY TOGGLE SWITCH - FLUSH WALL MOUNTED 48" A.F.F. UNLESS NOTED OTHERWISE. LOWER CASE LETTER INDICATES FIXTURE AND/OR LAMPS CONTROLLED.
	20A, 120/277 VAC FOUR WAY TOGGLE SWITCH - FLUSH WALL MOUNTED 48" A.F.F. UNLESS NOTED OTHERWISE. LOWER CASE LETTER INDICATES FIXTURE AND/OR LAMPS CONTROLLED.
	20A, 125 VAC 2P, 3W, GROUNDING TYPE, DUPLEX RECEPTACLE. FLUSH WALL MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE. "A - XX" INDICATES PANEL NAME AND CIRCUIT NUMBER
	230 VAC 2P, 3W, GROUNDING TYPE RECEPTACLE. FLUSH WALL MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE. "A - XX" INDICATES PANEL NAME AND CIRCUIT NUMBER. "YY" INDICATES AMPERAGE RATING.
	TWO 20A, 125 VAC 2P, 3W, GROUNDING TYPE, DUPLEX RECEPTACLES. FLUSH WALL MOUNTED: ONE AT 18" A.F.F. AND THE OTHER AT 48" A.F.F. "A - XX" INDICATES PANEL NAME AND CIRCUIT NUMBER
	20A, 125 VAC 2P, 3W, GROUND FAULT INTERRUPTING TYPE, DUPLEX RECEPTACLE. FLUSH WALL MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE. "A - XX" INDICATES PANEL NAME AND CIRCUIT NUMBER
	(2) 20A, 125 VAC 2P, 3W, GROUNDING TYPE, DUPLEX RECEPTACLES. FLUSH WALL MOUNTED IN 2-GANG BOX 18" A.F.F. UNLESS NOTED OTHERWISE. "A - XX" INDICATES PANEL NAME AND CIRCUIT NUMBER
	JUNCTION BOX. MINIMUM SIZE 4" SQUARE X 2-1/8" DEEP WITH COVER PLATE. FLUSH WALL MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE.

- SYMBOLS NOTES:
- ALL OUTLETS ARE TO BE FLUSH MOUNTED.
  - MOUNTING HEIGHTS ARE FROM THE CENTER LINE OF THE DEVICE UNLESS OTHERWISE NOTED.
  - ALL SINGLE GANG AND TWO GANG DEVICES SHALL USE A 4" SQ. BOX WITH EXTENSION RING.
  - ALL MULTI-GANG DEVICES SHALL USE A COMMON COVER PLATE.
  - ALL NORMAL POWER DEVICES (i.e. SWITCHES, RECEPTACLES, TELEPHONE OUTLETS, ETC.) AND THEIR COVER PLATES SHALL BE WHITE OR BLACK FOR OUTLETS IN DARK GRANITE.
  - A.F.F. INDICATES MOUNTING HEIGHT ABOVE FINISHED FLOOR.

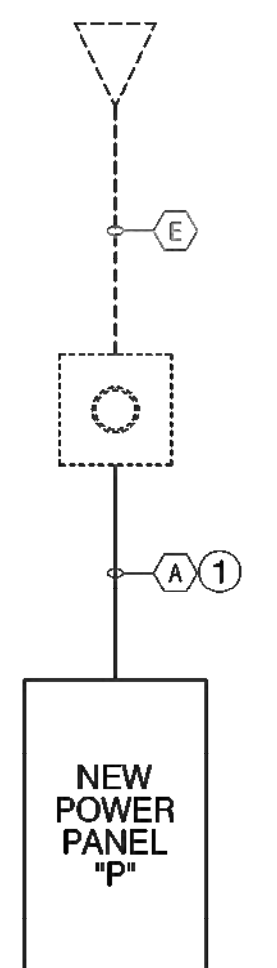
**ABBREVIATIONS**

A	AMPS	MAG	MAGNETIC (METER or STARTER)
A/C	AIR CONDITIONING	MAN	MANUAL
A.F.F.	ABOVE FINISHED FLOOR	M.B.	MAIN BREAKER
AHU	AIR HANDLING UNIT	MCM	THOUSAND CIRCULAR MILS
A.I.C.	AMPS INTERRUPTING CAPACITY (SHORT CIRCUIT)	MCS	MOLDED CASE SWITCH
AL	ALUMINUM	MECH.	MECH.
AM	AMMETER	MT.	MOUNT
AUTO	AUTOMATIC	MTD.	MOUNTED
AUX	AUXILIARY	N. NEUT	NEUTRAL
AWG	AMERICAN WIRE GAUGE	N.C.	NORMALLY CLOSED
B	BARE	N.O.	NORMALLY OPEN
C.	CONDUIT	OHE	OVER HEAD ELECTRICAL LINE
C.B.	CIRCUIT BREAKER	O.L.s	OVERLOADS (THERMAL)
CH.	CHILLED	OUT	OUTPUT
CK	CIRCUIT	P	POLES(S)
Cu	COPPER	PNL	PANEL OR PANELBOARD
CONN.	CONNECTED	P.T.	POTENTIAL TRANSFORMER
CPT	CONTROL POWER TRANSFORMER	#(SUFFIX)	POUNDS WEIGHT
CR	CONTROL RELAY	#(PREFIX)	WIRE GAUGE (AWG)
C.O.	CONDUIT ONLY	Ø	PHASE
C.T.	CURRENT TRANSFORMER	REC.	RECEPTACLE
D.	DEEP	RECEPT	RECEPTACLE
DC	DIRECT CURRENT	S.C.	SHORT CIRCUIT (DUTY)
DISC.	DISCONNECT	SN	SOLID NEUTRAL
DN	DOWN	SOL	SOLID (CONDUCTOR)
EA.	EACH	SQ.	SQUARE
E.O.	ELECTRIC OPERATOR	ST	SHUNT TRIP
ELEC	ELECTRIC	STR.	STARTER
E. EM	EMERGENCY	SW.	SWITCH
EX. RE.	EXIST. RELOCATED	T.B.B.	TELEPHONE BACK BOARD
EQ.	EQUIPMENT (GROUND)	TEL.	TELEPHONE
FA	FIRE ALARM	TEMP.	TEMPERATURE (CONTROL)
FU	FUSE(S)	T.O.E.	TIMED ON ENERGIZATION
FUT	FUTURE	TYP.	TYPICAL
G. GR.	GROUND	UPS	UNINTERRUPTIBLE POWER SYSTEM
GRDG.	GROUNDING	UG	UNDERGROUND
GI	GROUND FAULT INTERRUPTING	UGP	UNDERGROUND PRIMARY
H.	HIGH (MOUNTING HEIGHT TO CENTER LINE)	UGS	UNDERGROUND SECONDARY
HH	HAND HOLE	W	WATTS OR WIRE (USE CONTEXT)
H.O.A.	HAND-OFF AUTOMATIC SWITCH	W.H.	WATER HEATER
HT	HEAT	WP	WEATHERPROOF
IG	ISOLATED GROUND	WW	WIREFWAY (or GUTTER)
IH	INSTRUMENT HAND HOLE	V	VOLTS
ISO	ISOLATED	VAC	VOLTS ALTERNATING CURRENT
IN	INPUT	VDCTP	VOICE DATA AND CABLE TERMINATION PANEL
INS.	INSULATED	VM	VOLTMETER
INST.	INSTALL OR INSTRUMENT		
J.B.	JUNCTION BOX		
K.O.	KNOCK OUT		
KW	KILOWATTS		
LTG.	LIGHTING		
LG	LONG		

**GENERAL NOTES:**

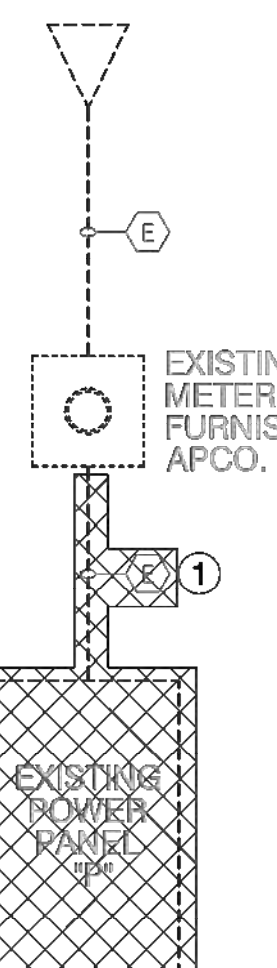
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, THE OCCUPATIONAL SAFETY AND HEALTH ACT, ALL ELECTRICAL CODES LOCALLY BEING ENFORCED BY LOCAL AUTHORITY HAVING JURISDICTION (AHJ) IN THE PROJECT AREA AND THE CONTRACTING OFFICER (C.O.).
- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, INSPECTION AND CONNECTION FEES.
- CONTRACTOR TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SUPERVISION FOR AND INCIDENTAL TO THE COMPLETION OF A FULLY FUNCTIONAL, SAFE AND COMPLETE ELECTRICAL AND LIGHTING SYSTEMS.
- CONTRACTOR TO TEST SYSTEM THOROUGHLY IN THE PRESENCE OF OWNER AND RENDER IT FREE FROM DEFECTS. CONTRACTOR TO PROVIDE OWNER WITH A ONE YEAR WARRANTY AFTER ACCEPTANCE.
- THE CONTRACTOR SHALL PROPERLY SEAL ALL PENETRATIONS. ALL PENETRATIONS THROUGH FIRE BARRIERS SHALL BE SEAL IN ACCORDANCE WITH THE LATEST REVISIONS OF NEC 300.21 AND IBC 712.4.
- THE CONTRACTOR SHALL PROVIDE TYPE WRITTEN PANEL DIRECTORIES WITH BLACK 1/2" LETTERS "CK # & VOLTAGE" FOR A POWER CONTROL PANEL.
- ALL WIRING SHALL BE COPPER AND IN A CONTINUOUS CONDUIT SYSTEM (MT, RIGID PVC, etc.) AS ALLOWED BY CODE AND APPROVED BY AHJ. MINIMUM WIRE SIZE FOR POWER SHALL NO. 12 AWG.
- ALL ELECTRICAL PANELS SHALL HAVE COPPER BUS BARS.
- ELECTRICAL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID ANY CONFLICTS AND/OR CREATING A SAFETY HAZARD.
- CONCEAL ALL CONDUITS AND BOXES UNLESS OTHERWISE NOTED.
- ELECTRICAL CONTRACTOR TO COORDINATE WITH THE OWNER FOR ANY ELECTRICAL REQUIREMENTS FOR SPECIAL EQUIPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL CIRCUITS ASSOCIATED WITH THE PROJECT WORK AREA.
- ALL EQUIPMENT AND MATERIALS SHALL MEET OR EXCEED THE SCHEDULED AND/OR REQUIRED ITEMS. SUBMIT FOR PRIOR APPROVAL FOR ANY DEVIATIONS.
- NO CHANGES SHALL BE MADE IN MATERIALS OR INSTALLATION WITHOUT ENGINEER AND OWNER'S APPROVAL.
- CONTRACTOR SHALL VERIFY CLEARANCE SPACE AVAILABLE, OFFSETS REQUIRED, STRUCTURAL OPENINGS, AND WORK BY OTHER TRADES.
- ALL ELECTRICAL MATERIAL AND EQUIPMENT PROVIDED BY THE CONTRACTOR SHALL BE NEW AND FREE OF DEFECTS. ALL WORK PERFORMED FOR THIS PROJECT SHALL BE CARRIED OUT BY SKILLED WORKERS REGULARLY ENGAGED IN THE PERFORMANCE OF SUCH DUTIES. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED CLEAN AND FREE FROM DENTS, SCARS OR DEFORMITIES.
- ANY PATCHING OF WALLS SHALL MATCH NEW ARCHITECTURAL FINISHING REQUIREMENTS.
- ELECTRICAL CONTRACTOR SHALL PROVIDE A GROUNDING SYSTEM PER SECTION 250 OF THE NATIONAL ELECTRICAL CODE.
- ALL 120V BRANCH CIRCUITS SHALL HAVE A DEDICATED NEUTRAL (L2) CONDUCTOR.
- REFERENCE TO A PARTICULAR PRODUCT BY MANUFACTURER, TRADE NAME, OR CATALOG NUMBER ESTABLISHES THE QUALITY STANDARDS OF MATERIAL AND EQUIPMENT REQUIRED FOR THIS INSTALLATION AND IS NOT INTENDED TO EXCLUDE PRODUCTS EQUAL IN QUALITY AND SIMILAR DESIGN.
- THE ACCURACY OF GRADE, ELEVATION, DIMENSIONS, OR LOCATIONS OF THE EXISTING CONDITION IS NOT GUARANTEED BY THE ENGINEER OR THE OWNER. IF THE CONTRACTOR PERFORMS A CONSTRUCTION ACTIVITY WHEN THE CONTRACTOR KNOWS, OR SHOULD KNOWING EXERCISE IN REASONABLE DILIGENCE THAT AN ACTIVITY INVOLVES AN ERROR IN CONSISTENCY OR OMISSION IN CONTRACT DOCUMENTS, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND BEAR AND APPROPRIATE AMOUNT OF THE COSTS ATTRIBUTABLE FOR CORRECTIONS.
- ALL ELECTRICAL INSTALLATION SHALL BE INSPECTED PRIOR TO BEING CLOSED OR COVERED UP. FAILURE TO GET THE INSTALLATION INSPECTED SHALL RESULT IN THE CONTRACTOR PROVIDING THE LABOR AND MATERIALS EXPOSE THE INSTALLATION FOR INSPECTION AND TO RECOVER THE INSTALLATION AT CONTRACTOR'S EXPENSE.

EXISTING UTILITY SERVICE  
120/240V, 1Ø, 3W  
FURNISHED BY ALABAMA  
POWER COMPANY (APCO.)



**NEW WORK RESTROOM  
ELECTRICAL 120/240V  
ONE-LINE DIAGRAM**  
NOT TO SCALE

EXISTING UTILITY SERVICE  
120/240V, 1Ø, 3W  
FURNISHED BY ALABAMA  
POWER COMPANY (APCO.)



**EXISTING RESTROOM  
DEMOLITION ELECTRICAL  
120/240V ONE-LINE DIAGRAM**  
NOT TO SCALE

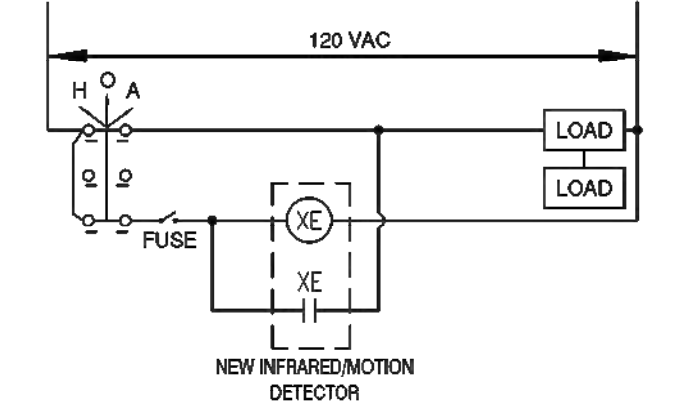
**CABLE SCHEDULE**

SYMBOL	DESCRIPTION
	3 #3, 1#6 GND, 1" C
	EXISTING

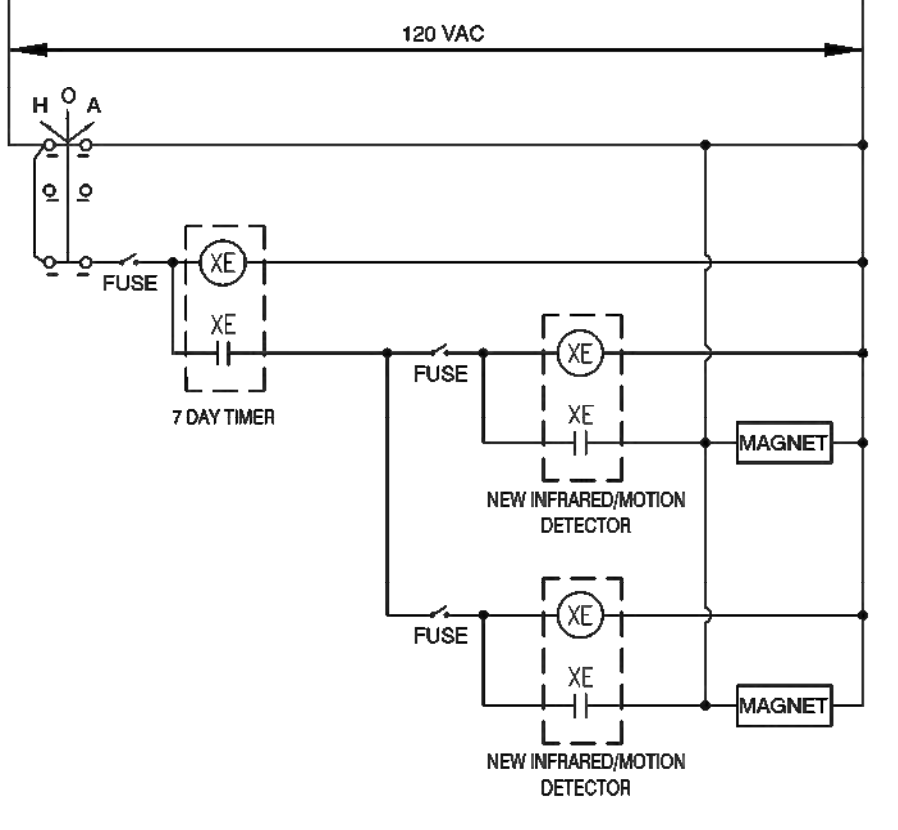
SHALL BE DEMOLISHED

**KEY NOTES:**

- THE CONTRACTOR SHALL PROVIDE THE LABOR AND MATERIALS TO REMOVE THE EXISTING SERVICE PANEL CONDUCTORS, CLEAN AND INSTALL NEW CONDUCTORS IN THE EXISTING CONDUIT BETWEEN THE EXISTING METER AND NEW POWER PANEL.



**TYPICAL INTERIOR  
LIGHTING CONTROL  
PANEL DIAGRAM**  
NOT TO SCALE



**TYPICAL ELECTROMAGNETIC  
DOOR LOCK CONTROL  
PANEL DIAGRAM**  
NOT TO SCALE

**LIGHT FIXTURE SCHEDULE**

NEW TYPE	MANUFACTURER	CATALOG NUMBER	MOUNTING	LAMPS	
				NO.	TYPE
A	TOPAZ	F-L4/40W/50K/D-87	CEILING	1	40W LED
B	MORRIS	71603B	CEILING	1	45W LED
EX/EM	LITHONIA	LHQM R M6	WALL	1	4.3W LED

NOTE: ALL FIXTURES AND ACCESSORIES SHALL BE APPROVED BY THE ARCHITECT, ENGINEER AND OWNER.





THE ARCHITECTS  
GROUP / INC  
710 DOWNTOWNER BOULEVARD  
MOBILE, ALABAMA 36609  
251-343-1811 tagarchitects.net



STAMP VALID ONLY IF SIGNED & DATED

**LAKE DRIVE  
TRICENTENNIAL PARK  
RESTROOMS**

ALABAMA

MOBILE,

**REVISIONS**

NO.	DATE	REMARKS
	11/20/23	65% SUBMITTAL
	05/17/24	95% SUBMITTAL
	10/11/24	100% SUBMITTAL

**SHEET TITLE**

**DEMOLITION AND  
PROPOSED WORK  
PLANS**

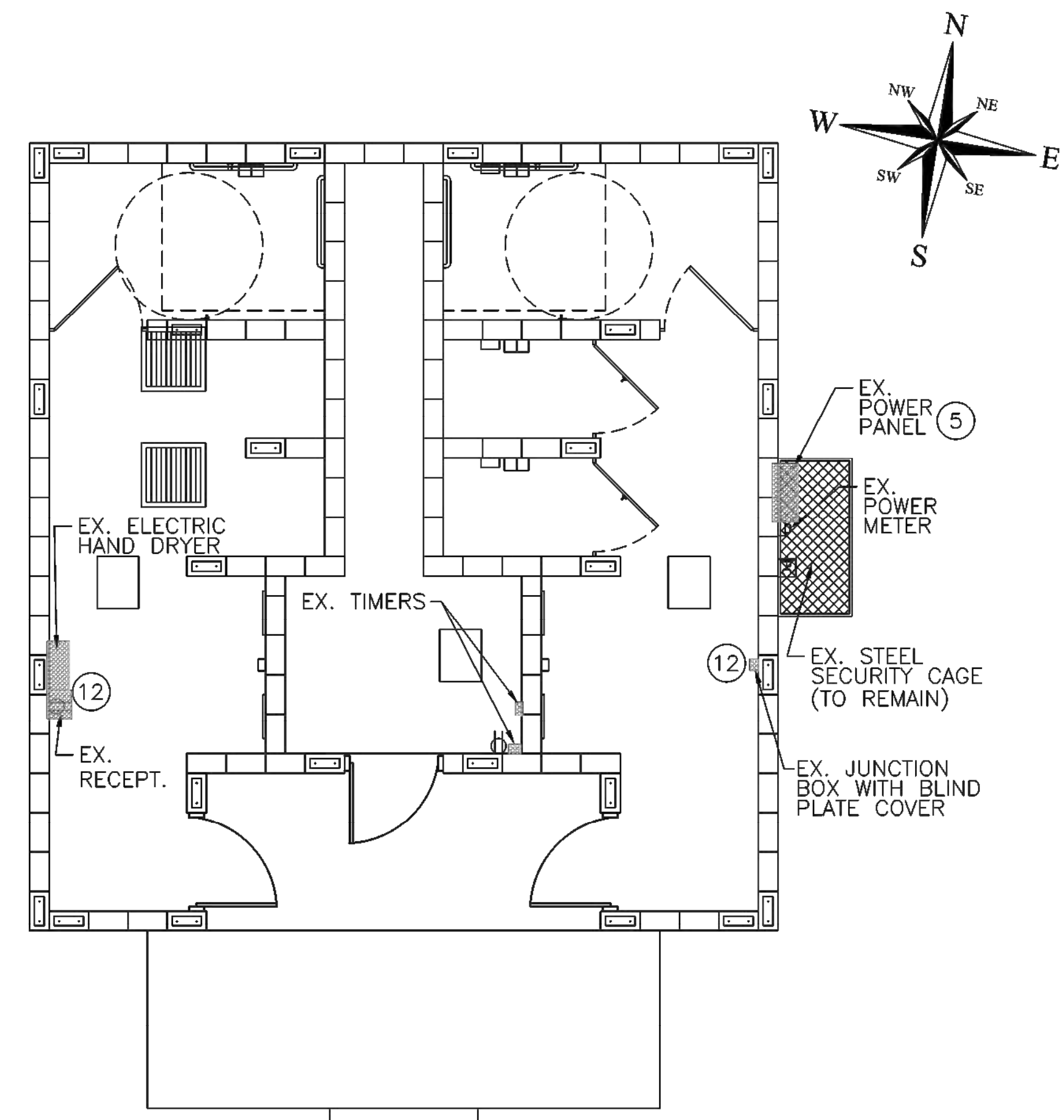
**JOB NO. 2303**

**DATE, NOV. 7, 2023**

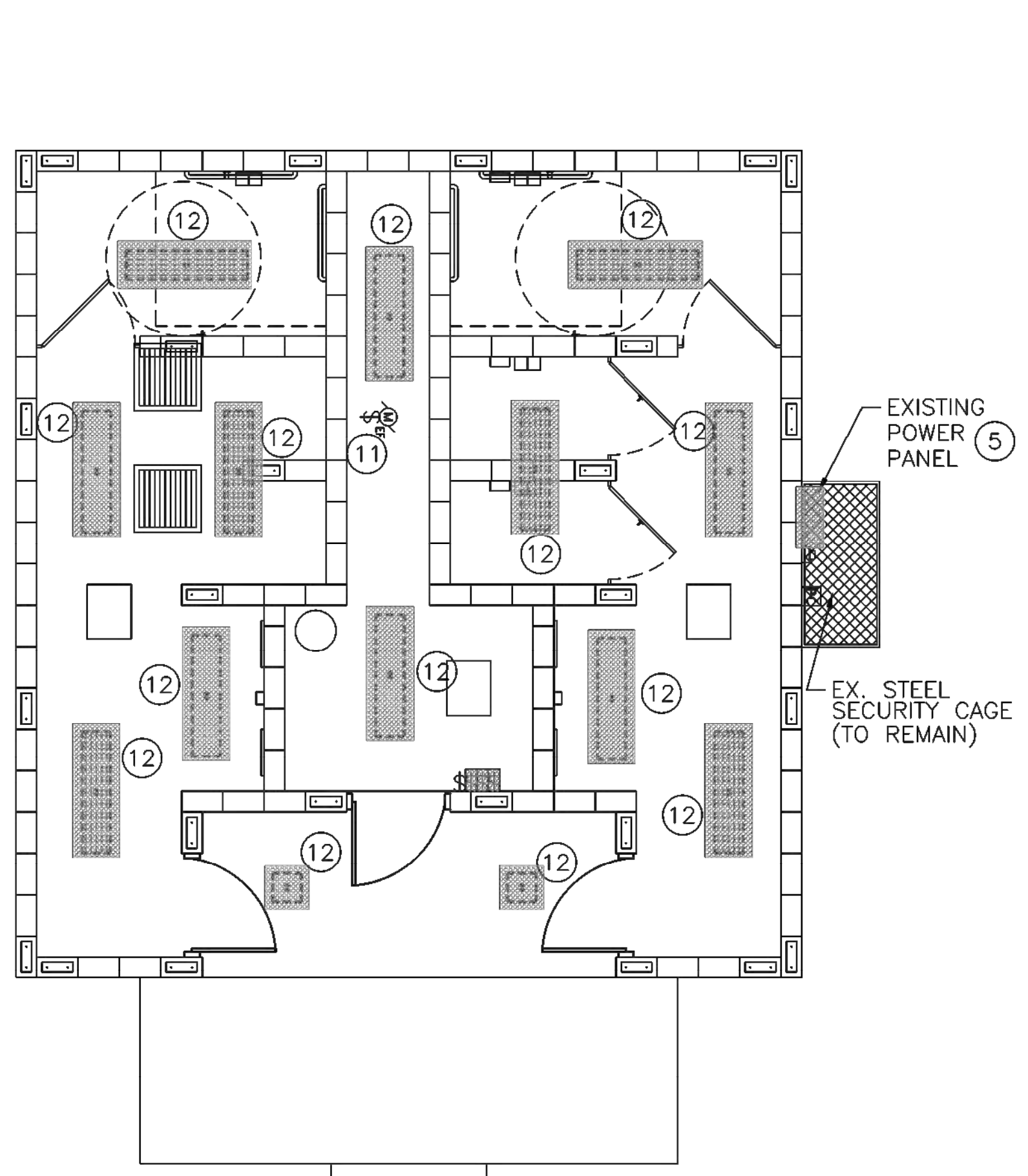
**SHEET**

**E101**

LOAD DESCRIPTION	WIRE SIZE	KVA LOAD		CKT NO.	BKRR. TRIP	L1	L2	L3	BKRR. TRIP	CKT NO.	KVA LOAD		LOAD DESCRIPTION	WIRE SIZE
		ØA	ØB								ØA	ØB		
EXISTING EXHAUST FAN	12			1	20					2			EXISTING LOAD	12
EXISTING LOAD	12			3	20					4			EXISTING LOAD	12
NEW WOMEN HAND DRYER	12			5	20					6			NEW MEN HAND DRYER	12
EXISTING LOAD	12			7	2P					8			EXISTING LOAD	12
EXISTING LOAD	12			9	20					10			EXISTING LOAD	12
NEW ECH-1	12		1.00	11	15					12			EXISTING LOAD	12
NEW ECH-3	12	1.00	1.00	13	2P					14			NEW ELECT. MAG. LOCK	12
SPARE	12			15	15					16			SPARE	12
NEW WH-1	10	1.25	1.25	17	2P					18			SPARE	12
	10			21	20					20			SPARE	12
				23	20					22			SPARE	12
				25	20					24			SPARE	12
				27	20					26			SPARE	12
				29	20					28	1.00	1.00	NEW ECH-2	12
				27	20					30	1.00	1.00	NEW ECH-2	12
SUBTOTAL VA:		3.25	3.25									SUBTOTAL VA		
VOLTAGE SOURCE: UTILITY SERVICE				TOTAL KVA ØA:4.25								NEW POWER PANEL "P"		
VOLTAGE: 120/240				TOTAL KVA ØB: 4.25								CIRCUIT SCHEDULE		
TOTAL CKTS: 24		AMPS: 100 PHASE: 1										LOC'N: EAST EXTERIOR WALL		
TRIM: SURFACE														
INTERRUPT RATING: 10,000 A.I.C. SYMMETRICAL														



**RESTROOM DEMOLITION WORK POWER PLAN**  
SCALE: 1/4" = 1'-0"



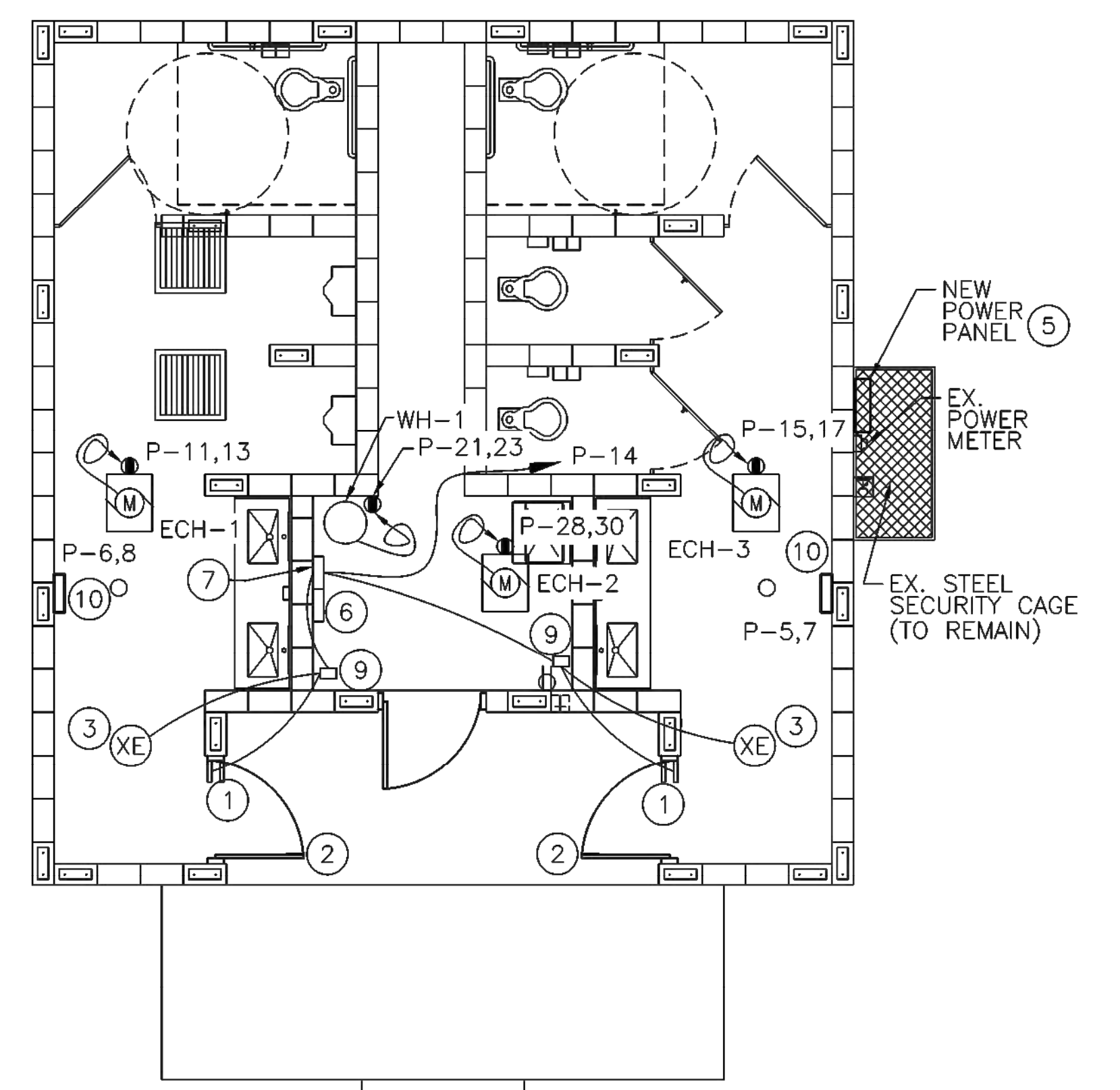
**RESTROOM DEMOLITION WORK LIGHTING PLAN**  
SCALE: 1/4" = 1'-0"

**KEY NOTES:**

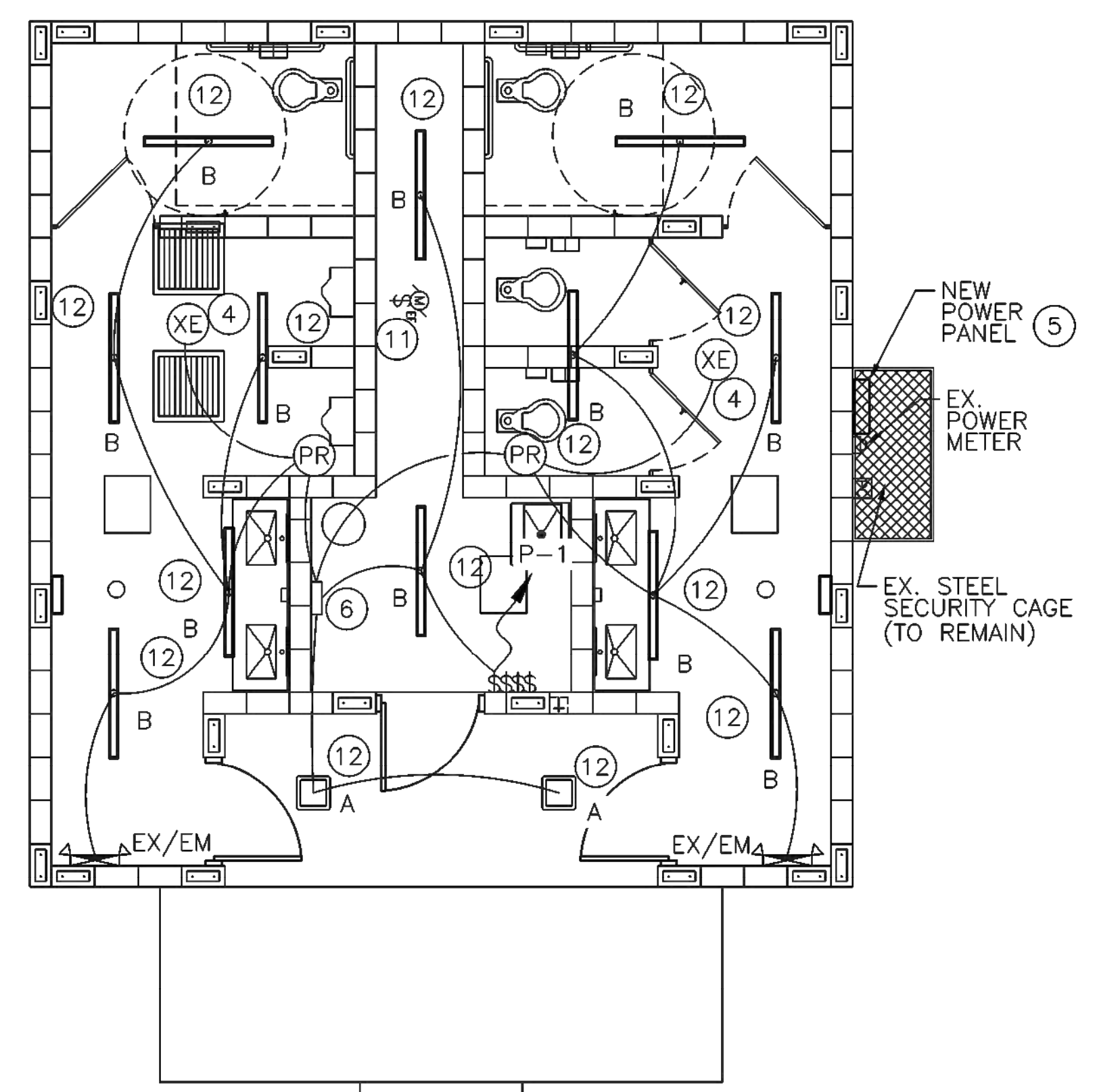
- ELECTROMAGNETIC DOOR LOCK MAGNET.
- ELECTROMAGNETIC DOOR STRIKE.
- INFRARED/MOTION SENSOR ACUITY CONTROLS MODEL NO. CM PDT 9 R LT OR APPROVED EQUAL.
- INFRARED/MOTION SENSOR ACUITY CONTROLS MODEL NO. CM PDT 9 R LT OR APPROVED EQUAL.
- THE CONTRACTOR SHALL PROVIDE THE LABOR AND MATERIALS REQUIRED TO REMOVE THE EXISTING TWELVE (12) CIRCUIT POWER PANEL AND INSTALL A NEW TWENTY-FOUR CIRCUIT PANEL. THE EXISTING CIRCUITS SHALL BE RELOCATED IN THE NEW POWER PANEL WITH NEW CIRCUIT BREAKERS.
- RESTROOM BUILDING INTERIOR CONTROL PANEL ACUITY MODEL NO. NDTG BK OR APPROVED EQUAL.
- BUILDING ELECTROMAGNETIC DOOR LOCK CONTROL PANEL ACUITY MODEL NO. NDTG BK OR APPROVED EQUAL.
- SENSOR RELAY SWITCH ACUITY CONTROLS MODEL NO. PP20 LT OR APPROVED EQUAL.
- ELECTROMAGNETIC DOOR LOCK POWER MODULE (MOUNTED ABOVE THE CEILING).
- ELECTRIC HAND DRYER AMERICAN MODEL NO. 0185 115AC-93 OR APPROVED EQUAL.
- THIS EQUIPMENT SHALL REMAIN IN SERVICE AND IS NOT INCLUDED IN SCOPE OF WORK.
- CONTRACTOR SHALL PROVIDE THE LABOR AND MATERIALS REQUIRED TO CLEAN AND RE-USE THE EXISTING CONDUITS TO INSTALL THE NEW EQUIPMENT SHOWN ON THE NEW WORK PLAN.

**NOTES:**

- SEE LIGHT FIXTURE SCHEDULE ON SHEET NO. E100.



**RESTROOM NEW WORK POWER PLAN**  
SCALE: 1/4" = 1'-0"



**RESTROOM NEW WORK LIGHTING PLAN**  
SCALE: 1/4" = 1'-0"

