Topeka Housing Authority

2010 SE California Ave.

Topeka, KS 66607

Polk Plaza

First Floor Remodel

1312 SW Polk St.
Topeka, KS 66612

Table of Contents

1. Invitation to Bid

2. Non-Collusive Affidavit

3. Price Quotation Form

4. Specifications and Plans

5. HUD – 5369

6. HUD – 5369-A

7. HUD – 5370

INVITATION TO BID

PROJECT: Remodel First Floor Polk
1312 SW Polk
Topeka, Ks 66612

RECEIVING BIDS: Sealed bids will be received at The Topeka Housing Authority, 2010 SE California, until 5:00pm on Friday, December 9, 2016

OBTAINING INFORMATION: Questions concerning the Contract Documents should be addressed to:

Doug Guy
THA Contracting Officer
Topeka Housing Authority
2010 SE California
Topeka, Ks 66607
(785) 357-8842 Ext. 112
(785) 969-6107 cell
(785) 357-2648 fax
dguy@tha.gov

PREBID CONFERENCE: Pre-bid Conference 11/30/2016 10:30am
Polk Plaza Lobby
1312 SW Polk
Topeka, Ks 66612

SALES TAX DETERMINATION:
This Project is Tax Exempt
Davis Bacon Wage Rates Apply

BID OPENING: December 12th, 2016-2:30pm
THA Office - Large Conference Room

Need hard copies of any HUD forms please see contact information above.

BID SECURITY: The successful bidder shall furnish an assurance of completion. This assurance may be one of the following four:

1) A performance and payment bond in a penal sum of 100% of the contract price; or

2) Separate performance and payment bonds, each for 50% or more of the contract price; or

3) A 20% cash escrow; or

4) A 25% irrevocable letter of credit.

NON-COLLUSIVE AFFIDAVIT

I, _____ (Name of authorized signatory to bid or offer) being first duly sworn, as the _____ (Owner, Partner, Principal, or Officer of firm) make the foregoing offer or bid and attest to the following:

1. That affiant employed no person, corporation, firm, association or other organization either directly or indirectly to secure the public contract under whose services in connection with the construction of the public building or project or in securing the public contract were in the regular course of their duties for affiant.

2. That no part of the contract price received by affiant was paid or will be paid to any person, corporation, firm, association or other organization for soliciting the contract, other than the payment of their normal compensation to persons regularly employed by the affiant whose services in connection with the construction of the public building or project were in the regular course of their duties for affiant.

3. That such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person to put in sham bid or to refrain from bidding, and has not in any manner directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any bidder, or to secure any advantage against The Topeka Housing Authority or any person interested in the proposed contract and that all statements in said proposal or bid are true.

_____
Name of Firm

_____
Signature of bidder

Subscribed and sworn to before me this
_____day of _____, 2016

_____
Notary Public

My Commission Expires: _____

Price Quotation Form

To: Sophie George

Executive Director
Topeka Housing Authority
2010 SE California
Topeka, KS 66607

Dear Sir or Madam:

In Compliance with the "Instructions to the Respondents of the Request for Proposal", and other documents contained in the Request for Proposal (RFP) for:

Remodel First Floor Polk Plaza
Topeka Kansas

As issued by the Topeka Housing Authority (hereinafter, the "Owner"), and having become familiar with the site of the proposed work, the scope of work, the technical specifications, contract conditions, time frame for completing the work, and liquidated damages rate, the undersigned proposes to furnish all labor, material (where applicable), equipment, insurance, assurance of completion, and other services required to complete the project for the amount set forth below. (State price quote in both figures and words):

Base Bid Polk Lobby Remodel_____( )

Alternative 1 Move Fire Panel _____( )

The undersigned acknowledges:

a. The following addenda have been received:_____

b. All forms submitted as part of the price quote (including this form) must be Completed fully and without qualifications or conditions on the scope of work; services, assurances of completion, insurance, materials (where applicable), or equipment to be provided; or stated prices;

c. Identification of the successful contractor, and award of the contract will be made in accordance with the procedure stated in the Instruction or per the procedure, if any, stated elsewhere on this form;

d. The quote shall be viable for the period stated in the "Representation, Certifications, and Other Statements of Bidders" form contained in the RFP;

e. All additional documentation required per the "Instructions to the Respondents of the Request for Proposal," "Representations, Certifications and Other Statements of Bidders," and any supplements to these forms, must be submitted as part of the quote; and

f. The successful Contractor must execute a contract, in the form prescribed by the Owner, and to furnish the required Assurance of Completion (if required) and the Respondents of the request for Proposal."

Respectfully Submitted,

_____	_____
Name of Contractor	Print Name of Authorized Signatory
_____	_____
Street Address/City/State	Signature
_____	_____
Telephone Number/Area Code	Date

11/7/2016 3:42:39 PM

A Renovation Project for:

Polk Plaza

1312 SW Polk St — Topeka, KS

General Information

THESE ARCHITECTURAL PLANS AND SPECIFICATIONS ADDRESS ONLY THOSE AREAS OF THE PROJECT INCLUDED THEREIN. TO EXECUTE THE COMPLETED PROJECT, THE GENERAL CONTRACTOR MUST COORDINATE THE ARCHITECTURAL PLANS WITH FIELD VERIFICATION OF ALL EXISTING MECHANICAL, PLUMBING AND ELECTRICAL TO INSURE NO CONFLICTS WITH THE PROPOSED REMODEL SO AS TO PROPERLY COMPLETE THE WORK DESCRIBED HEREIN.

ALL WORK SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE, NFPA LIFE SAFETY CODE, PLUMBING CODE, MECHANICAL CODE, AND NATIONAL ELECTRICAL CODE IN THE CURRENTLY ADOPTED ADDITIONS AS WELL AS ALL OTHER ORDINANCE, LAWS, AND STATUES OF THE CITY OF TOPEKA, KANSAS.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS, FIELD VERIFY ALL CRITICAL DIMENSIONS PRIOR TO ORDERING DIMENSION - SENSITIVE MATERIALS, AND REPORT TO THE ARCHITECT ANY ERROR, DISCREPANCY, OR OMISSION THE CONTRACTOR MAY DISCOVER IN THE PLANS.

THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. ALL DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.

DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED AS "SHOP DRAWINGS" OR EXTENSIVELY DETAILED DOCUMENTS; THEY ARE INTENDED TO INDICATED THE GENERAL DESIGN CONCEPT OF THE PROJECT IN SUFFICIENT DETAIL THAT ALL WORK REQUIRED IS REASONABLY INFERABLE THEREFROM. CONTRACTOR SHALL PROVIDE ALL WORK THUS INDICATED WITH THE RESULTS OF COMPLETE, STRUCTURALLY SOUND, AESTHETICALLY DESIRABLE, DURABLE, PROPERLY PERFORMING WORK OF QUALITY. IN CASE OF AN INCONSISTENCY IN OR BETWEEN DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED WITHOUT CHANGE IN THE CONTRACT SUM.

ALL FINISHES, FIXTURES, MATERIALS, COLORS HARDWARE, AS WELL AS ALL OTHER ITEMS NOT EXPLICITLY CALLED OUT ON PLANS ARE TO BE SPECIFIED AND SELECTED BY OWNER AS AGREED. CONTRACTOR AND OWNER TO NOTIFY ARCHITECT OF SUCH ITEMS WHEN THEY ARE ENCOUNTERED.

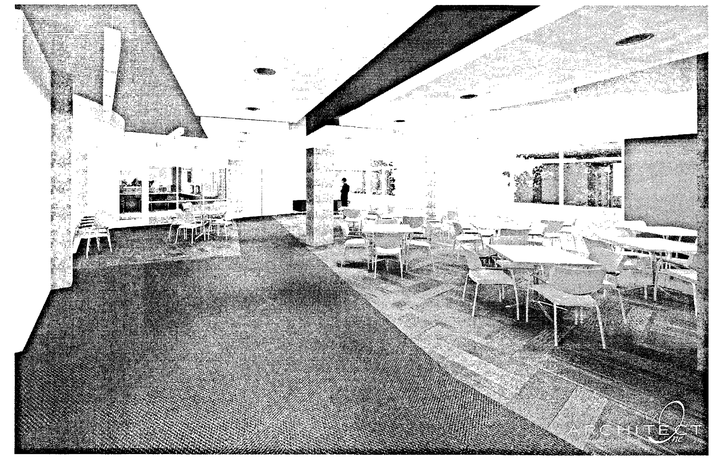
AIA DOCUMENT A201, "GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION" SHALL BE INCORPORATED INTO THE CONTRACT DOCUMENTS BY REFERENCE.

GENERAL CONTRACTOR AND ALL PRIMARY SUBCONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE AND BECOME FAMILIAR WITH THE RESTRICTIONS, ENVIRONMENT, AND PARAMETERS UNDER WHICH THE WORK IS TO BE EXECUTED PRIOR TO SUBMITTING ANY BID OR PROPOSAL FOR THE WORK. CONTACT THE OWNER'S REPRESENTATIVE FOR ACCESS TO THE SITE.

THESE DOCUMENTS HAVE BEEN PRODUCED EXCLUSIVELY FOR USE ON THIS PROJECT AND REMAIN THE INTELLECTUAL PROPERTY OF ARCHITECT ONE. THEY ARE NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE AND DOING SO MAY DEEM THE AFFIXED PROFESSIONAL SEAL AND PERMITS GRANTED NULL AND VOID. THE ARCHITECT RETAINS ALL RIGHTS GRANTED TO HIM BY CREATION OF THESE DOCUMENTS.

Abbreviations

AB	ANCHOR BOLT
AC	ACOUSTICAL CEILING TILE SYSTEM
ACM	ALUMINUM COMPOSITE METAL
ACOUS	ACOUSTICAL
ADA	AMERICANS WITH DISABILITIES ACT
ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM.	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURE/ARCHITECTURAL
ASPH	ASPHALT
B.O.	BOTTOM OF
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BR	BRICK/BEDROOM
BRG	BEARING
BSMT	BASEMENT
BTWN	BETWEEN
CAB	CABINET
CEM	CEMENT
CFCI	CONTRACTOR FURNESHED CONTRACTOR INSTALLED
CG	CORNER GUARD
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CM	CORRUGATED METAL
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CP	CARPET
CR	CHAIR RAIL
CT	CERAMIC TILE
D	DEPTH/DEEP
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EB	INTEGRAL EPOXY BASE
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELECT	ELECTRIC/ELECTRICAL
ELEV	ELEVATION/ ELEVATOR
EMER	EMERGENCY
EP	EPOXY FLOORING
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EXPOSED STRUCTURE
ESMT	EASEMENT
ETC	ET CETERA
ETR	EXISTING TO REMAIN
EXIST	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FFE	FURNITURE, FIXTURES & EQUIPMENT
FIN	FINISH
FIXT	FIXTURE
FLASH	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
FRP	FIBERGLASS REINFORCED PLASTIC
FT	FEET/FOOT
FTG	FOOTING
FURN	FURNITURE/FURNACE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GR	GRANITE
GS	GLASS TILE
GT	GRANITE TILE
GYP BD	GYPSUM BOARD
HC	HOLLOW CORE
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HW	HOT WATER
HWY	HIGHWAY
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IN OR "	INCHES
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
IT	INFORMATION TECHNOLOGY
J-BOX	JUNCTION BOX
JAN	JANITOR
JST	JOIST
JT	JOINT
KIT	KITCHEN
LAV	LAVATORY
LBS	POUNDS
LF	LINEAR FOOT
LN	LINOLEUM
LP	LOW POINT
LR	LIVING ROOM
LT	LIGHT
LVL	LEVEL
M	MIRROR
MAINT	MAINTENANCE
MAX	MAXIMUM
MB	MARBLE
MECH	MECHANICAL
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM/MINUTE
MISC	MISCELLANEOUS
ML	METAL LAMINATE
MO	MASONRY OPENING
MP	METAL PAN CEILING
MR	MOISTURE RESISTANT
MSRY	MASONRY
MT	MARBLE TILE
MTD	MOUNTED
MTL	METAL
MTRL	MATERIAL
MW	MICROWAVE
N	NORTH
NA OR N/A	NOT APPLICABLE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OCC	OCCUPANT
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHANG/OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL
PA	PAINT
PC	PRECAST
PERF	PERFORATED
PL	PLATE/PLASTIC LAMINATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PNT	POINT
PR	PAIR
PREFIN	PREFINISHED
PREP	PREPARATION/PREPARED
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED/PORCELAIN TILE
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
QT	QUARRY TILE
R	RANGE/RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RC	RUBBER COVE BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE OR REF	REFERENCE
RECPT	RECEPTACLE
REINF	REINFORCING
REQ'D	REQUIRED/REQUIREMENTS
RESIL	RESILIENT
RET	RESTROOM
REV	REVISION
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
RT	RUBBER TILE
RTU	ROOF TOP UNIT
S	SOUTH
SC	SOLID CORE/STAINED CONCRETE
SCHD	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SN	STATIN
SND	SANITARY NAPKIN DISPOSAL
SPECS	SPECIFICATIONS
SPR	SPRINKLERS
SQ	SQUARE
SR	SEALED CONCRETE
SS	SOLID SURFACE
ST	STONE & STONE VENEER/STREET
ST STL	STAINLESS STEEL
STD	STANDARD
STF	STOREFRONT
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL/STRUCTURE
SUSP	SUSPENDED
SV	SHEET VINYL
T	TEMPERED
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
T.O.	TOP OF
TB	TOWEL BAR
TEL	TELEPHONE
THK	THICK
TP	TOILET PARTITION
TPD	TOILET PAPER DISPENSER
TR	TREADS
TS	TUBE STEEL
TT	TERRAZZO TILE
TV	TELEVISION
TYP	TYPICAL
TZ	TERRAZZO
V	VOLT/VOLTAGE
VB	VINYL BASE
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VF	VERIFY IN FIELD
VL	VINYL LAMINATE FLOORING
VNR	VENEER
VOC	VOLATILE ORGANIC COMPOUND
VT	VINYL COMPOSITION TILE
W	WEST/WIDE
W/	WITH
W/I	WITHIN
W/O	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET/VINYL WALL COVERING
WD	WOOD/SOLID WOOD FLOORING
WDW	WINDOW
WH	WATER HEATER
WL	WOOD LAMINATE FLOORING
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD
YR	YEAR



Project Description

AN INTERIOR REMODEL OF 7,872 SQ FT OF LEVEL 1 IN AN EXISTING 9 STORY BUILDING IN TOPEKA, KS.

Drawing Index

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision
General			
O-101	Fire Code Floor Plan	11/08/16	
O-200	Specifications	11/08/16	
O-201	Specifications	11/08/16	
O-202	Specifications	11/08/16	
O-001	Cover Sheet	11/08/16	
Architectural			
D-101	First Floor Demolition Plan	11/08/16	
A-101	First Floor Plan	11/08/16	
A-102	Enlarged Floor Plans	11/08/16	
A-104	Finish Plans	11/08/16	
A-201	Reflected Ceiling Plan	11/08/16	
A-601	Interior Elevations	11/08/16	
A-602	Millwork Details	11/08/16	
A-701	Door & Window Schedules	11/08/16	
Mechanical			
M-101	First Floor Plan HVAC	11/08/16	
M-201	Mechanical Details & Schedules	11/08/16	
ME-101	Specifications	11/08/16	
ME-102	Specifications	11/08/16	
ME-103	Specifications	11/08/16	
ME-201	First Floor Demolition Plan	11/08/16	
Plumbing			
P-101	First Floor Plan Plumbing	11/08/16	
Fire			
FA-101	First Floor Plan - Fire Alarm	11/08/16	
Electrical			
E-101	First Floor Plan Power	11/08/16	
E-102	First Floor Plan Power	11/08/16	
E-201	First Floor Plan Lighting	11/08/16	
E-301	Electrical Details & Schedules	11/08/16	

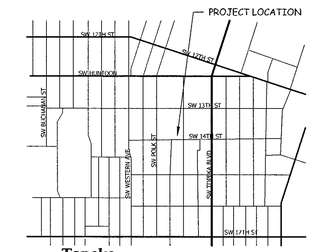
Project Information

BUILDING DATA:

OCCUPANCY:	R-2/B
CONSTRUCTION TYPE:	IB
SPRINKLERED:	NO
FIRE DISTRICT:	FIRE STATION # 3 318 SE JEFFERSON ST TOPEKA, KS 66607
HEIGHT:	9 STORIES
AREA:	7,872 SQFT (FIRST FLOOR ONLY)

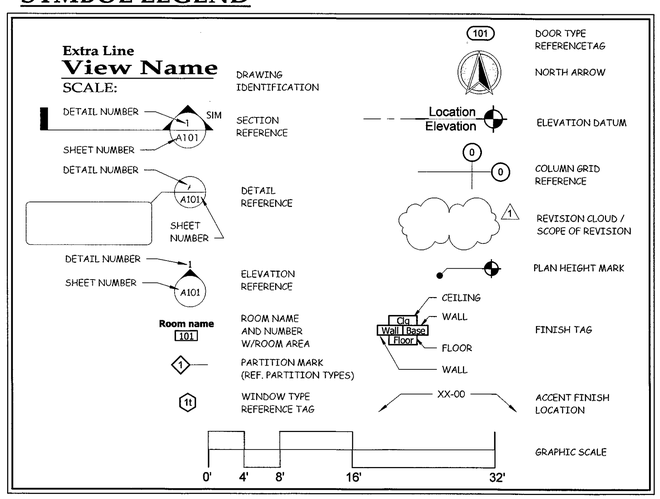
LIFE SAFETY SYSTEM:

EMERGENCY LIGHTS & EXITS:	YES
FIRE ALARM & SMOKE DETECTION:	YES
PANIC HARDWARE:	YES



Topeka
Vicinity Map
SCALE:

SYMBOL LEGEND



Owner

Topeka Housing Authority
2010 SE California
Topeka, KS 66607
Fax: 785.357.8842
Phone: 785.357.2648

Architect

Architect One
906 S Kansas Ave ste. 200
Topeka, KS 66612
Fax: 785.271.7020
Phone: 785.271.7010

MEP Engineering

Latimer Sommers & Associates
3639 SW Summerfield Dr # A
Topeka, KS 66614
Phone: 785.233.3232

POLK PLAZA

REVISIONS

MICHAEL T. WILSON LICENSED 3302 KANSAS PROFESSIONAL ARCHITECT
11/08/16

A Renovation Project for:
Polk Plaza
1312 SW Polk St
Topeka, KS 66612

ARCHITECT One
906 S KANSAS AVE. #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE
Cover Sheet

JOB:	16-016
DRAWN BY:	JRD/BJK
PROJECT MGR:	CMT
PRINCIPAL:	MTW
DATE:	11/08/2016

POLK PLAZA

SHEET
O-001

A360://16-016 Polk Plaza Remodel/16-016 Polk Plaza Level 01 Remodel.rvt

11/7/2016 3:42:42 PM

Project Information

BUILDING DATA:

OCCUPANCY:	MIXED USE - R-2/B
CONSTRUCTION TYPE:	I-B
SPRINKLERED:	NO
FIRE DISTRICT:	FIRE STATION # 3 318 SE JEFFERSON ST TOPEKA, KS 66607
HEIGHT:	9 STORIES
AREA:	7,872 SQFT (FIRST FLOOR ONLY)

LIFE SAFETY SYSTEM:

EMERGENCY LIGHTS & EXITS:	YES
FIRE ALARM:	REQUIRED PER 907.2.9
SMOKE DETECTION:	REQUIRED PER 907.2.10.1.2 (PROVIDE SMOKE DETECTION AT EACH SLEEPING ROOM)
EMERGENCY VOICE/ALARM:	REQUIRED PER 907.2.12.2
PANIC HARDWARE:	YES

APPLICABLE BUILDING CODES

2006 INTERNATIONAL BUILDING CODE
2006 UNIFORM MECHANICAL CODE
2006 NATIONAL ELECTRICAL CODE
2006 UNIFORM PLUMBING CODE
2006 INTERNATIONAL FIRE CODE
2006 LIFE SAFETY CODE
2006 ADA/ABA

FIRE SAFETY PROVISIONS

Fire Alarm System - Provided
Smoke Detection - Provided
Exit Lights w/ Battery Back-up
Emergency Lighting w/ Battery Back-up
Fire Extinguishers

STRUCTURAL FIRE REQUIREMENTS

Type I-B	REQUIRED	PROVIDED
STRUCT FRAME	2 HR	2 HR
EXTERIOR BEARING WALLS	2 HR	2 HR
EXTERIOR NON BEARING WALLS	0 HR	0 HR
STRUCTURAL FRAME @ 1ST FLOOR	2 HR	2 HR
SHAFTS	2 HR	2 HR
FLOOR CONST	2 HR	2 HR
ROOF CONST	1 HR	1 HR

ALLOWABLE AREA CALCS

1st FLOOR

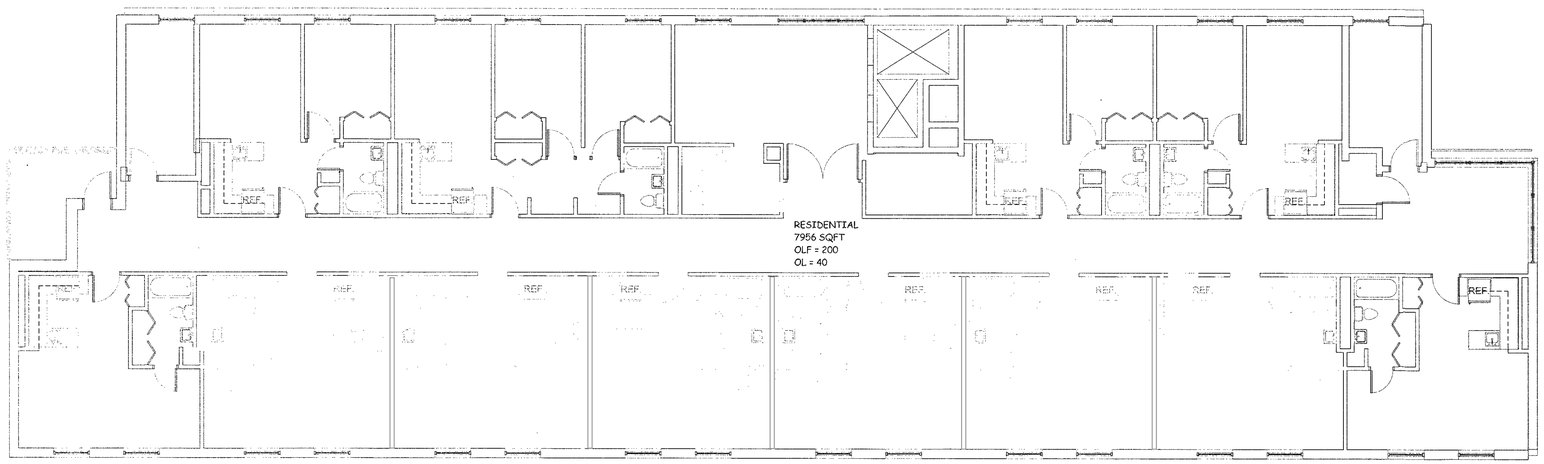
B OCC	2,000 SF
A OCC	3,000 SF
R-2	2,500 SF

2nd FLOOR

R OCC	8,600 SF
TOTAL BLDG AREA	77,400 SF

ALLOW AREA - UNLIMITED IF SPRINKLERED
*REF ATTACHED LETTER FROM CITY FIRE MARSHALL FOR ADMINISTRATIVE EXEMPTION OF FIRE SPRINKLER

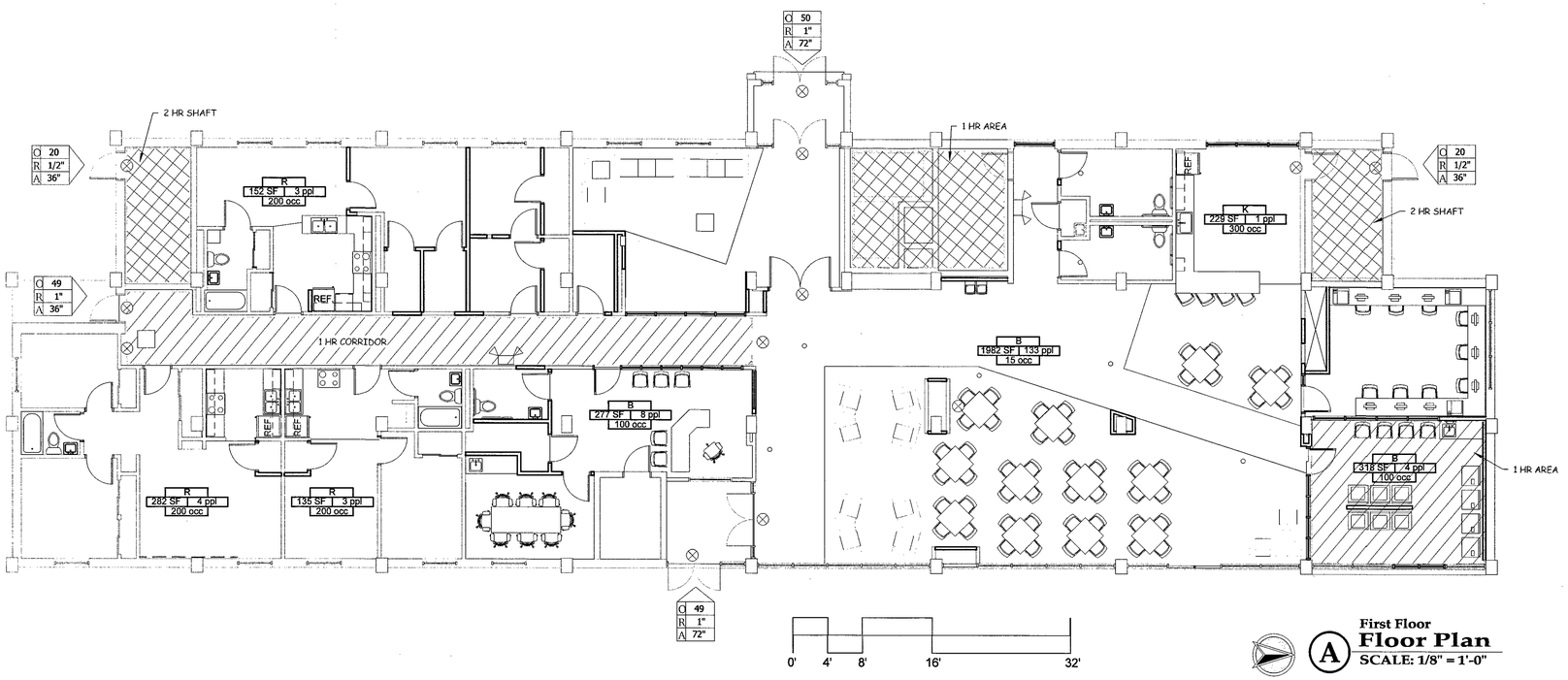
BLDG TO BE REVIEWED AS NON SEP. R-2 OCC AS PER 508.3.2 NO OCC SEPERATION REQUIRED.



B Typ Plan
Floors 2-9
SCALE: 1/8" = 1'-0"

LEGEND

- 32 — EXIT WIDTH IN INCHES
- 1 HR RATED WALL
- 2 HR RATED WALL
- S — SMOKE DETECTOR
- AV — AV
- F — STROBE
- EMERGENCY LIGHTS
- EMERGENCY EXIT LIGHTS
- LIGHT FIXTURE ON EMERGENCY CIRCUIT
- FACP — FIRE ALARM CONTROL PANEL
- F — FIRE HORN
- FXC — FIRE EXTINGUISHER
- FP — EMERGENCY FIRE PULL
- O 20 — TOTAL OCCUPANTS
- R 1/2" — REQUIRED EXIT WIDTH
- A 36" — PROVIDED EXIT WIDTH



A First Floor
Floor Plan
SCALE: 1/8" = 1'-0"

CITY OF TOPEKA

Fire Department
Fire Prevention Division
620 SE Madison St Unit 5
Topeka, KS 66607-1118
Tel: (785) 368-4000
Fax: (785) 368-0170

Timothy W Wayne, Interim Fire Chief
www.topeka.org

Requirements to maintain Polk Plaza as "non sprinkled" building.

- Provide a code footprint plan & code analysis of building per rehabilitation alteration PRIOR to submittal of building permit application.
- Construction I-B – Provide documentation that the existing corridors, stairway enclosures and components of the egress/exit system are fire rated with opening protection per the 2006 IBC Chapter 7 and 10.
- Total height approx. 86' – IFC 907.2.12 High-rise building. Buildings with a floor used for human occupancy located more than 75 feet above the lowest level of fire department vehicle access shall be provided with an automatic fire alarm system and an emergency voice/alarm communication system in accordance with 907.2.12.2
- Standpipes in stairwells – Provide current test reports.
- Each unit has egress windows.—Are egress windows compliant with 2006 IBC requirements?
- Laundry room shall be required to comply with provisions for an incidental use area per 2006 IBS Section 508.
- Provide elevator lobbies at each floor per 2006 IBC (if hold open devices are installed at the smoke barriers assemblies, installation to be integrated into the notification alarm system so they close upon activation of the detection system:
  - 707.14 elevator, dumbwaiter and other hoist ways. Elevator, dumbwaiter and other hoist way enclosures shall be constructed in accordance with Section 707 and Chapter 30.
  - 70714.1 elevator lobby. An enclosed elevator lobby shall be provided at each floor where an elevator shaft enclosure connects more than three stories. The lobby shall separate the elevator shaft enclosure doors from each floor by fire partitions equal to the fire-resistance rating of the corridor and the required opening protection. Elevator lobbies shall have at least one means of egress complying with Chapter 10 and other provision within this code.

POLK PLAZA

REVISIONS

MICHAEL T. WILSON LICENSED 3302 KANSAS PROFESSIONAL ARCHITECT
11/08/16

A Renovation Project for:
Polk Plaza
1312 SW Polk St
Topeka, KS 66612

ARCHITECT inc
906 S KANSAS AVE. #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE
Fire Code Floor Plan

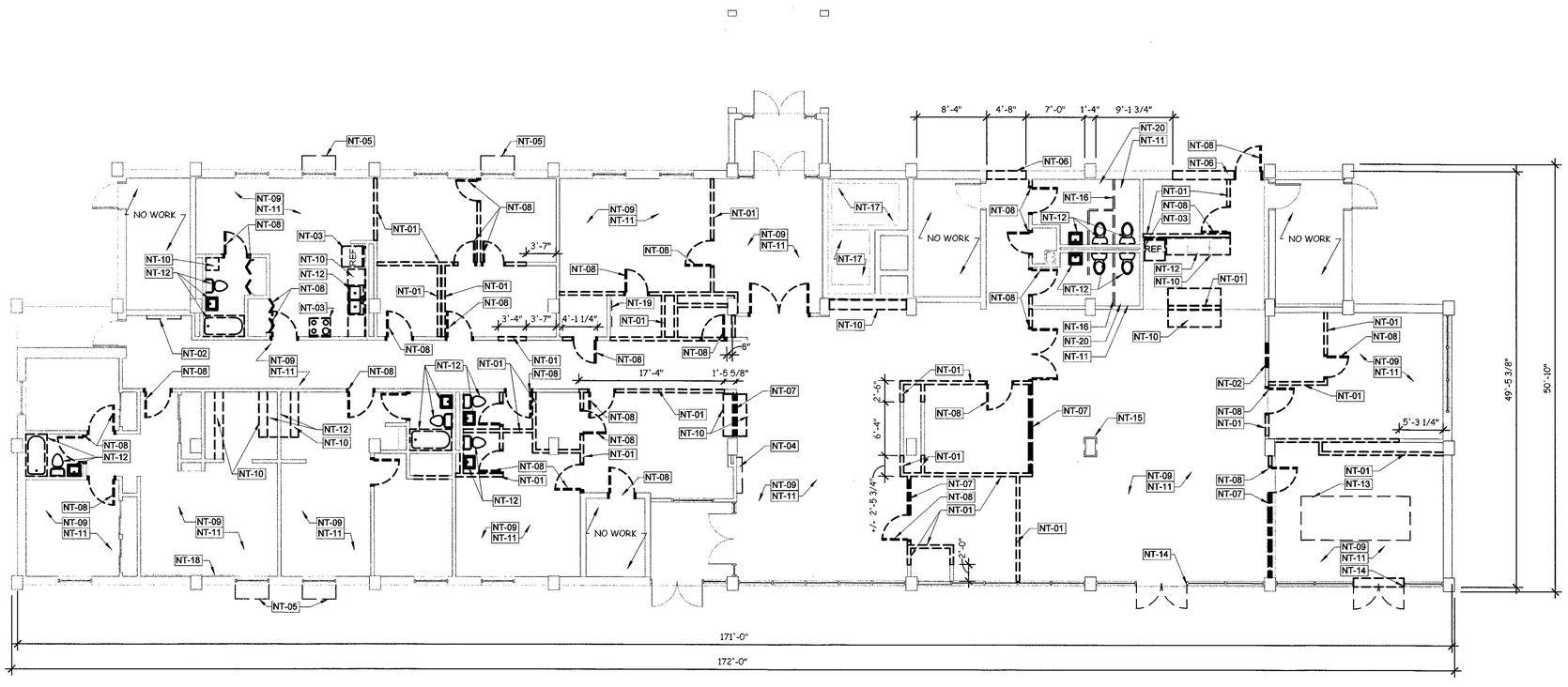
JOB:	16-016
DRAWN BY:	JRD/BJK
PROJECT MGR:	CMT
PRINCIPAL:	MTW
DATE:	11/08/2016

POLK PLAZA

SHEET
O-101

A360://16-016 Polk Plaza Remodel/16-016 Polk Plaza Level 01 Remodel.rvt

11/7/2016 3:42:38 PM



LEVEL 1
A Demolition Plan
SCALE: 1/8" = 1'-0"

Demolition Notes

NT-01	REMOVE STUD WALL PARTITION TO EXTENTS SHOWN
NT-02	REMOVE FIRE HOSE BOX TO ALLOW FOR INSTALLATION OF NEW FIRE HOSE BOX
NT-03	REMOVE APPLIANCES & PROVIDE TO OWNER
NT-04	REMOVE AND RELOCATE FIRE ALARM PANEL REF MEP - ALT-1
NT-05	REMOVE WINDOW AC UNIT
NT-06	REMOVE AREA OF BLOCK WALL TO ALLOW FOR NEW OPNG
NT-07	REMOVE GLAZING ASSEMBLY
NT-08	REMOVE DR & FRAME
NT-09	REMOVE FLR FIN AND BASE, TYP ALL ROOM UNO
NT-10	REMOVE MILLWORK ENTIRELY
NT-11	REMOVE ACOUSTIC CLG AND GRID ASSEMBLY, TYP ALL ROOM UNO
NT-12	REMOVE PLUMB FIXTURE - CAP ALL WATER AND WASTE LINE THAT ARE TO BE ABANDONED, TO 1" BELOW T.O.S.
NT-13	REMOVE SLAB, AS REQ'D FOR NEW PLUMB FIXT. REF PLUMB FOR FULL EXTENTS OF NEW/RELOCATED FIXTURES.
NT-14	REMOVE DOOR AND FRAME IN GLAZING ASSEMBLY TO REMAIN, PREPARE FOR NEW GLAZING INFILL
NT-15	REMOVE STONE FINSH AROUND CONC COL TO REMAIN
NT-16	REMOVE TOILET PARTITIONS
NT-17	REMOVE FLOOR, BASE, RAIL AND WALL FINISHES
NT-18	REMOVE WALL PANELING
NT-19	REMOVE STUD WALL AS REQ'D FOR NEW MAILBOXES
NT-20	REMOVE FLOOR AND WALL TILE

General Demolition Notes

1. THE CONTRACTOR IS ADVISED THAT THE BUILDING RESIDENTS WILL CONTINUE TO LIVE WITHIN THE BUILDING DURING CONSTRUCTION THROUGHOUT THE COURSE OF THE WORK. THE CONTRACTOR SHALL ENDEAVOR TO MINIMIZE LOUD OR DISRUPTIVE PERIODS OF THE WORK AND TO EXECUTE ALL CONCRETE SLAB REMOVAL OR OTHERWISE LOUD AND DISRUPTIVE WORK TO TIMES AS APPROVED BY THE OWNER. ADVISE THE OWNER A MINIMUM OF 24 HOURS PRIOR TO ANY DISRUPTION IN UTILITIES.
2. REMOVE ALL WALLS, CEILINGS, DOORS, FRAMES, ETC. INDICATED AND SALVAGE MATERIALS FOR REUSE TO THE EXTENT PRACTICAL.
3. REMOVE ALL EXISTING CARPET, VINYL, AND BASE IN ROOMS INDICATED TO BE DEMOLISHED AND ON PLANS AND SCHEDULES. REMOVE OLD ADHESIVE - OR PROVIDE NEW FLOOR STONE - TO PROVIDE SMOOTH, CLEAN SURFACE SUITABLE FOR INSTALLATION OF NEW FLOOR FINISHES. DO NOT REMOVE OR DISTURB EXIST ASBESTOS TILE
4. REMOVE AND SALVAGE ALL DOORS AND FRAMES - STORE ON SITE WHERE APPROVED BY OWNER.
5. SALVAGE ALL LIGHTS AND MECHANICAL DIFFUSERS - STORE ON SITE WHERE APPROVED BY OWNER.
6. REMOVE AND CAP ALL WATER, WASTE, GAS, ELECTRICAL CONDUIT, AND ANY OTHER LINES NO LONGER TO BE USED TO 1" BELOW TOP OF CONCRETE SLAB. TERMINATE ANY ROOF PENETRATION LINES 6" BELOW ROOF DECK - DO NOT REMOVE ANY EXISTING, OR CREATE ANY NEW ROOF PENETRATIONS AS PART OF THE DEMOLITION WORK.
7. PROVIDE 6 MIL. PLASTIC ON 2X4 16" O.C. DUST PARTITION TO UNDERSIDE OF ROOF STRUCTURE OR CEILING TO REMAIN AS APPROPRIATE TO PROTECT AND ISOLATE ALL ADJACENT AREAS FROM DUST AND DEMOLITION DEBRIS. RELOCATE OR PROVIDE ADDITIONAL DUST PARTITIONS AS REQUIRED TO ACCOMMODATE ALL PHASES OF THE DEMOLITION WORK. PROVIDE PLASTIC COVERS OVER ALL RETURN AIR DUCTS WITHIN AREA OF DEMOLITION AND REPLACE FURNACE FILTERS AS NEEDED DURING THE COURSE OF DEMOLITION.
8. AT THE END OF WORK EACH DAY, DEMOLITION CONTRACTOR IS TO CLEAN UP ALL DEBRIS, MATERIALS, OR OTHER DISTURBED CONDITIONS IN THE COMMON OR PUBLIC USE AREAS WHICH ARE A RESULT OF THE DEMOLITION WORK. LOCATION OF ON SITE DUMPSTER, AND REMOVAL OF ALL DEMOLITION MATERIAL TO BE AT TIMES AND THROUGH MEANS AS APPROVED BY OWNER.
9. DEMOLITION CONTRACTOR IS REQUIRED TO VISIT THE LOCATION OF THE WORK AND BECOME FAMILIAR WITH THE PARAMETERS, CONDITIONS, AND CONSTRAINTS UNDER WHICH THE WORK IS TO BE EXECUTED SUCH THAT THERE ARE NO QUESTIONS IN THEIR MIND REGARDING THE SCOPE OF THE WORK REQUIRED TO COMPLETE ALL WORK INDICATED ON THE PLANS OR REQUIRED TO COMPLETELY REMOVE ALL MATERIAL REQUIRED TO FACILITATE THE NEW WORK AS PER THE PLANS.

POLK PLAZA

REVISIONS

MICHAEL T. WILSON
LICENSED
3302
KANSAS
PROFESSIONAL ARCHITECT
11/08/16

A Renovation Project for:
Polk Plaza
1312 SW Polk St
Topeka, KS 66612

ARCHITECT INC
906 S KANSAS AVE #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE
First Floor Demolition Plan

JOB:	16-016
DRAWN BY:	JRD/BJK
PROJECT MGR:	CMT
PRINCIPAL:	MTW
DATE:	11/08/2016

POLK PLAZA

SHEET
D-101

A360//16-016 Polk Plaza Remodel/16-016 Polk Plaza Level 01 Remodel.rvt

11/7/2016 3:42:43 PM

SECTION 01 2100 - ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS GOVERNING ALLOWANCES.
   a. CERTAIN ITEMS ARE SPECIFIED IN THE CONTRACT DOCUMENTS BY ALLOWANCES. ALLOWANCES HAVE BEEN ESTABLISHED IN LIEU OF ADDITIONAL REQUIREMENTS AND TO DEFER SELECTION OF ACTUAL MATERIALS AND EQUIPMENT TO A LATER DATE WHEN ADDITIONAL INFORMATION IS AVAILABLE FOR EVALUATION. IF NECESSARY, ADDITIONAL REQUIREMENTS WILL BE ISSUED BY CHANGE ORDER.

B. TYPES OF ALLOWANCES INCLUDE THE FOLLOWING:
   1. LUMP-SUM ALLOWANCES.
   2. TESTING AND INSPECTING ALLOWANCES.

1.2 SELECTION AND PURCHASE

A. AT THE EARLIEST PRACTICAL DATE AFTER AWARD OF THE CONTRACT, ADVISE ARCHITECT OF THE DATE WHEN FINAL SELECTION AND PURCHASE OF EACH PRODUCT OR SYSTEM DESCRIBED BY AN ALLOWANCE MUST BE COMPLETED TO AVOID DELAYING THE WORK.

1.3 SUBMITTALS

A. SUBMIT PROPOSALS FOR PURCHASE OF PRODUCTS OR SYSTEMS INCLUDED IN ALLOWANCES, IN THE FORM SPECIFIED FOR CHANGE ORDERS.

B. COORDINATE AND PROCESS SUBMITTALS FOR ALLOWANCE ITEMS IN SAME MANNER AS FOR OTHER PORTIONS OF THE WORK.

1.4 COORDINATION

A. COORDINATE ALLOWANCE ITEMS WITH OTHER PORTIONS OF THE WORK. FURNISH TEMPLATES AS REQUIRED TO COORDINATE INSTALLATION.

1.5 LUMP-SUM ALLOWANCES

A. ALLOWANCE SHALL INCLUDE COST TO CONTRACTOR OF SPECIFIC PRODUCTS AND MATERIALS ORDERED BY OWNER UNDER ALLOWANCE AND SHALL INCLUDE TAXES, FREIGHT, AND DELIVERY TO PROJECT SITE.

B. CONTRACTOR'S COSTS FOR RECEIVING AND HANDLING AT PROJECT SITE, LABOR, INSTALLATION, OVERHEAD AND PROFIT, AND SIMILAR COSTS RELATED TO PRODUCTS AND MATERIALS ORDERED BY OWNER UNDER ALLOWANCE SHALL BE INCLUDED AS PART OF THE CONTRACT SUM AND NOT PART OF THE ALLOWANCE.

1.6 TESTING AND INSPECTING ALLOWANCES

A. TESTING AND INSPECTING ALLOWANCES INCLUDE THE COST OF ENGAGING TESTING AGENCIES, ACTUAL TESTS AND INSPECTIONS, AND REPORTING RESULTS.

B. THE ALLOWANCE DOES NOT INCLUDE INCIDENTAL LABOR REQUIRED TO ASSIST THE TESTING AGENCY OR COSTS FOR RETESTING IF PREVIOUS TESTS AND INSPECTIONS RESULT IN FAILURE. THE COST FOR INCIDENTAL LABOR TO ASSIST THE TESTING AGENCY SHALL BE INCLUDED IN THE CONTRACT SUM.

C. COSTS OF SERVICES NOT REQUIRED BY THE CONTRACT DOCUMENTS ARE NOT INCLUDED IN THE ALLOWANCE.

D. AT PROJECT CLOSEOUT, CREDIT UNUSED AMOUNTS REMAINING IN THE TESTING AND INSPECTING ALLOWANCE TO OWNER BY CHANGE ORDER.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.1 EXAMINATION

A. EXAMINE PRODUCTS COVERED BY AN ALLOWANCE PROMPTLY ON DELIVERY FOR DAMAGE OR DEFECTS. RETURN DAMAGED OR DEFECTIVE PRODUCTS TO MANUFACTURER FOR REPLACEMENT.

3.2 PREPARATION

A. COORDINATE MATERIALS AND THEIR INSTALLATION FOR EACH ALLOWANCE WITH RELATED MATERIALS AND INSTALLATIONS TO ENSURE THAT EACH ALLOWANCE ITEM IS COMPLETELY INTEGRATED AND INTERFACED WITH RELATED WORK.

3.3 SCHEDULE OF ALLOWANCE

A. ALLOWANCE NO. 1: PROVIDE AN ALLOWANCE OF $5,000 FOR PROJECT SIGNAGE, UNIT NUMBERS AND ADDRESSES, FIRE EXTINGUISHERS AS REQUIRED BY LOCAL JURISDICTION AND PROJECT CONSTRUCTION SIGN.

B. ALLOWANCE NO. 2: PROVIDE AN ALLOWANCE OF $10,000 FOR NEW DOOR HARDWARE AT EXISTING FRONT DOORS TO REMAIN.

SECTION 01 3100 - PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES ADMINISTRATIVE PROVISIONS FOR COORDINATING CONSTRUCTION OPERATIONS ON PROJECT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
   1. COORDINATION DRAWINGS.
   2. ADMINISTRATIVE AND SUPERVISORY PERSONNEL.
   3. PROJECT MEETINGS.
   4. REQUESTS FOR INTERPRETATION (RFIS).

B. EACH CONTRACTOR SHALL PARTICIPATE IN COORDINATION REQUIREMENTS. CERTAIN AREAS OF RESPONSIBILITY WILL BE ASSIGNED TO A SPECIFIC CONTRACTOR.

1.2 DEFINITIONS

A. RFI: REQUEST FROM CONTRACTOR SEEKING INTERPRETATION OR CLARIFICATION OF THE CONTRACT DOCUMENTS.

1.3 COORDINATION

A. COORDINATION: COORDINATE CONSTRUCTION OPERATIONS INCLUDED IN DIFFERENT SECTIONS OF THE SPECIFICATIONS TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK. COORDINATE CONSTRUCTION OPERATIONS, INCLUDED IN DIFFERENT SECTIONS, THAT DEPEND ON EACH OTHER FOR PROPER INSTALLATION, CONNECTION, AND OPERATION.
   1. SCHEDULE CONSTRUCTION OPERATIONS IN SEQUENCE REQUIRED TO OBTAIN THE BEST RESULTS WHERE INSTALLATION OF ONE PART OF THE WORK DEPENDS ON INSTALLATION OF OTHER COMPONENTS, BEFORE OR AFTER ITS OWN INSTALLATION.
   2. COORDINATE INSTALLATION OF DIFFERENT COMPONENTS WITH OTHER CONTRACTORS TO ENSURE MAXIMUM ACCESSIBILITY FOR REQUIRED MAINTENANCE, SERVICE, AND REPAIR.
   3. MAKE ADEQUATE PROVISIONS TO ACCOMMODATE ITEMS SCHEDULED FOR LATER INSTALLATION.
   4. WHERE AVAILABILITY OF SPACE IS LIMITED, COORDINATE INSTALLATION OF DIFFERENT COMPONENTS TO ENSURE MAXIMUM PERFORMANCE AND ACCESSIBILITY FOR REQUIRED MAINTENANCE, SERVICE, AND REPAIR OF ALL COMPONENTS, INCLUDING MECHANICAL AND ELECTRICAL.

B. 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.
   1. PREPARE SIMILAR MEMORANDA FOR OWNER AND SEPARATE CONTRACTORS IF COORDINATION OF THEIR WORK IS REQUIRED.

C. ADMINISTRATIVE PROCEDURES: COORDINATE SCHEDULING AND TIMING OF REQUIRED ADMINISTRATIVE PROCEDURES WITH OTHER CONSTRUCTION ACTIVITIES AND ACTIVITIES OF OTHER CONTRACTORS TO AVOID CONFLICTS AND TO ENSURE ORDERLY PROGRESS OF THE WORK. SUCH ADMINISTRATIVE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   1. PREPARATION OF CONTRACTOR'S CONSTRUCTION SCHEDULE.
   2. PREPARATION OF THE SCHEDULE OF VALUES.
   3. INSTALLATION AND REMOVAL OF TEMPORARY FACILITIES AND CONTROLS.
   4. DELIVERY AND PROCESSING OF SUBMITTALS.
   5. PROGRESS MEETINGS.
   6. PREINSTALLATION CONFERENCES.
   7. PROJECT CLOSEOUT ACTIVITIES.
   8. STARTUP AND ADJUSTMENT OF SYSTEMS.
   9. PROJECT CLOSEOUT ACTIVITIES.

D. CONSERVATION: COORDINATE CONSTRUCTION ACTIVITIES TO ENSURE THAT OPERATIONS ARE CARRIED OUT WITH CONSIDERATION GIVEN TO CONSERVATION OF ENERGY, WATER, AND MATERIALS.
   1. SALVAGE MATERIALS AND EQUIPMENT INVOLVED IN PERFORMANCE OF, BUT NOT ACTUALLY INCORPORATED INTO, THE WORK. REFER TO OTHER SECTIONS FOR DISPOSITION OF SALVAGED MATERIALS THAT ARE DESIGNATED AS OWNER'S PROPERTY.

1.4 SUBMITTALS

A. COORDINATION DRAWINGS: PREPARE COORDINATION DRAWINGS IF LIMITED SPACE AVAILABILITY NECESSITATES MAXIMUM UTILIZATION OF SPACE FOR EFFICIENT INSTALLATION OF DIFFERENT COMPONENTS OR IF COORDINATION IS REQUIRED FOR INSTALLATION OF PRODUCTS AND MATERIALS FABRICATED BY SEPARATE ENTITIES.
   1. CONTENT: PROJECT-SPECIFIC INFORMATION, DRAWN ACCURATELY TO SCALE. DO NOT BASE COORDINATION DRAWINGS ON REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR STANDARD PRINTED DATA. INCLUDE THE FOLLOWING INFORMATION, AS APPLICABLE:
      a. INDICATE FUNCTIONAL AND SPATIAL RELATIONSHIPS OF COMPONENTS OF ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, AND ELECTRICAL SYSTEMS.
      b. INDICATE REQUIRED INSTALLATION SEQUENCES.
      c. INDICATE DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS AND MAKE SPECIFIC NOTE OF DIMENSIONS THAT APPEAR TO BE IN CONFLICT WITH SUBMITTED EQUIPMENT AND MINIMUM CLEARANCE REQUIREMENTS. PROVIDE ALTERNATE SKETCHES TO ARCHITECT FOR RESOLUTION OF SUCH CONFLICTS. MINOR DIMENSION CHANGES AND DIFFICULT INSTALLATIONS WILL NOT BE CONSIDERED CHANGES TO THE CONTRACT.
   2. SHEET SIZE: AT LEAST 8-1/2 BY 11 INCHES (215 BY 280 MM) BUT NO LARGER THAN 30 BY 40 INCHES (750 BY 1000 MM).
   3. REFER TO INDIVIDUAL SECTIONS FOR COORDINATION DRAWING REQUIREMENTS FOR WORK IN THOSE SECTIONS.

SECTION 01 3100 - PROJECT MANAGEMENT AND COORDINATION (cont)

   4. KEY PERSONNEL NAMES: WITHIN 15 DAYS OF STARTING CONSTRUCTION OPERATIONS, SUBMIT A LIST OF KEY PERSONNEL ASSIGNMENTS, INCLUDING SUPERINTENDENT AND OTHER PERSONNEL IN ATTENDANCE AT PROJECT SITE. IDENTIFY INDIVIDUALS AND THEIR DUTIES AND RESPONSIBILITIES; LIST ADDRESSES AND TELEPHONE NUMBERS, INCLUDING HOME AND OFFICE TELEPHONE NUMBERS. PROVIDE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF INDIVIDUALS ASSIGNED AS STANDBYS IN THE ABSENCE OF INDIVIDUALS ASSIGNED TO PROJECT.
   5. POST COPIES OF LIST IN PROJECT MEETING ROOM, IN TEMPORARY FIELD OFFICE, AND BY EACH TEMPORARY TELEPHONE. KEEP LIST CURRENT AT ALL TIMES.

1.5 ADMINISTRATIVE AND SUPERVISORY PERSONNEL

A. GENERAL: IN ADDITION TO PROJECT SUPERINTENDENT, PROVIDE OTHER ADMINISTRATIVE AND SUPERVISORY PERSONNEL AS REQUIRED FOR PROPER PERFORMANCE OF THE WORK.
   1. INCLUDE SPECIAL PERSONNEL REQUIRED FOR COORDINATION OF OPERATIONS WITH OTHER CONTRACTORS.

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: RECORD SIGNIFICANT DISCUSSIONS AND AGREEMENTS ACHIEVED. DISTRIBUTE THE MEETING MINUTES TO EVERYONE CONCERNED, INCLUDING OWNER AND ARCHITECT, WITHIN 7 DAYS OF THE MEETING.

B. PRECONSTRUCTION CONFERENCE: SCHEDULE A PRECONSTRUCTION CONFERENCE BEFORE STARTING CONSTRUCTION, AT A TIME CONVENIENT TO OWNER, AND ARCHITECT, BUT NO LATER THAN 15 < DAYS AFTER EXECUTION OF THE AGREEMENT. HOLD THE CONFERENCE AT PROJECT SITE OR ANOTHER CONVENIENT LOCATION. CONDUCT THE MEETING TO REVIEW RESPONSIBILITIES AND PERSONNEL ASSIGNMENTS.
   1. ATTENDEES: AUTHORIZED REPRESENTATIVES OF OWNER, ARCHITECT, AND THEIR CONSULTANTS; CONTRACTOR AND ITS SUPERINTENDENT; MAJOR SUBCONTRACTORS; SUPPLIERS; AND OTHER CONCERNED PARTIES SHALL ATTEND THE CONFERENCE. ALL PARTICIPANTS AT THE CONFERENCE SHALL BE FAMILIAR WITH PROJECT AND AUTHORIZED TO CONCLUDE MATTERS RELATING TO THE WORK.
   2. AGENDA: DISCUSS ITEMS OF SIGNIFICANCE THAT COULD AFFECT PROGRESS, INCLUDING THE FOLLOWING:
      a. TENTATIVE CONSTRUCTION SCHEDULE.
      b. PHASING.
      c. CRITICAL WORK SEQUENCING AND LONG-LEAD ITEMS.
      d. DESIGNATION OF KEY PERSONNEL AND THEIR DUTIES.
      e. PROCEDURES FOR PROCESSING FIELD DECISIONS AND CHANGE ORDERS.
      f. PROCEDURES FOR RFIS.
      g. PROCEDURES FOR TESTING AND INSPECTING.
      h. PROCEDURES FOR PROCESSING APPLICATIONS FOR PAYMENT.
      i. DISTRIBUTION OF THE CONTRACT DOCUMENTS.
      j. SUBMITTAL PROCEDURES.
      k. PREPARATION OF RECORD DOCUMENTS.
      l. USE OF THE PREMISES.
      m. WORK RESTRICTIONS.
      n. OWNER'S OCCUPANCY REQUIREMENTS.
      o. RESPONSIBILITY FOR TEMPORARY FACILITIES AND CONTROLS.
      p. CONSTRUCTION WASTE MANAGEMENT AND RECYCLING.
      q. PARKING AVAILABILITY.
      r. EQUIPMENT DELIVERIES AND PRIORITIES.
      s. FIRST AID.
      t. SECURITY.
      u. PROGRESS CLEANING.
      v. WORKING HOURS.
   3. MINUTES: ARCHITECT WILL RECORD AND DISTRIBUTE MEETING MINUTES.
   4. PROGRESS MEETINGS: CONDUCT PROGRESS MEETINGS AT REGULAR INTERVALS. COORDINATE DATES OF MEETINGS WITH PREPARATION OF PAYMENT REQUESTS.
   5. ATTENDEES: IN ADDITION TO REPRESENTATIVES OF OWNER, AND ARCHITECT, EACH CONTRACTOR, SUBCONTRACTOR, SUPPLIER, AND OTHER ENTITY CONCERNED WITH CURRENT PROGRESS OR INVOLVED IN PLANNING, COORDINATION, OR PERFORMANCE OF FUTURE ACTIVITIES SHALL BE REPRESENTED AT THESE MEETINGS. ALL PARTICIPANTS AT THE CONFERENCE SHALL BE FAMILIAR WITH PROJECT AND AUTHORIZED TO CONCLUDE MATTERS RELATING TO THE WORK.
   6. 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.

C. 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.

D. REVIEW PRESENT AND FUTURE NEEDS OF EACH ENTITY PRESENT, INCLUDING THE FOLLOWING:
   1. INTERFACE REQUIREMENTS.
   2. SEQUENCE OF OPERATIONS.
   3. STATUS OF SUBMITTALS.
   4. DELIVERIES.
   5. OFF-SITE FABRICATION.
   6. ACCESS.
   7. SITE UTILIZATION.
   8. TEMPORARY FACILITIES AND CONTROLS.
   9. WORK HOURS.
   10. HAZARDS AND RISKS.
   11. PROGRESS CLEANING.
   12. QUALITY AND WORK STANDARDS.
   13. STATUS OF CORRECTION OF DEFICIENT ITEMS.
   14. FIELD OBSERVATIONS.
   15. RFIS.
   16. STATUS OF PROPOSAL REQUESTS.
   17. PENDING CHANGES.
   18. STATUS OF CHANGE ORDERS.
   19. PENDING CLAIMS AND DISPUTES.
   20. DOCUMENTATION OF INFORMATION FOR PAYMENT REQUESTS.

E. MINUTES: RECORD THE MEETING MINUTES.

F. REPORTING: DISTRIBUTE MINUTES OF THE MEETING TO EACH PARTY PRESENT AND TO PARTIES WHO SHOULD HAVE BEEN PRESENT.

G. 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.

1.7 REQUESTS FOR INTERPRETATION (RFIS)

A. PROCEDURE: IMMEDIATELY ON DISCOVERY OF THE NEED FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, AND IF NOT POSSIBLE TO REQUEST INTERPRETATION AT PROJECT MEETING, PREPARE AND SUBMIT AN RFI IN THE FORM SPECIFIED.
   1. RFIS SHALL ORIGINATE WITH CONTRACTOR. RFIS SUBMITTED BY ENTITIES OTHER THAN CONTRACTOR WILL BE RETURNED WITH NO RESPONSE.
   2. COORDINATE AND SUBMIT RFIS IN A PROMPT MANNER SO AS TO AVOID DELAYS IN CONTRACTOR'S WORK OR WORK OF SUBCONTRACTORS.

B. CONTENT OF THE RFI: INCLUDE A DETAILED, LEGIBLE DESCRIPTION OF ITEM NEEDING INTERPRETATION AND THE FOLLOWING:
   1. PROJECT NAME.
   2. DATE.
   3. NAME OF CONTRACTOR.
   4. NAME OF ARCHITECT.
   5. RFI NUMBER, NUMBERED SEQUENTIALLY.
   6. SPECIFICATION SECTION NUMBER AND TITLE AND RELATED PARAGRAPHS, AS APPROPRIATE.
   7. DRAWING NUMBER AND DETAIL REFERENCES, AS APPROPRIATE.
   8. FIELD DIMENSIONS AND CONDITIONS, AS APPROPRIATE.
   9. CONTRACTOR'S SUGGESTED SOLUTION(S). IF CONTRACTOR'S SOLUTION(S) IMPACT THE CONTRACT TIME OR THE CONTRACT SUM, CONTRACTOR SHALL STATE IMPACT IN THE RFI.
   10. CONTRACTOR'S SIGNATURE.
   11. ATTACHMENTS: INCLUDE DRAWINGS, DESCRIPTIONS, MEASUREMENTS, PHOTOS, PRODUCT DATA, SHOP DRAWINGS, AND OTHER INFORMATION NECESSARY TO FULLY DESCRIBE ITEMS NEEDING INTERPRETATION.

SECTION 01 3100 - PROJECT MANAGEMENT AND COORDINATION (cont)

C. SUPPLEMENTARY DRAWINGS PREPARED BY CONTRACTOR SHALL INCLUDE DIMENSIONS, THICKNESSES, STRUCTURAL GRID REFERENCES, AND DETAILS OF AFFECTED MATERIALS, ASSEMBLIES, AND ATTACHMENTS.

D. HARD-COPY RFIS: CSI FORM 13.2A.
   1. IDENTIFY EACH PAGE OF ATTACHMENTS WITH THE RFI NUMBER AND SEQUENTIAL PAGE NUMBER.

E. SOFTWARE-GENERATED RFIS: SOFTWARE-GENERATED FORM WITH SUBSTANTIALLY THE SAME CONTENT AS INDICATED ABOVE.
   1. ATTACHMENTS SHALL BE ELECTRONIC FILES IN ADOBE ACROBAT PDF FORMAT.

F. ARCHITECT'S ACTION: ARCHITECT WILL REVIEW EACH RFI, DETERMINE ACTION REQUIRED, AND RETURN IT. ALLOW SEVEN WORKING DAYS FOR ARCHITECT'S RESPONSE FOR EACH RFI. RFIS RECEIVED AFTER 1:00 P.M. WILL BE CONSIDERED AS RECEIVED THE FOLLOWING WORKING DAY.
   1. THE FOLLOWING RFIS WILL BE RETURNED WITHOUT ACTION:
      a. REQUESTS FOR APPROVAL OF 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 RFIS WITH NUMEROUS ERRORS.
   2. ARCHITECT'S ACTION MAY INCLUDE A REQUEST FOR ADDITIONAL INFORMATION, IN WHICH CASE ARCHITECT'S TIME FOR RESPONSE WILL START AGAIN.
   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 DIVISION 1 SECTION "CONTRACT MODIFICATION PROCEDURES."

G. 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.

H. ON RECEIPT OF ARCHITECT'S ACTION, UPDATE THE RFI LOG AND IMMEDIATELY DISTRIBUTE THE RFI RESPONSE TO AFFECTED PARTIES. REVIEW RESPONSE AND NOTIFY ARCHITECT WITHIN SEVEN DAYS IF CONTRACTOR DISAGREES WITH RESPONSE.

I. RFI LOG: PREPARE, MAINTAIN, AND SUBMIT A TABULAR LOG OF RFIS ORGANIZED BY THE RFI NUMBER. SUBMIT LOG MONTHLY. INCLUDE THE FOLLOWING:
   1. PROJECT NAME.
   2. NAME AND ADDRESS OF CONTRACTOR.
   3. NAME AND ADDRESS OF ARCHITECT.
   4. RFI NUMBER INCLUDING RFIS THAT WERE DROPPED AND NOT SUBMITTED.
   5. RFI DESCRIPTION.
   6. DATE THE RFI WAS SUBMITTED.
   7. DATE ARCHITECT'S RESPONSE WAS RECEIVED.
   8. IDENTIFICATION OF RELATED MINOR CHANGE IN THE WORK, CONSTRUCTION CHANGE DIRECTIVE, AND PROPOSAL REQUEST, AS APPROPRIATE.
   9. IDENTIFICATION OF RELATED FIELD ORDER, WORK CHANGE DIRECTIVE, AND PROPOSAL REQUEST, AS APPROPRIATE.

SECTION 01 7700 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS FOR CONTRACT CLOSEOUT, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
   1. INSPECTION PROCEDURES.
   2. WARRANTIES.
   3. FINAL CLEANING.

1.2 SUBSTANTIAL COMPLETION

A. PRELIMINARY PROCEDURES: BEFORE REQUESTING INSPECTION FOR DETERMINING DATE OF SUBSTANTIAL COMPLETION, COMPLETE THE FOLLOWING. LIST ITEMS BELOW THAT ARE INCOMPLETE IN REQUEST.
   1. PREPARE A LIST OF ITEMS TO BE COMPLETED AND CORRECTED (PUNCH LIST), THE VALUE OF ITEMS ON THE LIST, AND REASONS WHY THE WORK IS NOT COMPLETE.
   2. ADVISE OWNER OF PENDING INSURANCE CHANGEOVER REQUIREMENTS.
   3. SUBMIT SPECIFIC WARRANTIES, WORKMANSHIP BONDS, MAINTENANCE SERVICE AGREEMENTS, FINAL CERTIFICATIONS, AND SIMILAR DOCUMENTS.
   4. OBTAIN AND SUBMIT RELEASES PERMITTING OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES. INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES, AND SIMILAR RELEASES.
   5. PREPARE AND SUBMIT PROJECT RECORD DOCUMENTS, OPERATION AND MAINTENANCE MANUALS, FINAL COMPLETION CONSTRUCTION PHOTOGRAPHS, DAMAGE OR SETTLEMENT SURVEYS, PROPERTY SURVEYS, AND SIMILAR FINAL RECORD INFORMATION.
   6. DELIVER SPARE PARTS, EXTRA MATERIALS, AND SIMILAR ITEMS TO LOCATION DESIGNATED BY OWNER. LABEL WITH MANUFACTURER'S NAME AND MODEL NUMBER WHERE APPLICABLE.
   7. MAKE FINAL CHANGEOVER OF PERMANENT LOCKS AND DELIVER KEYS TO OWNER. ADVISE OWNER'S PERSONNEL OF CHANGEOVER IN SECURITY PROVISIONS.
   8. COMPLETE STARTUP TESTING OF SYSTEMS.
   9. SUBMIT TEST/ADJUST/BALANCE RECORDS.
   10. TERMINATE AND REMOVE TEMPORARY FACILITIES FROM PROJECT SITE, ALONG WITH MOCKUPS, CONSTRUCTION TOOLS, AND SIMILAR ELEMENTS.
   11. ADVISE OWNER OF CHANGEOVER IN HEAT AND OTHER UTILITIES.
   12. SUBMIT CHANGEOVER INFORMATION RELATED TO OWNER'S OCCUPANCY, USE, OPERATION, AND MAINTENANCE.
   13. COMPLETE FINAL CLEANING REQUIREMENTS, INCLUDING TOUCHUP PAINTING.
   14. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES TO ELIMINATE VISUAL DEFECTS.

B. INSPECTION: SUBMIT A WRITTEN REQUEST FOR INSPECTION FOR SUBSTANTIAL COMPLETION. ON RECEIPT OF REQUEST, ARCHITECT WILL EITHER PROCEED WITH INSPECTION OR NOTIFY CONTRACTOR OF UNFULFILLED REQUIREMENTS. ARCHITECT WILL PREPARE THE CERTIFICATE OF SUBSTANTIAL COMPLETION AFTER INSPECTION OR WILL NOTIFY CONTRACTOR OF ITEMS, EITHER ON CONTRACTOR'S LIST OR ADDITIONAL ITEMS IDENTIFIED BY ARCHITECT, THAT MUST BE COMPLETED OR CORRECTED BEFORE CERTIFICATE WILL BE ISSUED.

C. REINSPECTION: REQUEST REINSPECTION WHEN THE WORK IDENTIFIED IN PREVIOUS INSPECTIONS AS INCOMPLETE IS COMPLETED OR CORRECTED.
   1. RESULTS OF COMPLETED INSPECTION WILL FORM THE BASIS OF REQUIREMENTS FOR FINAL COMPLETION.

1.3 FINAL COMPLETION

A. PRELIMINARY PROCEDURES: BEFORE REQUESTING FINAL INSPECTION FOR DETERMINING DATE OF FINAL COMPLETION, COMPLETE THE FOLLOWING:
   1. SUBMIT A FINAL APPLICATION FOR PAYMENT ACCORDING TO DIVISION 1 SECTION "PAYMENT PROCEDURES."
   2. SUBMIT CERTIFIED COPY OF ARCHITECT'S SUBSTANTIAL COMPLETION INSPECTION LIST OF ITEMS TO BE COMPLETED OR CORRECTED (PUNCH LIST), ENDORSED AND DATED BY ARCHITECT. THE CERTIFIED COPY OF THE LIST SHALL STATE THAT EACH ITEM HAS BEEN COMPLETED OR OTHERWISE RESOLVED FOR ACCEPTANCE.
   3. SUBMIT EVIDENCE OF FINAL, CONTINUING INSURANCE COVERAGE COMPLYING WITH INSURANCE REQUIREMENTS.
   4. SUBMIT PEST-CONTROL FINAL INSPECTION REPORT AND WARRANTY.
   5. INSTRUCT OWNER'S PERSONNEL IN OPERATION, ADJUSTMENT, AND MAINTENANCE OF PRODUCTS, EQUIPMENT, AND SYSTEMS.

B. INSPECTION: SUBMIT A WRITTEN REQUEST FOR FINAL INSPECTION FOR ACCEPTANCE. ON RECEIPT OF REQUEST, ARCHITECT WILL EITHER PROCEED WITH INSPECTION OR NOTIFY CONTRACTOR OF UNFULFILLED REQUIREMENTS. ARCHITECT WILL PREPARE A FINAL CERTIFICATE FOR PAYMENT AFTER INSPECTION OR WILL NOTIFY CONTRACTOR OF CONSTRUCTION THAT MUST BE COMPLETED OR CORRECTED BEFORE CERTIFICATE WILL BE ISSUED.
   1. REINSPECTION: REQUEST REINSPECTION WHEN THE WORK IDENTIFIED IN PREVIOUS INSPECTIONS AS INCOMPLETE IS COMPLETED OR CORRECTED.

1.4 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

A. PREPARATION: INCLUDE NAME AND IDENTIFICATION OF EACH SPACE AND AREA AFFECTED BY CONSTRUCTION OPERATIONS FOR INCOMPLETE ITEMS AND ITEMS NEEDING CORRECTION INCLUDING, IF NECESSARY, AREAS DISTURBED BY CONTRACTOR THAT ARE OUTSIDE THE LIMITS OF CONSTRUCTION.
   1. ORGANIZE LIST OF SPACES IN SEQUENTIAL ORDER].
   2. ORGANIZE ITEMS APPLYING TO EACH SPACE BY MAJOR ELEMENT, INCLUDING CATEGORIES FOR CEILING, INDIVIDUAL WALLS, FLOORS, EQUIPMENT, AND BUILDING SYSTEMS.

1.5 WARRANTIES

A. SUBMITTAL TIME: SUBMIT WRITTEN WARRANTIES ON REQUEST OF ARCHITECT FOR DESIGNATED PORTIONS OF THE WORK WHERE COMMENCEMENT OF WARRANTIES OTHER THAN DATE OF SUBSTANTIAL COMPLETION IS INDICATED.

B. PARTIAL OCCUPANCY: SUBMIT PROPERLY EXECUTED WARRANTIES WITHIN 15 DAYS OF COMPLETION OF DESIGNATED PORTIONS OF THE WORK THAT ARE COMPLETED AND OCCUPIED OR USED BY OWNER DURING CONSTRUCTION PERIOD BY SEPARATE AGREEMENT WITH CONTRACTOR.

C. ORGANIZE WARRANTY DOCUMENTS INTO AN ORDERLY SEQUENCE BASED ON THE TABLE OF CONTENTS OF THE PROJECT MANUAL.
   1. BIND WARRANTIES AND BONDS IN HEAVY-DUTY, 3-RING, VINYL-COVERED, LOOSE-LEAF BINDERS, THICKNESS AS NECESSARY TO ACCOMMODATE CONTENTS, AND SIZED TO RECEIVE 8-1/2-BY-11-INCH (215-BY-280-MM) PAPER.

SECTION 01 7700 - CLOSEOUT PROCEDURES (cont)

   2. PROVIDE HEAVY PAPER DIVIDERS WITH PLASTIC-COVERED TABS FOR EACH SEPARATE WARRANTY. MARK TAB TO IDENTIFY THE PRODUCT OR INSTALLATION. PROVIDE A TYPED DESCRIPTION OF THE PRODUCT OR INSTALLATION, INCLUDING THE NAME OF THE PRODUCT AND THE NAME, ADDRESS, AND TELEPHONE NUMBER OF INSTALLER.
   3. IDENTIFY EACH BINDER ON THE FRONT AND SPINE WITH THE TYPED OR PRINTED TITLE "WARRANTIES," PROJECT NAME, AND NAME OF CONTRACTOR.

B. PROVIDE ADDITIONAL COPIES OF EACH WARRANTY TO INCLUDE IN OPERATION AND MAINTENANCE MANUALS.

PART 2 - PRODUCTS

2.1 MATERIALS

A. CLEANING AGENTS: USE CLEANING MATERIALS AND AGENTS RECOMMENDED BY MANUFACTURER OR FABRICATOR OF THE SURFACE TO BE CLEANED. DO NOT USE CLEANING AGENTS THAT ARE POTENTIALLY HAZARDOUS TO HEALTH OR PROPERTY OR THAT MIGHT DAMAGE FINISHED SURFACES.

PART 3 - EXECUTION

3.1 FINAL CLEANING

A. GENERAL: PROVIDE FINAL CLEANING. CONDUCT CLEANING AND WASTE-REMOVAL OPERATIONS TO COMPLY WITH LOCAL LAWS AND ORDINANCES AND FEDERAL AND LOCAL ENVIRONMENTAL AND ANTIPOLLUTION REGULATIONS.

B. CLEANING: EMPLOY EXPERIENCED WORKERS OR PROFESSIONAL CLEANERS FOR FINAL CLEANING. CLEAN EACH SURFACE OR UNIT TO CONDITION EXPECTED IN AN AVERAGE COMMERCIAL BUILDING CLEANING AND MAINTENANCE PROGRAM. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

C. COMPLY WITH SAFETY STANDARDS FOR CLEANING. DO NOT BURN WASTE MATERIALS. DO NOT BURY DEBRIS OR EXCESS MATERI

11/7/2016 3:42:44 PM

SECTION 08 1213 - HOLLOW METAL FRAMES
PART 1 - GENERAL
1.1 SUBMITTALS
A. PRODUCT DATA: FOR EACH TYPE OF DOOR AND FRAME AND WINDOW FRAME INDICATED, INCLUDE DOOR DESIGNATION, TYPE, LEVEL AND MODEL, MATERIAL DESCRIPTION, CORE DESCRIPTION, CONSTRUCTION DETAILS, LABEL COMPLIANCE, SOUND AND FIRE-RESISTANCE RATINGS, AND FINISHES.
B. SHOP DRAWINGS: SHOW THE FOLLOWING:
1. FRAME DETAILS FOR EACH FRAME TYPE INCLUDING DIMENSIONED PROFILES.
2. DETAILS AND LOCATIONS OF REINFORCEMENT AND PREPARATIONS FOR HARDWARE.
3. DETAILS OF EACH DIFFERENT WALL OPENING CONDITION.
4. DETAILS OF ANCHORAGES, ACCESSORIES, JOINTS, AND CONNECTIONS.
5. COORDINATION OF GLAZING FRAMES AND STOPS WITH GLASS AND GLAZING REQUIREMENTS.
C. SCHEDULE: USE SAME REFERENCE DESIGNATIONS INDICATED ON DRAWINGS IN PREPARING SCHEDULE FOR DOORS AND FRAMES.
1.2 QUALITY ASSURANCE
A. STEEL FRAME STANDARD: COMPLY WITH ANSI A 250.8, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
PART 2 - PRODUCTS
2.1 MATERIALS
A. COLD-ROLLED STEEL SHEETS: ASTM A 366/A 366M, COMMERCIAL STEEL (CS), OR ASTM A 620/A 620M, DRAWING STEEL (DS), TYPE B; STRETCHER-LEVELED STANDARD OF FLATNESS.
2.2 FRAMES
A. GENERAL: PROVIDE STEEL FRAMES FOR DOORS, TRANSOMS, SIDELIGHTS, BORROWED LIGHTS, AND OTHER OPENINGS THAT COMPLY WITH ANSI A250.8 AND WITH DETAILS INDICATED FOR TYPE AND PROFILE. CONCEAL FASTENINGS, UNLESS OTHERWISE INDICATED.
B. FRAMES OF 0.042-INCH- (1.0-MM-) THICK STEEL SHEET FOR WOOD DOORS.
C. DOOR SILENCERS: EXCEPT ON WEATHER-STRIPPED FRAMES, FABRICATE STOPS TO RECEIVE THREE SILENCERS ON STRIKE JAMBS OF SINGLE-DOOR FRAMES AND TWO SILENCERS ON HEADS OF DOUBLE-DOOR FRAMES.
D. SUPPORTS AND ANCHORS: FABRICATED FROM NOT LESS THAN 0.042-INCH- (1.0-MM-) THICK, ELECTROLYTIC ZINC-COATED OR METALLIC-COATED STEEL SHEET.
1. WALL ANCHORS IN MASONRY CONSTRUCTION: 0.177-INCH- (4.5-MM-) DIAMETER, STEEL WIRE COMPLYING WITH ASTM A 510 (ASTM A 510M) MAY BE USED IN PLACE OF STEEL SHEET.
E. INSERTS, BOLTS, AND FASTENERS: MANUFACTURER'S STANDARD UNITS. WHERE ZINC-COATED ITEMS ARE TO BE BUILT INTO EXTERIOR WALLS, COMPLY WITH ASTM A 153/A 153M, CLASS C OR D AS APPLICABLE.
2.3 FABRICATION
A. GENERAL: FABRICATE STEEL FRAME UNITS TO COMPLY WITH ANSI A250.8 AND TO BE RIGID, NEAT IN APPEARANCE, AND FREE FROM DEFECTS INCLUDING WARP AND BUCKLE. WHERE PRACTICAL, FIT AND ASSEMBLE UNITS IN MANUFACTURER'S PLANT. CLEARLY IDENTIFY WORK THAT CANNOT BE PERMANENTLY FACTORY ASSEMBLED BEFORE SHIPMENT, TO ASSURE PROPER ASSEMBLY AT PROJECT SITE.
B. TOLERANCES: COMPLY WITH SDI 117, "MANUFACTURING TOLERANCES FOR STANDARD STEEL DOORS AND FRAMES."
C. FABRICATE CONCEALED STIFFENERS, REINFORCEMENT, EDGE CHANNELS, LOUVERS, AND MOLDINGS FROM EITHER COLD- OR HOT-ROLLED STEEL SHEET.
D. FRAME CONSTRUCTION: FABRICATE FRAMES TO SHAPE SHOWN.
E. REINFORCE FRAMES TO RECEIVE SURFACE-APPLIED HARDWARE. DRILLING AND TAPPING FOR SURFACE-APPLIED HARDWARE MAY BE DONE AT PROJECT SITE.
F. LOCATE HARDWARE AS INDICATED ON SHOP DRAWINGS OR, IF NOT INDICATED, ACCORDING TO ANSI A250.8.
G. GLAZING STOPS: MANUFACTURER'S STANDARD, FORMED FROM 0.032-INCH- (0.8-MM-) THICK STEEL SHEET.
1. PROVIDE NONREMOVABLE STOPS ON OUTSIDE OF EXTERIOR DOORS AND ON SECURE SIDE OF INTERIOR DOORS FOR GLASS, LOUVERS, AND OTHER PANELS IN DOORS.
2. PROVIDE SCREW-APPLIED, REMOVABLE, GLAZING STOPS ON INSIDE OF GLASS, LOUVERS, AND OTHER PANELS IN DOORS.
2.4 FINISHES
A. PRIME FINISH: MANUFACTURER'S STANDARD, FACTORY-APPLIED COAT OF RUST-INHIBITING PRIMER COMPLYING WITH ANSI A250.10 FOR ACCEPTANCE CRITERIA.
B. FIELD-APPLIED PAINT FINISH. COLOR AND GLOSS: AS SELECTED BY ARCHITECT.
PART 3 - EXECUTION
3.1 INSTALLATION
A. PLACING FRAMES: COMPLY WITH PROVISIONS IN SDI 105, UNLESS OTHERWISE INDICATED. SET FRAMES ACCURATELY IN POSITION, PLUMBED, ALIGNED, AND BRACED SECURELY UNTIL PERMANENT ANCHORS ARE SET. AFTER WALL CONSTRUCTION IS COMPLETED, REMOVE TEMPORARY BRACES AND SPREADERS, LEAVING SURFACES SMOOTH AND UNDAMAGED.
3.2 ADJUSTING AND CLEANING
A. PRIME-COAT TOUCHUP: IMMEDIATELY AFTER INSTALLATION, SAND SMOOTH ANY RUSTED OR DAMAGED AREAS OF PRIME COAT AND APPLY TOUCH UP OF COMPATIBLE AIR-DRYING PRIMER.

SECTION 08 1416 - FLUSH WOOD DOORS
PART 1 - GENERAL
1.1 SUBMITTALS
A. PRODUCT DATA: FOR EACH TYPE OF DOOR INDICATED. INCLUDE DETAILS OF CORE AND EDGE CONSTRUCTION, LOUVERS, AND TRIM FOR OPENINGS. INCLUDE FACTORY-FINISHING SPECIFICATIONS.
B. SHOP DRAWINGS: INDICATE LOCATION, SIZE, AND HAND OF EACH DOOR; ELEVATION OF EACH KIND OF DOOR; CONSTRUCTION DETAILS NOT COVERED IN PRODUCT DATA; LOCATION AND EXTENT OF HARDWARE BLOCKING; AND OTHER PERTINENT DATA.
1. INDICATE DIMENSIONS AND LOCATIONS OF MORTISES AND HOLES FOR HARDWARE.
2. INDICATE DIMENSIONS AND LOCATIONS OF CUTOUTS.
3. INDICATE REQUIREMENTS FOR VENEER MATCHING.
4. INDICATE FIRE-PROTECTION RATINGS FOR FIRE-RATED DOORS.
1.2 WARRANTY
A. SPECIAL WARRANTY: MANUFACTURER'S STANDARD FORM IN WHICH MANUFACTURER AGREES TO REPAIR OR REPLACE DOORS THAT FAIL IN MATERIALS OR WORKMANSHIP WITHIN SPECIFIED WARRANTY PERIOD.
PART 2 - PRODUCTS
2.1 DOOR CONSTRUCTION, GENERAL
A. WDMA I.S.1-A PERFORMANCE GRADE:
1. HEAVY DUTY UNLESS OTHERWISE INDICATED.
2. EXTRA HEAVY DUTY: PUBLIC TOILETS, JANITOR'S CLOSETS, STORAGE ROOMS.
2.2 VENEERED-FACED DOORS FOR TRANSPARENT FINISH
A. INTERIOR SOLID-CORE DOORS:
1. GRADE: PREMIUM, WITH GRADE A FACES.
2. SPECIES: WHITE BIRCH.
3. CUT: PLAIN SLICED (FLAT SLICED).
4. MATCH BETWEEN VENEER LEAVES: BOOK MATCH.
5. ASSEMBLY OF VENEER LEAVES ON DOOR FACES: RUNNING MATCH.
6. PAIR AND SET MATCH: PROVIDE FOR DOORS HUNG IN SAME OPENING.
7. ROOM MATCH: MATCH DOOR FACES WITHIN EACH SEPARATE ROOM OR AREA OF BUILDING. CORRIDOR-DOOR FACES DO NOT NEED TO MATCH WHERE THEY ARE SEPARATED BY 10 FEET (3 M) OR MORE.
8. EXPOSED VERTICAL AND TOP EDGES: SAME SPECIES AS FACES.
9. CORE: PARTICLEBOARD.
10. CONSTRUCTION: SEVEN PLIES. STILES AND RAILS ARE BONDED TO CORE, THEN ENTIRE UNIT ABRASIVE PLANED BEFORE VENEERING.
11. WDMA I.S.1-A PERFORMANCE GRADE: EXTRA HEAVY DUTY, HEAVY DUTY, AND AS INDICATED.
2.3 LOUVERS AND LIGHT FRAMES
A. WOOD BEADS FOR LIGHT OPENINGS IN WOOD DOORS: PROVIDE MANUFACTURER'S STANDARD WOOD BEADS AS FOLLOWS UNLESS OTHERWISE INDICATED.
2.4 FABRICATION
A. FACTORY FIT DOORS TO SUIT FRAME-OPENING SIZES INDICATED. COMPLY WITH CLEARANCE REQUIREMENTS OF REFERENCED QUALITY STANDARD FOR FITTING UNLESS OTHERWISE INDICATED.
1. COMPLY WITH REQUIREMENTS IN NFPA 80 FOR FIRE-RATED DOORS.
B. FACTORY MACHINE DOORS FOR HARDWARE THAT IS NOT SURFACE APPLIED. LOCATE HARDWARE TO COMPLY WITH DHI-WDHS-3. COMPLY WITH FINAL HARDWARE SCHEDULES, DOOR FRAME SHOP DRAWINGS, DHI A115-W SERIES STANDARDS, AND HARDWARE TEMPLATES.
C. OPENINGS: CUT AND TRIM OPENINGS THROUGH DOORS IN FACTORY.
1. LIGHT OPENINGS: TRIM OPENINGS WITH MOLDINGS OF MATERIAL AND PROFILE INDICATED.
2. GLAZING: FACTORY INSTALL GLAZING IN DOORS INDICATED TO BE FACTORY FINISHED. COMPLY WITH APPLICABLE REQUIREMENTS IN DIVISION 8 SECTION "GLAZING."
3. LOUVERS: FACTORY INSTALL LOUVERS IN PREPARED OPENINGS.
PART 3 - EXECUTION
3.1 EXAMINATION
A. EXAMINE DOORS AND INSTALLED DOOR FRAMES BEFORE HANGING DOORS.
B. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
3.2 INSTALLATION
A. HARDWARE: FOR INSTALLATION, SEE DIVISION 8 SECTION "DOOR HARDWARE."
B. INSTALLATION INSTRUCTIONS: INSTALL DOORS TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE REFERENCED QUALITY STANDARD, AND AS INDICATED.

SECTION 08 1416 - FLUSH WOOD DOORS (CONT)
C. JOB-FITTED DOORS: ALIGN AND FIT DOORS IN FRAMES WITH UNIFORM CLEARANCES AND BEVELS AS INDICATED BELOW; DO NOT TRIM STILES AND RAILS IN EXCESS OF LIMITS SET BY MANUFACTURER OR PERMITTED FOR FIRE-RATED DOORS. MACHINE DOORS FOR HARDWARE. SEAL EDGES OF DOORS, EDGES OF CUTOUTS, AND MORTISES AFTER FITTING AND MACHINING.
1. CLEARANCES: PROVIDE 1/8 INCH (3.2 MM) AT HEADS, JAMBS, AND BETWEEN PAIRS OF DOORS. PROVIDE 1/8 INCH (3.2 MM) FROM BOTTOM OF DOOR TO TOP OF DECORATIVE FLOOR FINISH OR COVERING UNLESS OTHERWISE INDICATED. WHERE THRESHOLD IS SHOWN OR SCHEDULED, PROVIDE 1/4 INCH (6.4 MM) FROM BOTTOM OF DOOR TO TOP OF THRESHOLD UNLESS OTHERWISE INDICATED.
2. COMPLY WITH NFPA 80 FOR FIRE-RATED DOORS.
3.3 ADJUSTING
A. OPERATION: REHANG OR REPLACE DOORS THAT DO NOT SWING OR OPERATE FREELY.
B. FINISHED DOORS: REPLACE DOORS THAT ARE DAMAGED OR THAT DO NOT COMPLY WITH REQUIREMENTS. DOORS MAY BE REPAIRED OR REFINISHED IF WORK COMPLIES WITH REQUIREMENTS AND SHOWS NO EVIDENCE OF REPAIR OR REFINISHING.

SECTION 08 4113 - ALUMINUM-FRAMED STOREFRONTS
PART 1 - GENERAL
1.1 SUMMARY
A. THIS SECTION INCLUDES EXTERIOR ALUMINUM-FRAMED STOREFRONTS.
1.2 PERFORMANCE REQUIREMENTS
A. GENERAL: PROVIDE ALUMINUM-FRAMED SYSTEMS, INCLUDING ANCHORAGE, CAPABLE OF WITHSTANDING, WITHOUT FAILURE, THE EFFECTS OF THE FOLLOWING:
1. STRUCTURAL LOADS.
2. THERMAL MOVEMENTS.
3. MOVEMENTS OF SUPPORTING STRUCTURE INDICATED ON DRAWINGS INCLUDING, BUT NOT LIMITED TO, STORY DRIFT AND DEFLECTION FROM UNIFORMLY DISTRIBUTED AND CONCENTRATED LIVE LOADS.
4. DIMENSIONAL TOLERANCES OF BUILDING FRAME AND OTHER ADJACENT CONSTRUCTION.
5. FAILURE INCLUDES THE FOLLOWING:
a. DEFLECTION EXCEEDING SPECIFIED LIMITS.
b. THERMAL STRESSES TRANSFERRED TO BUILDING STRUCTURE.
c. FRAMING MEMBERS TRANSFERRING STRESSES, INCLUDING THOSE CAUSED BY THERMAL AND STRUCTURAL MOVEMENTS, TO GLAZING.
d. NOISE OR VIBRATION CREATED BY WIND AND THERMAL AND STRUCTURAL MOVEMENTS.
e. LOOSENING OR WEAKENING OF FASTENERS, ATTACHMENTS, AND OTHER COMPONENTS.
f. SEALANT FAILURE.
g. FAILURE OF OPERATING UNITS TO FUNCTION PROPERLY.
B. STRUCTURAL SEALANT: CAPABLE OF WITHSTANDING TENSILE AND SHEAR STRESSES IMPOSED BY ALUMINUM-FRAMED SYSTEMS WITHOUT FAILING ADHESIVELY OR COHESIVELY. PROVIDE SEALANT THAT FAILS COHESIVELY BEFORE SEALANT RELEASES FROM SUBSTRATE WHEN TESTED FOR ADHESIVE COMPATIBILITY WITH EACH SUBSTRATE AND JOINT CONDITION REQUIRED.
1. ADHESIVE FAILURE OCCURS WHEN SEALANT PULLS AWAY FROM SUBSTRATE CLEANLY, LEAVING NO SEALANT MATERIAL BEHIND.
2. COHESIVE FAILURE OCCURS WHEN SEALANT BREAKS OR TEARS WITHIN ITSELF BUT DOES NOT SEPARATE FROM EACH SUBSTRATE BECAUSE SEALANT-TO-SUBSTRATE BOND STRENGTH EXCEEDS SEALANT'S INTERNAL STRENGTH.
C. STRUCTURAL-SEALANT JOINTS: DESIGNED TO PRODUCE TENSILE OR SHEAR STRESS IN STRUCTURAL-SEALANT JOINTS OF LESS THAN 20 PSI (138 KPA).
D. STRUCTURAL LOADS:
1. WIND LOADS: 80 MPH.
E. DEFLECTION OF FRAMING MEMBERS:
1. DEFLECTION NORMAL TO WALL PLANE: LIMITED TO 1/175 OF CLEAR SPAN FOR SPANS UP TO 13 FEET 6 INCHES (4.1 M.RESTRICTS EDGE DEFLECTION OF INDIVIDUAL GLAZING LITES TO 3/4 INCH (19 MM), WHICHEVER IS LESS.
F. THERMAL MOVEMENTS: PROVIDE ALUMINUM-FRAMED SYSTEMS THAT ALLOW FOR THERMAL MOVEMENTS RESULTING FROM THE FOLLOWING MAXIMUM CHANGE (RANGE) IN AMBIENT AND SURFACE TEMPERATURES. BASE ENGINEERING CALCULATION ON SURFACE TEMPERATURES OF MATERIALS DUE TO BOTH SOLAR HEAT GAIN AND NIGHTTIME-SKY HEAT LOSS.
1. TEMPERATURE CHANGE (RANGE): 120 DEG F (67 DEG C), AMBIENT; 180 DEG F (100 DEG C), MATERIAL SURFACES.
2. TEST PERFORMANCE: NO BUCKLING; STRESS ON GLASS; SEALANT FAILURE; EXCESS STRESS ON FRAMING, ANCHORS, AND FASTENERS; OR REDUCTION OF PERFORMANCE WHEN TESTED ACCORDING TO AAMA 501.5.
a. TEST HIGH EXTERIOR AMBIENT-AIR TEMPERATURE: THAT WHICH PRODUCES AN EXTERIOR METAL-SURFACE TEMPERATURE OF [180 DEG F (82 DEG C)]
G. AIR INFILTRATION: PROVIDE ALUMINUM-FRAMED SYSTEMS WITH MAXIMUM AIR LEAKAGE THROUGH FIXED GLAZING AND FRAMING AREAS OF [0.06 CFM/SQ. FT. (0.03 L/S PER SQ. M)] <INSERT RATE> OF FIXED WALL AREA WHEN TESTED ACCORDING TO ASTM E 283 AT A MINIMUM STATIC-AIR-PRESSURE DIFFERENCE OF [1.57 LBF/SQ. FT. (75 PA)] [6.24 LBF/SQ. FT. (300 PA)] <INSERT PRESSURE>.
H. CONDENSATION RESISTANCE: PROVIDE ALUMINUM-FRAMED SYSTEMS WITH FIXED GLAZING AND FRAMING AREAS HAVING CONDENSATION-RESISTANCE FACTOR (CRF) OF NOT LESS THAN [53] WHEN TESTED ACCORDING TO AAMA 1503.
I. AVERAGE THERMAL CONDUCTANCE: PROVIDE ALUMINUM-FRAMED SYSTEMS WITH FIXED GLAZING AND FRAMING AREAS HAVING AVERAGE U-FACTOR OF NOT MORE THAN [0.69 BTU/SQ.FT. X H X DEG F (3.92 W/SQ. M X K)] WHEN TESTED ACCORDING TO AAMA 1503.
1.3 SUBMITTALS
A. SHOP DRAWINGS: FOR ALUMINUM-FRAMED SYSTEMS. INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK.
1.4 PROJECT CONDITIONS
A. FIELD MEASUREMENTS: VERIFY ACTUAL LOCATIONS OF STRUCTURAL SUPPORTS FOR ALUMINUM-FRAMED SYSTEMS BY FIELD MEASUREMENTS BEFORE FABRICATION AND INDICATE MEASUREMENTS ON SHOP DRAWINGS.
1. ESTABLISHED DIMENSIONS: WHERE FIELD MEASUREMENTS CANNOT BE MADE WITHOUT DELAYING THE WORK, ESTABLISH DIMENSIONS AND PROCEED WITH FABRICATING ALUMINUM-FRAMED SYSTEMS WITHOUT FIELD MEASUREMENTS. COORDINATE CONSTRUCTION TO ENSURE THAT ACTUAL DIMENSIONS CORRESPOND TO ESTABLISHED DIMENSIONS.
PART 2 - PRODUCTS
2.1 DOORS
A. DOORS: MANUFACTURER'S STANDARD GLAZED DOORS, FOR MANUAL SWING OPERATION.
1. DOOR CONSTRUCTION: 1-3/4-INCH (44.5-MM) OVERALL THICKNESS, WITH MINIMUM 0.125-INCH-(3.2-MM) OVERALL THICKNESS, WITH MINIMUM 0.125-INCH- (3.2-MM-) THICK, EXTRUDED-ALUMINUM TUBULAR RAIL AND STILE MEMBERS. MECHANICALLY FASTEN CORNERS WITH REINFORCING BRACKETS THAT ARE DEEP PENETRATION AND FILLET WELDED OR THAT INCORPORATE CONCEALED TIE RODS.
a. THERMAL CONSTRUCTION: HIGH-PERFORMANCE PLASTIC CONNECTORS SEPARATE ALUMINUM MEMBERS.
2. DOOR DESIGN: WIDE STILE: 5-INCH (127-MM) NOMINAL WIDTH.
a. ACCESSIBLE DOORS: SMOOTH SURFACED FOR WIDTH OF DOOR IN AREA WITHIN 10 INCHES (255 MM) ABOVE FLOOR OR GROUND PLANE.
3. GLAZING STOPS AND GASKETS: SQUARE, SNAP-ON, EXTRUDED-ALUMINUM STOPS AND PREFORMED GASKETS.
a. PROVIDE NONREMOVABLE GLAZING STOPS ON OUTSIDE OF DOOR.
2.2 DOOR HARDWARE
A. GENERAL: PROVIDE HEAVY-DUTY UNITS IN SIZES AND TYPES RECOMMENDED BY ENTRANCE SYSTEM AND HARDWARE MANUFACTURERS FOR ENTRANCES AND USES INDICATED.
1. OPENING-FORCE REQUIREMENTS:
a. EGRESS DOORS: NOT MORE THAN 30 LBF (133 N) REQUIRED TO SET DOOR IN MOTION AND NOT MORE THAN 15 LBF (67 N) REQUIRED TO OPEN DOOR TO MINIMUM REQUIRED WIDTH.
b. ACCESSIBLE INTERIOR DOORS: NOT MORE THAN 5 LBF (22.2 N).
2.3 ALUMINUM FINISHES
A. GENERAL: COMPLY WITH NAAMM'S "METAL FINISHES MANUAL FOR ARCHITECTURAL AND METAL PRODUCTS" FOR RECOMMENDATIONS FOR APPLYING AND DESIGNATING FINISHES.
B. FINISH DESIGNATIONS PREFIXED BY AA COMPLY WITH THE SYSTEM ESTABLISHED BY THE ALUMINUM ASSOCIATION FOR DESIGNATING ALUMINUM FINISHES.
1. COLOR: CUSTOM COLOR FROM MFRS. FULL SELECTION OF COLORS.

SECTION 08 7100 - DOOR HARDWARE
PART 1 - GENERAL
1.1 SUMMARY
A. THIS SECTION INCLUDES COMMERCIAL DOOR HARDWARE FOR THE FOLLOWING SWINGING DOORS.
PART 2 - PRODUCTS
2.1 SCHEDULED DOOR HARDWARE
A. GENERAL: PROVIDE DOOR HARDWARE FOR EACH DOOR TO COMPLY WITH REQUIREMENTS IN THIS SECTION
1. DOOR HARDWARE SETS: REQUIREMENTS FOR QUANTITY, ITEM, DESIGN, GRADE, FUNCTION, FINISH, SIZE, AND OTHER DISTINCTIVE QUALITIES OF EACH TYPE OF DOOR HARDWARE ARE INDICATED IN THE DOOR HARDWARE SCHEDULE AT THE END OF PART 3. PRODUCTS ARE IDENTIFIED BY DESCRIPTIVE TITLES CORRESPONDING TO REQUIREMENTS SPECIFIED IN PART 2.

SECTION 08 7100 - DOOR HARDWARE (CONT)
2.2 HINGES AND PIVOTS, GENERAL
A. QUANTITY: PROVIDE THE FOLLOWING, UNLESS OTHERWISE INDICATED:
1. THREE HINGES: FOR DOORS WITH HEIGHTS 61 TO 90 INCHES (1549 TO 2286 MM).
B. HINGE APPLICATIONS: UNLESS OTHERWISE INDICATED, PROVIDE THE FOLLOWING:
1. ENTRANCE DOORS: HEAVY_WEIGHT HINGES.
2. DOORS WITH CLOSERS: ANTIFRICTION_BEARING HINGES.
C. INTERIOR DOORS: STANDARD_WEIGHT HINGES.
2.3 LOCKS AND LATCHES, GENERAL
A. MECHANICAL LOCKS AND LATCHES STANDARDS SHALL COMPLY WITH THE FOLLOWING:
1. BORED LOCKS AND LATCHES: BHMA A156.2.
2. MORTISE LOCKS AND LATCHES: BHMA A156.13.
3. ELECTROMAGNETIC LOCKS: BHMA A156.23.
4. EXIT LOCKS: BHMA A156.5.
2.4 CYLINDERS AND KEYING
A. CYLINDERS: SAME MANUFACTURER AS FOR LOCKS AND LATCHES.
B. CYLINDERS: BHMA A156.5.
C. KEY CONTROL SYSTEM: BHMA A156.5.
D. CYLINDERS: MANUFACTURER'S STANDARD TUMBLER TYPE, CONSTRUCTED FROM BRASS OR BRONZE, STAINLESS STEEL, OR NICKEL SILVER, AND COMPLYING WITH THE FOLLOWING:
1. NUMBER OF PINS: FIVE.
2. MORTISE TYPE: THREADED CYLINDERS WITH RINGS AND STRAIGHT_ OR CLOVER_TYPE CAM.
E. PERMANENT CORES: MANUFACTURER'S STANDARD; FINISH FACE TO MATCH LOCKSET; COMPLYING WITH THE FOLLOWING:
1. REMOVABLE CORES: CORE INSERT, REMOVABLE BY USE OF A SPECIAL KEY, AND FOR USE WITH ONLY THE CORE MANUFACTURER'S CYLINDER AND DOOR HARDWARE.
F. KEYING SYSTEM: UNLESS OTHERWISE INDICATED, PROVIDE A FACTORY_REGISTERED KEYING SYSTEM COMPLYING WITH THE FOLLOWING REQUIREMENTS:
1. MASTER KEY SYSTEM: CYLINDERS ARE OPERATED BY A CHANGE KEY AND A MASTER KEY.
2. GRAND MASTER KEY SYSTEM: CYLINDERS ARE OPERATED BY A CHANGE KEY, A MASTER KEY, AND A GRAND MASTER KEY.
G. KEYS: PROVIDE NICKEL_SILVER KEYS COMPLYING WITH THE FOLLOWING:
1. STAMPING: PERMANENTLY INSCRIBE EACH KEY WITH A VISUAL KEY CONTROL NUMBER AND INCLUDE THE FOLLOWING NOTATION:
a. NOTATION: "DO NOT DUPLICATE."
H. KEY CONTROL SYSTEM: BHMA GRADE 1 SYSTEM, INCLUDING KEY-HOLDING HOOKS, LABELS, TWO SETS OF KEY TAGS WITH SELF-LOCKING KEY HOLDERS, KEY_GATHERING ENVELOPES, AND TEMPORARY AND PERMANENT MARKERS. CONTAIN SYSTEM IN METAL CABINET WITH BAKED_ENAMEL
2.5 CLOSERS
A. MODERN TYPE WITH COVER SURFACE CLOSERS: RACK AND PINION HYDRAULIC TYPE; WITH ADJUSTABLE SWEEP AND LATCH SPEEDS CONTROLLED BY KEY_OPERATED VALVES; WITH FORGED STEEL MAIN ARM; ENCLOSED IN COVER INDICATED; COMPLYING WITH THE FOLLOWING:
1. MOUNTING:OPPOSITE HINGE SIDE
2. TYPE: REGULAR ARM.
3. BACKCHECK: FACTORY PRESET, EFFECTIVE BETWEEN 60 AND 85 DEGREES OF DOOR OPENING.
4. COVER MATERIAL: FROM MFR STANDARD.
5. CLOSING POWER ADJUSTMENT: AT LEAST 50 PERCENT MORE THAN MINIMUM TESTED VALUE.
B. STANDARD: COMPLY WITH BHMA A156.6.
2.6 THRESHOLDS
A. COMPRESSING_TOP THRESHOLDS: METAL MEMBER WITH COMPRESSIBLE VINYL SEAL ON TOP OF THRESHOLD THAT SEALS AGAINST BOTTOM OF DOOR; AND BASE METAL OF EXTRUDED BRONZE.
2.7 MISCELLANEOUS DOOR HARDWARE
A. CHAIN DOOR GUARD: POLISHED CAST BRASS OR BRONZE OR EXTRUDED BRASS; CONSISTING OF PLATE SLOTTED TO RECEIVE 6_INCH_ (150_MM_) LONG WELDED CHAIN SECURED TO AN ANCHOR PLATE. GUARD SHALL ALLOW DOOR TO BE OPENED 3 INCHES (75 MM) WITH CHAIN ENGAGED IN SLOTTED PLATE. EQUIP WITH CHAIN HOLDER.
B. FIRE-RATED DOOR VIEWERS: SOLID BRASS, WITH OPTICAL GLASS LENSES; LISTED AND LABELED; ADJUSTABLE TO DOOR THICKNESS, AND PERMITTING ONE-WAY OBSERVATION WITH MINIMUM 120 DEGREE VIEWING ANGLE
PART 3 - EXECUTION
3.1 EXAMINATION
A. EXAMINE DOORS AND FRAMES, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES, LABELED FIRE DOOR ASSEMBLY CONSTRUCTION, WALL AND FLOOR CONSTRUCTION, AND OTHER CONDITIONS AFFECTING PERFORMANCE OF DOOR HARDWARE.
3.2 PREPARATION
A. STEEL DOORS AND FRAMES: COMPLY WITH DHI A115 SERIES.
1. SURFACE_APPLIED DOOR HARDWARE: DRILL AND TAP DOORS AND FRAMES ACCORDING TO SDI 107.
B. WOOD DOORS: COMPLY WITH DHI A115_W SERIES.
3.3 INSTALLATION
A. MOUNTING HEIGHTS: MOUNT DOOR HARDWARE UNITS AT HEIGHTS INDICATED IN FOLLOWING APPLICABLE PUBLICATIONS, UNLESS SPECIFICALLY INDICATED OR REQUIRED TO COMPLY WITH GOVERNING REGULATIONS.
B. SET UNITS LEVEL, PLUMB, AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE ATTACHMENT SUBSTRATES AS NECESSARY FOR PROPER INSTALLATION AND OPERATION.
C. DRILL AND COUNTERSINK UNITS THAT ARE NOT FACTORY PREPARED FOR ANCHORAGE FASTENERS. SPACE FASTENERS AND ANCHORS ACCORDING TO INDUSTRY STANDARDS.
D. THRESHOLDS: SET THRESHOLDS FOR EXTERIOR AND ACOUSTICAL DOORS IN FULL BED OF SEALANT COMPLYING WITH REQUIREMENTS SPECIFIED IN DIVISION 7 SECTION "JOINT SEALANTS."

SECTION 09 2116 - GYPSUM BOARD ASSEMBLIES
PART 1 - GENERAL
1.1 SUMMARY
A. THIS SECTION INCLUDES INTERIOR GYPSUM WALLBOARD.
PART 2 - PRODUCTS
2.1 INTERIOR GYPSUM WALLBOARD
A. PANEL SIZE: PROVIDE IN MAXIMUM LENGTHS AND WIDTHS AVAILABLE THAT WILL MINIMIZE JOINTS IN EACH AREA AND CORRESPOND WITH SUPPORT SYSTEM INDICATED.
B. GYPSUM WALLBOARD: ASTM C1396
C. IMPACT RESISTANT GYPSUM WALLBOARD: ASTM C473
D. FIRE RESISTANT GYPSUM WALLBOARD: ASTM E136 & E84
E. CEMENTITIOUS BACKERBOARD: ASTM C1325
2.2 TRIM ACCESSORIES
A. INTERIOR TRIM: ASTM C 1047.
1. MATERIAL: GALVANIZED OR ALUMINUM-COATED STEEL SHEET, ROLLED ZINC, PLASTIC, OR PAPER-FACED GALVANIZED STEEL SHEET.
2.3 JOINT TREATMENT MATERIALS
A. GENERAL: COMPLY WITH ASTM C 475.
B. JOINT COMPOUND FOR INTERIOR GYPSUM WALLBOARD: FOR EACH COAT USE FORMULATION THAT IS COMPATIBLE WITH OTHER COMPOUNDS APPLIED ON PREVIOUS OR FOR SUCCESSIVE COATS.
PART 3 - EXECUTION
3.1 APPLYING AND FINISHING PANELS, GENERAL
A. GYPSUM BOARD APPLICATION AND FINISHING STANDARDS: ASTM C 840 AND GA-216.
B. INSTALL CEILING BOARD PANELS ACROSS FRAMING TO MINIMIZE THE NUMBER OF ABUTTING END JOINTS AND TO AVOID ABUTTING END JOINTS IN THE CENTRAL AREA OF EACH CEILING. STAGGER ABUTTING END JOINTS OF ADJACENT PANELS NOT LESS THAN ONE FRAMING MEMBER.
C. ISOLATE PERIMETER OF NON-LOAD-BEARING GYPSUM BOARD PARTITIONS AT STRUCTURAL ABUTMENTS, EXCEPT FLOORS. PROVIDE 1/4- TO 1/2-INCH- (6.4- TO 12.7-MM-) WIDE SPACES AT THESE LOCATIONS, AND TRIM EDGES WITH U-BEAD EDGE TRIM WHERE EDGES OF GYPSUM PANELS ARE EXPOSED. SEAL JOINTS BETWEEN EDGES AND ABUTTING STRUCTURAL SURFACES WITH ACOUSTICAL SEALANT.
D. SPACE FASTENERS IN GYPSUM PANELS ACCORDING TO REFERENCED GYPSUM BOARD APPLICATION AND FINISHING STANDARD AND MANUFACTURER'S WRITTEN RECOMMENDATIONS.
1. SPACE SCREWS A MAXIMUM OF 12 INCHES (304.8 MM) O.C. FOR VERTICAL APPLICATIONS.
3.2 FINISHING GYPSUM BOARD ASSEMBLIES
A. GENERAL: TREAT GYPSUM BOARD JOINTS, INTERIOR ANGLES, EDGE TRIM, CONTROL JOINTS, PENETRATIONS, FASTENER HEADS, SURFACE DEFECTS, AND ELSEWHERE AS REQUIRED TO PREPARE GYPSUM BOARD SURFACES FOR DECORATION. PROMPTLY REMOVE RESIDUAL JOINT COMPOUND FROM ADJACENT SURFACES.
B. PREFILL OPEN JOINTS, BEVELED EDGES, AND DAMAGED SURFACE AREAS.
C. APPLY JOINT TAPE OVER GYPSUM BOARD JOINTS, EXCEPT THOSE WITH TRIM HAVING FLANGES NOT INTENDED FOR TAPE.

SECTION 09 6500 - RESILIENT FLOORING
PART 1 - GENERAL
1.1 SUMMARY
A. THIS SECTION INCLUDES RESILIENT FLOORING FOUND IN THE DRAWINGS AND FINISH LEGEND.
1.2 QUALITY ASSURANCE
A. INSTALL IN ACCORDANCE WITH THE TECHNICAL INSTRUCTION IN THE INSTALLATION INSTRUCTION AS RECOMENDED BY THE MANUFACTURER.
PART 2 - PRODUCTS
2.1 MATERIALS
A. GENERAL: PROVIDE MATERIALS AS INDICATED IN THE DRAWINGS AND FINISH LEGEND.
2.2 ADHESIVES
A. GENERAL: PROVIDE ADHESIVES AS RECOMMENDED BY MANUFACTURER.
2.3 SUBFLOOR REPAIR
A. USE A GOOD-QUALITY PORTLAND-BASED PATCHING COMPOUND MODIFIED WITH LATEX THAT HAS A MINIMAL RESISTANCE TO COMPRESSION TO FILL, SMOOTH AND LEVEL SUBFLOOR IMPREFECTIONS.
PART 3 - EXECUTION
3.1 SUBFLOOR INSPECTION AND PREPARATION
A. EXAMINE THE SUBFLOOR PRIOR TO INSTALLATION TO ENSURE THE SURFACE IS CLEAN, DRY SMOOTH AND STRUCTURALLY SOUND AND FREE FROM FOREIGN SUBSTANCES THAT MAY ADVERSELY AFFECT ADHESION OR CAUSE DISCOLORATION.
B. CLEAN SUBFLOOR ACCORDING TO MANUFATURER'S RECOMENDATIONS.
3.2 INSTALLATION
A. INSTALL THE RESILIENT FLOORING ACCORDING TO THE LATEST RECOMMENDATIONS BY THE MANUFACTURER.
3.3 CLEANING AND PROTECTION
A. REMOVE ALL EXCESS ADHESIVE IMMEDIATELY AFTER INSTALLATION.
B. FOLLOW INSTALLATION AND CLEANUP RECOMENDATIONS OF MANUFACTURER.

11/7/2016 3:42:45 PM

A360://16-016 Polk Plaza Remodel/16-016 Polk Plaza Level 01 Remodel.rvt

SECTION 10 2800 - TOILET AND BATH ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES THE FOLLOWING:
   1. PRIVATE-USE BATHROOM ACCESSORIES.
   2. PUBLIC-USE BATHROOM ACCESSORIES.
   3. UNDERLAVATORY GUARDS.

1.2 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.

PART 2 - PRODUCTS

2.1 MATERIALS

A. STAINLESS STEEL: ASTM A 666, TYPE 304, 0.0312-INCH (0.8-MM) MINIMUM NOMINAL THICKNESS, UNLESS OTHERWISE INDICATED.
B. STEEL SHEET: ASTM A 1008/A 1008M, DESIGNATION CS (COLD ROLLED, COMMERCIAL STEEL), 0.0359-INCH (0.9-MM) MINIMUM NOMINAL THICKNESS.
C. GALVANIZED STEEL SHEET: ASTM A 653/A 653M, WITH G60 (Z180) HOT-DIP ZINC COATING.
D. GALVANIZED STEEL MOUNTING DEVICES: ASTM A 153/A 153M, HOT-DIP GALVANIZED AFTER FABRICATION.
E. FASTENERS: SCREWS, BOLTS, AND OTHER DEVICES OF SAME MATERIAL AS ACCESSORY UNIT AND TAMPER-AND-THEFT RESISTANT WHERE EXPOSED, AND OF GALVANIZED STEEL WHERE CONCEALED.
F. CHROME PLATING: ASTM B 456, SERVICE CONDITION NUMBER SC 2 (MODERATE SERVICE).
G. MIRRORS: ASTM C 1503, MIRROR GLAZING QUALITY, CLEAR-GLASS MIRRORS, NOMINAL 6.0 MM THICK.

2.2 PRIVATE-USE BATHROOM ACCESSORIES

A. BASIS-OF-DESIGN PRODUCT: THE DESIGN FOR ACCESSORIES IS BASED ON PRODUCTS INDICATED. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE THE NAMED PRODUCT OR A COMPARABLE PRODUCT BY ONE OF THE FOLLOWING:
   1. BRADLEY, INC.
B. TOILET TISSUE DISPENSER :
   1. BASIS-OF-DESIGN PRODUCT: BRADLEY 5400
   2. DESCRIPTION: SINGLE-ROLL DISPENSER
   3. MOUNTING: SURFACE MOUNTED.
   4. CAPACITY: DESIGNED FOR 4-1/2- OR 5-INCH- (114- OR 127-MM-) DIAMETER TISSUE ROLLS.
   5. MATERIAL AND FINISH STAINLESS STEEL, NO. 4 FINISH (SATIN)
C. SHOWER CURTAIN ROD :
   1. BASIS-OF-DESIGN PRODUCT: BRADLEY 9539
   2. OUTSIDE DIAMETER: 1 INCH (25.4 MM)
   3. MOUNTING: FLANGES WITH CONCEALED FASTENERS.
   4. ROD MATERIAL AND FINISH: STAINLESS STEEL, NO. 4 FINISH (SATIN)].
   5. FLANGE MATERIAL AND FINISH: STAINLESS STEEL, NO. 4 FINISH (SATIN).
D. MEDICINE CABINET :
   1. BASIS-OF-DESIGN PRODUCT: BRADLEY 9662
   2. MOUNTING: RECESSED, FOR NOMINAL 4-INCH (100-MM) WALL DEPTH.
   3. SIZE: 24 BY 30 INCHES (460 BY 610 MM) .
   4. DOOR: [FRAMED MIRROR DOOR CONCEALING STORAGE CABINET EQUIPPED WITH CONTINUOUS HINGE AND SPRING-BUFFERED, ROD-TYPE STOP AND MAGNETIC DOOR CATCH].
   5. SHELVES: THREE, ADJUSTABLE.
   6. MATERIAL AND FINISH:
      a. CABINET: STAINLESS STEEL, NO. 4 FINISH (SATIN).
      b. MIRROR FRAME: STAINLESS STEEL, NO. 4 FINISH (SATIN)
      c. SHELVES: METAL
E. ROBE HOOK :
   1. BASIS-OF-DESIGN PRODUCT: BRADLEY 932
   2. DESCRIPTION: DOUBLE PRONG UNIT.
   3. MATERIAL AND FINISH: STAINLESS STEEL, NO. 4 FINISH (SATIN)
F. TOWEL BAR :
   1. BASIS-OF-DESIGN PRODUCT: BRADLEY 908
   2. DESCRIPTION: 3/4-INCH- (19-MM-) ROUND TUBE WITH CIRCULAR END BRACKETS.
   3. MOUNTING: FLANGES WITH [CONCEALED] [EXPOSED] FASTENERS.
   4. LENGTH: 24 INCHES (610 MM.
   5. MATERIAL AND FINISH: STAINLESS STEEL, NO. 4 FINISH (SATIN)
G. GRAB BARS (PUBLIC RESTROOMS): BRADLEY L SHAPED 11/2" STAINLESS STEEL UNIT B58-47
H. TRIFOLD PAPER TOWEL DISPENSER (PUBLIC RESTROOMS): AMERICAN SPECIALTIES MODEL 0210 525 COUNT TRIFOLD.

2.3 UNDERLAVATORY GUARDS

A. BASIS-OF-DESIGN PRODUCT: THE DESIGN FOR ACCESSORIES IS BASED ON PRODUCTS INDICATED. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE THE NAMED PRODUCT OR A COMPARABLE PRODUCT BY ONE OF THE FOLLOWING:
   1. TRUEBRO, INC.
B. UNDERLAVATORY GUARD :
   1. BASIS-OF-DESIGN PRODUCT: TRUEBRO 1026
   2. DESCRIPTION: INSULATING PIPE COVERING FOR SUPPLY AND DRAIN PIPING ASSEMBLIES, THAT PREVENT DIRECT CONTACT WITH AND BURNS FROM PIPING, AND ALLOW SERVICE ACCESS WITHOUT REMOVING COVERINGS.
   3. MATERIAL AND FINISH: ANTIMICROBIAL, MOLDED-PLASTIC, WHITE.

SECTION 10 5500 - POSTAL SPECIALTIES

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES THE FOLLOWING:
   1. APARTMENT DELIVERY AND COLLECTION BOX UNITS (ADCBUS).

1.2 SUBMITTALS

A. PRODUCT DATA: INCLUDE CONSTRUCTION DETAILS, MATERIAL DESCRIPTIONS, DIMENSIONS OF INDIVIDUAL COMPONENTS AND PROFILES, AND FINISHES FOR EACH TYPE OF POSTAL SPECIALTY.
B. SHOP DRAWINGS: FOR EACH TYPE OF POSTAL SPECIALTY. INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK.
   1. INCLUDE IDENTIFICATION SEQUENCE FOR COMPARTMENTS.
   2. INCLUDE LAYOUT OF IDENTIFICATION TEXT.
C. OTHER INFORMATIONAL SUBMITTALS: FINAL USPS LOCAL POSTMASTER APPROVAL FOR INSTALLED POSTAL SPECIALTIES TO BE SERVED BY USPS.

1.3 DELIVERY, STORAGE, AND HANDLING

A. DELIVER LOCK KEYS TO OWNER BY REGISTERED MAIL OR OVERNIGHT PACKAGE SERVICE WITH A RECORD OF EACH CORRESPONDING LOCK AND KEY NUMBER.

1.5 EXTRA MATERIALS

A. FURNISH EXTRA MATERIALS DESCRIBED BELOW THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS.
   1. KEY BLANKS: FURNISH NOT LESS THAN 50 FOR EVERY 24 LOCKS OR FRACTION THEREOF, OF EACH TYPE OF COMPARTMENT DOOR LOCK INSTALLED.

PART 2 - PRODUCTS

2.1 MATERIALS

A. ALUMINUM: ALLOY AND TEMPER RECOMMENDED BY MANUFACTURER FOR TYPE OF USE AND FINISH INDICATED, AND AS FOLLOWS:
   1. SHEET AND PLATE: ASTM B 209 (ASTM B 209M)
   2. EXTRUDED SHAPES: ASTM B 221 (ASTM B 221M).
   3. STEEL ANCHOR BOLTS, NUTS, AND WASHERS: ASTM F 1554, GRADE 36 OR 55, HOT-DIP GALVANIZED.
B. KEY CABINETS: WALL-MOUNTED, METALLIC-COATED STEEL CABINET WITH PIVOTING, KEY-HOLDING PANELS AND SIDE-HINGED DOOR EQUIPPED WITH FIVE-PIN TUMBLER, CYLINDER DOOR LOCK AND CONCEALED, FULL-LENGTH FLUSH HINGE. FINISH CABINET, PANELS, AND DOOR WITH BAKED-ENAMEL FINISH. PROVIDE KEY CONTROL SYSTEM CONSISTING OF KEY-HOLDING HOOKS, LABELS, TWO SETS OF KEY TAGS WITH SELF-LOCKING KEY HOLDERS, KEY-GATHERING ENVELOPES, AND TEMPORARY AND PERMANENT MARKERS.
   1. CAPACITY: KEYS FOR 150 PERCENT OF THE NUMBER OF APARTMENT MAILBOX LOCKS.
   2. CROSS-INDEX SYSTEM: CONSISTING OF INDEX CARDS FOR RECORDING KEY INFORMATION. INCLUDE THREE RECEIPT FORMS FOR EACH KEY-HOLDING HOOK.
C. LETTER DROPS: CONSISTING OF 11-INCH-WIDE BY 3-1/2-INCH- (279-MM-WIDE BY 89-MM-) HIGH, TOP-HINGED, SPRING-LOADED FLAP THAT PIVOTS INWARD, HELD IN PLACE BY 1-INCH- (25-MM-) WIDE FACE FRAME. FABRICATED FROM 1/4-INCH- (6-MM-) THICK ALUMINUM OR STEEL, WITH EXPOSED SURFACES FINISHED SAME AS ADJACENT APARTMENT MAILBOXES.
   1. SLEEVE: PROVIDE METALLIC-COATED STEEL WALL SLEEVE FOR FULL DEPTH OF WALL.
   2. FINISHED FRAME: PROVIDE FINISHED FACE FRAME ON BACK SIDE OF WALL OPENING.\
   3. IDENTIFICATION: ENGRAVE FACE OF SWINGING FLAP WITH 1-INCH- (25-MM-) HIGH LETTERS AS FOLLOWS: "[U.S. MAIL] [OUTGOING MAIL]."

2.2 FIELD QUALITY CONTROL

A. ARRANGE FOR USPS PERSONNEL TO TEST RECEIVING BOXES AND COLLECTION BOXES AFTER INSTALLATION ACCORDING TO USPS REGULATIONS.
B. OBTAIN WRITTEN FINAL APPROVAL FROM USPS POSTMASTER THAT AUTHORIZES MAIL COLLECTION.

POLK PLAZA

REVISIONS

MICHAEL T. WILSON LICENSED 3502 KANSAS PROFESSIONAL ARCHITECT

11/08/16

A Renovation Project for:

Polk Plaza

1312 SW Polk St

Topeka, KS 66612

ARCHITECT INC
906 S KANSAS AVE #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE

Specifications

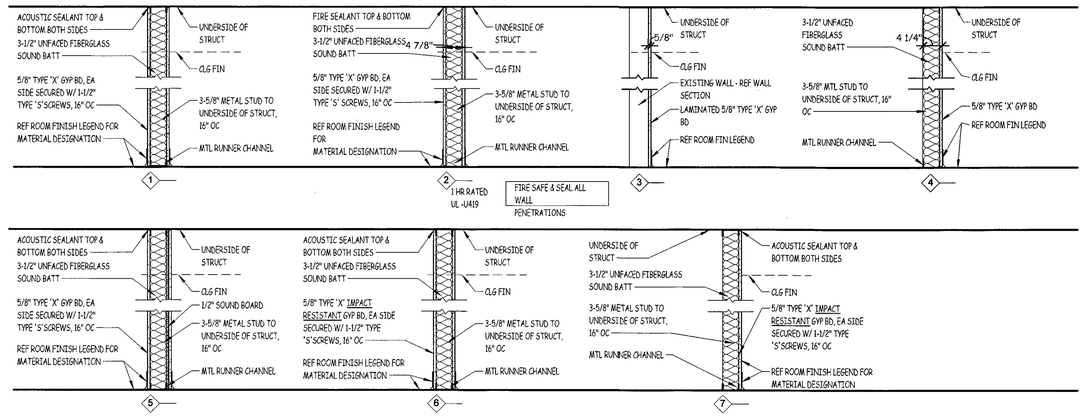
JOB:	16-016
DRAWN BY:	JRD/BJK
PROJECT MGR:	CMT
PRINCIPAL:	MTW
DATE:	11/08/2016

POLK PLAZA

SHEET

O-202

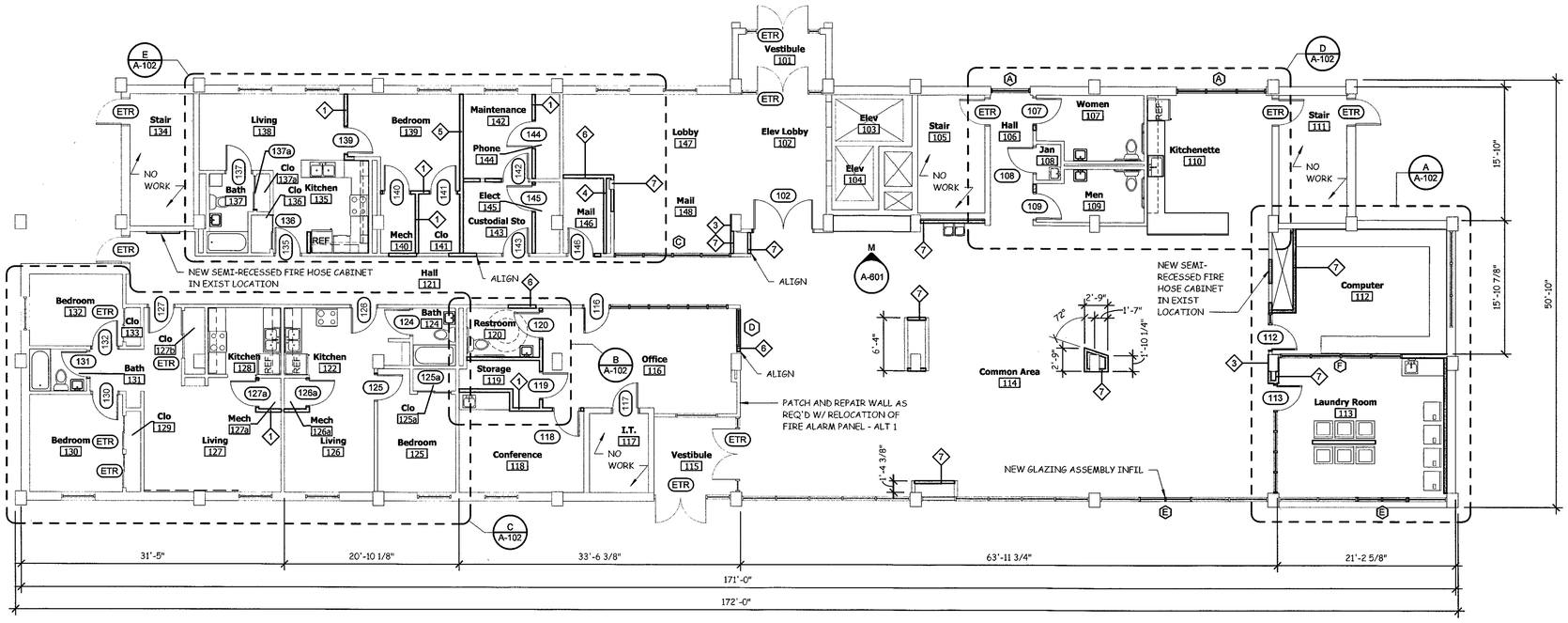
11/7/2016 3:42:24 PM



Partitions
SCALE: 3/4" = 1'-0"

General Floor Plan Notes:

1. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
2. NEW INTERIOR WALL TO BE 5/8" TYPE 'X' GYP. BD. ON 2x4 STUDS 16" O.C. WITH 3 1/2" BATT. INSULATION TO UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE.
3. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK OR ORDERING DIMENSIONALLY SENSITIVE MATERIALS.
4. WHERE DIMENSIONS ARE NOT EXPLICITLY CALLED OUT CONTACT THE ARCHITECT FOR CLARIFICATION.
5. ALL MATERIALS, FIXTURES, FINISHES, AND COLORS TO BE SELECTED BY OWNER AND ARCHITECT. WHERE COLOR FINISHES OR TEXTURES ARE NOT EXPLICITLY CLARIFIED, ARCHITECT AND OWNER MAY SELECT FROM CONTRACTOR SUPPLIED SAMPLES OF SPECIFIED PRODUCT.
6. ALL CONTRACTORS ARE REQUIRED TO VISIT THE LOCATION OF THE WORK AND BECOME FULLY ACQUAINTED WITH THE SCOPE, REQUIREMENTS, PARAMETERS, AND CONDITIONS OF THE WORK AND UNDER WHICH IT MUST BE EXECUTED SUCH THAT THERE ARE NO QUESTIONS IN THEIR MIND AS TO THE FULL EXTENT OF THEIR RESPONSIBILITIES.
7. ALL INTERIOR DOORS TO BE LOCATED 4 1/2" FROM ADJACENT WALL FRAMING UNLESS NOTED OTHERWISE.
8. MAINTAIN 18" MIN CLEAR DIMENSION FROM DOOR FRAME NEAREST HARDWARE TO ADJACENT WALL ON HINGE SIDE OF DOOR.
9. MAINTAIN 12" MIN CLEAR DIMENSION FROM DOOR FRAME NEAREST HARDWARE TO ADJACENT WALL WHERE DOOR HAS BOTH A LATCH & CLOSER.



LEVEL 1 Floor Plan
SCALE: 1/8" = 1'-0"

POLK PLAZA

REVISIONS

MICHAEL T. WINSON LICENSED 3302 KANSAS PROFESSIONAL ARCHITECT
11/08/16

A Renovation Project for:

Polk Plaza

1312 SW Polk St
Topeka, KS 66612

ARCHITECT inc
906 S KANSAS AVE. #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE
First Floor Plan

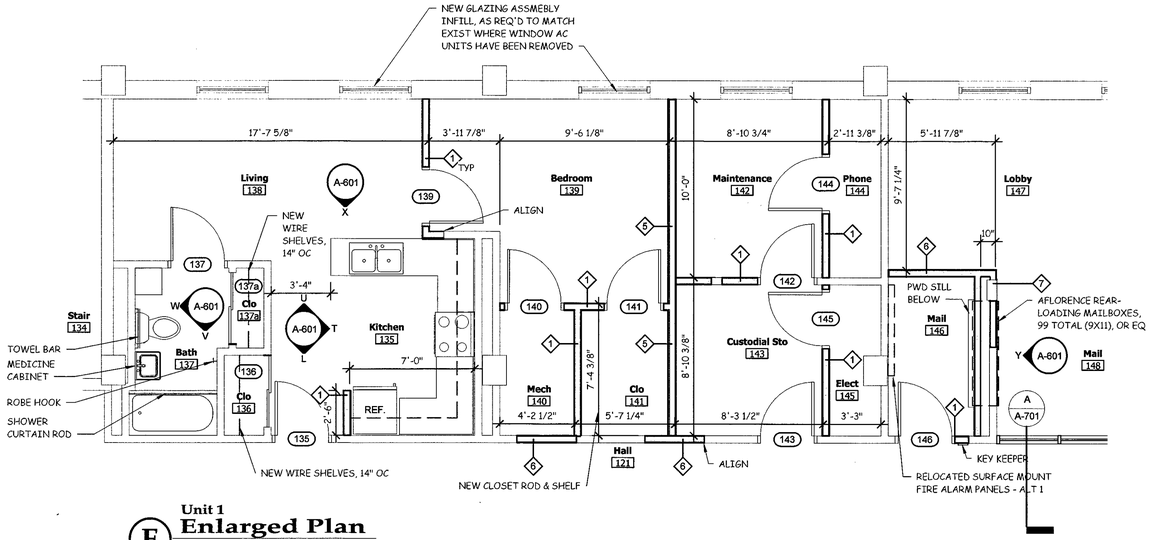
JOB:	16-016
DRAWN BY:	JRD/BJK
PROJECT MGR:	CMT
PRINCIPAL:	MTW
DATE:	11/08/2016

POLK PLAZA

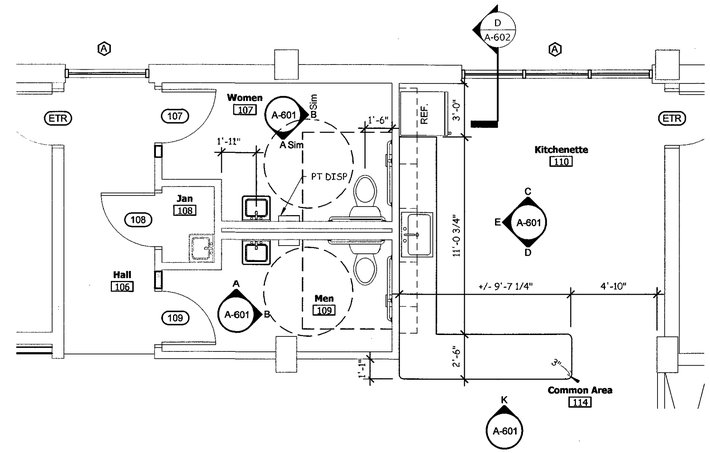
SHEET
A-101

A360://16-016 Polk Plaza Remodel/16-016 Polk Plaza Level 01 Remodel.rvt

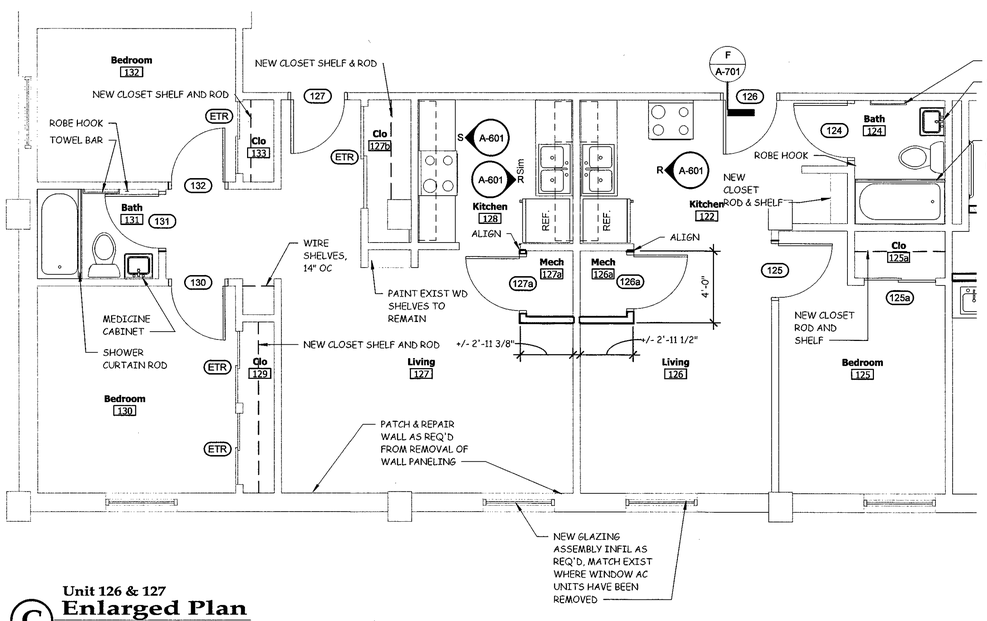
11/7/2016 3:42:26 PM



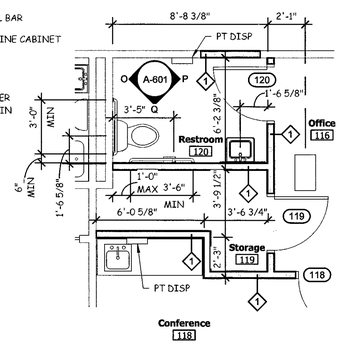
Unit 1
E Enlarged Plan
SCALE: 1/4" = 1'-0"



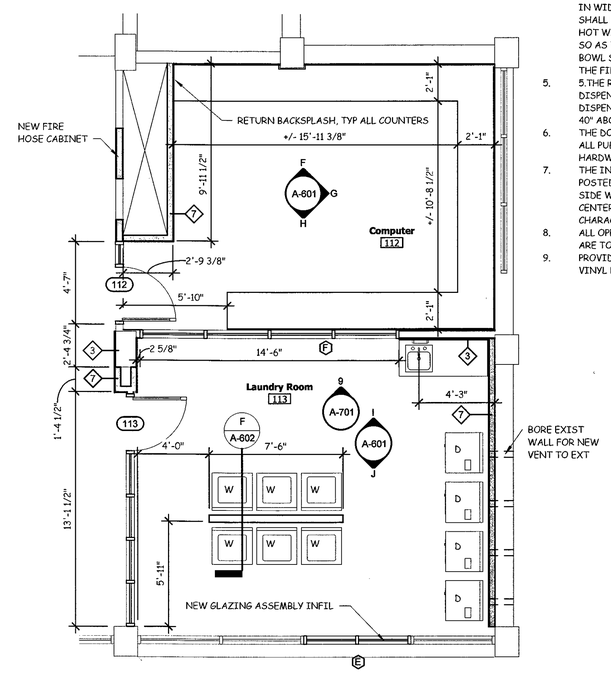
Kitchen 110
D Enlarged Plan
SCALE: 1/4" = 1'-0"



Unit 126 & 127
C Enlarged Plan
SCALE: 1/4" = 1'-0"



OFFICE 116
B Enlarged Plan
SCALE: 1/4" = 1'-0"



Computer 112 & Laundry 113
A Enlarged Plan
SCALE: 1/4" = 1'-0"

General Floor Plan Notes:

1. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
2. NEW INTERIOR WALL TO BE 5/8" TYPE 'X' GYP. BD. ON 2x4 STUDS 16" O.C. WITH 3 1/2" BATT. INSULATION TO UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE.
3. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK OR ORDERING DIMENSIONALLY SENSITIVE MATERIALS.
4. WHERE DIMENSIONS ARE NOT EXPLICITLY CALLED OUT CONTACT THE ARCHITECT FOR CLARIFICATION.
5. ALL MATERIALS, FIXTURES, FINISHES, AND COLORS TO BE SELECTED BY OWNER AND ARCHITECT. WHERE COLOR FINISHES OR TEXTURES ARE NOT EXPLICITLY CLARIFIED, ARCHITECT AND OWNER MAY SELECT FROM CONTRACTOR SUPPLIED SAMPLES OF SPECIFIED PRODUCT.
6. ALL CONTRACTORS ARE REQUIRED TO VISIT THE LOCATION OF THE WORK AND BECOME FULLY ACQUAINTED WITH THE SCOPE, REQUIREMENTS, PARAMETERS, AND CONDITIONS OF THE WORK AND UNDER WHICH IT MUST BE EXECUTED SUCH THAT THERE ARE NO QUESTIONS IN THEIR MIND AS TO THE FULL EXTENT OF THEIR RESPONSIBILITIES.
7. ALL INTERIOR DOORS TO BE LOCATED 4 1/2" FROM ADJACENT WALL FRAMING UNLESS NOTED OTHERWISE.
8. MAINTAIN 18" MIN CLEAR DIMENSION FROM DOOR FRAME NEAREST HARDWARE TO ADJACENT WALL ON HINGE SIDE OF DOOR.
9. MAINTAIN 12" MIN CLEAR DIMENSION FROM DOOR FRAME NEAREST HARDWARE TO ADJACENT WALL WHERE DOOR HAS BOTH A LATCH & CLOSER.

Handicapped Restroom Requirements

1. PROVIDE A MECHANICAL EXHAUST SYSTEM CAPABLE OF PROVIDING 50 CFM AND TO BE VENTED TO THE OUTSIDE AT A POINT AT LEAST 5 FEET FROM ANY OPERABLE DOOR OR WINDOW.
2. PROVIDE A 42" 1 1/2" dia. GRAB BAR AT THE SIDE OF THE TOILET EXTENDING AT AT LEAST 24" IN FRONT OF THE EDGE OF THE ELONGATED BOWL STOOL, AND A 36" LONG GRAB BAR CENTERED BEHIND THE TOILET. BOTH BARS SHALL BE SET AT 34" A.F.F.
3. THE TOILET SHALL HAVE AN ELONGATED BOWL AND THE SEAT SHALL HAVE A HEIGHT OF 19" ABOVE THE FLOOR AND CENTERED 18" FROM THE FINISHED FACE OF THE SIDE WALL. TOILET CONTROLS SHALL BE OPERABLE FROM THE SIDE OF THE FIXTURE AWAY FROM THE WALL.
4. LAVATORIES SHALL MEET THE FOLLOWING CRITERIA - EXCEPT FOR THE PROJECTION OF THE BOWL AND WATER PIPING - A CLEAR, UNOBSTRUCTED SPACE 30" IN WIDTH, 29" IN HEIGHT, AND 17" IN DEPTH SHALL BE PROVIDED UNDERNEATH THE LAVATORY. HOT WATER AND WASTE LINES SHALL BE INSULATED SO AS TO PREVENT BURNING WHEN CONTACTED. BOWL SHALL BE CENTERED NO CLOSER THAN 15" FROM THE FINISHED FACE OF THE ADJACENT WALL.
5. 5.THE REST ROOM SHALL HAVE A TOILET PAPER DISPENSER, AND SHALL HAVE A PAPER TOWEL DISPENSER, MIRROR, AND TRASH CONTAINER WITHIN 40" ABOVE THE FLOOR.
6. THE DOOR ENTERING THE REST ROOM (AS WELL AS ALL PUBLIC ACCESS DOORS) SHALL HAVE 'LEVER TYPE' HARDWARE.
7. THE INTERNATIONAL HARDWARE SYMBOL SHALL BE POSTED AT THE ENTRY DOORS AND ON THE LATCH SIDE WALL ADJACENT TO THE REST ROOM DOOR, CENTERED AT 60" ABOVE FINISHED FLOOR - MIN. CHARACTER HEIGHT 3".
8. ALL OPERATION CONTROLS WITHIN THE REST ROOM ARE TO BE HANDICAPPED OR "PADDLE" TYPE FIXTURES.
9. PROVIDE A SEAMLESS VINYL FLOOR COVERING W/ 6" VINYL BASE.

POLK PLAZA

REVISIONS

MICHAEL T. WILSON LICENSED 3302 KANSAS PROFESSIONAL ARCHITECT
11/08/16

A Renovation Project for:
Polk Plaza
1312 SW Polk St
Topeka, KS 66612

ARCHITECT
906 S KANSAS AVE. #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE
Enlarged Floor Plans

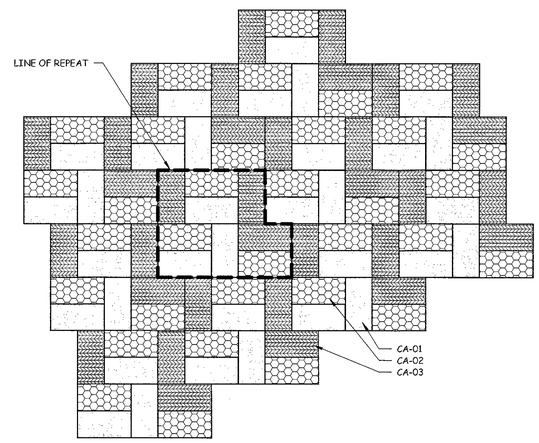
JOB:	16-016
DRAWN BY:	JRD/BJK
PROJECT MGR:	CMT
PRINCIPAL:	MTW
DATE:	11/08/2016

POLK PLAZA

SHEET
A-102

A360://16-016 Polk Plaza Remodel/16-016 Polk Plaza Level 01 Remodel.rvt

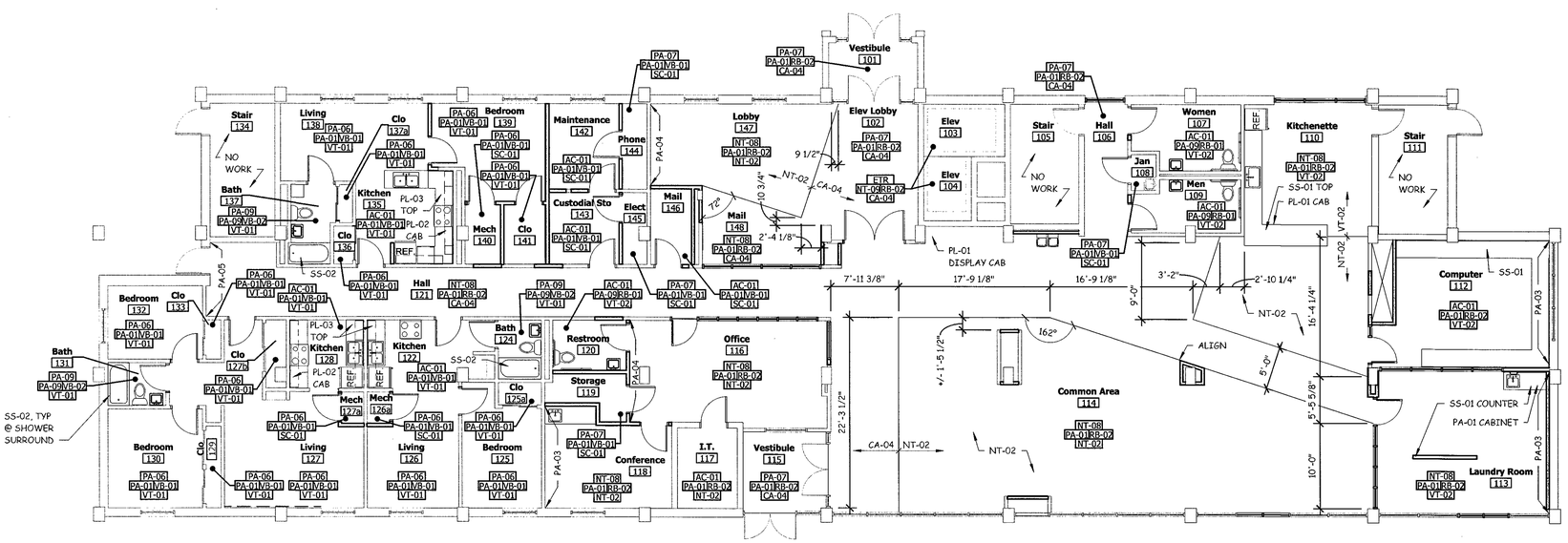
11/7/2016 3:42:28 PM



First Floor
(B) Carpet Pattern Plan
SCALE: 1/4" = 1'-0"

Finish Legend

Finish	Type	MFR	Series	Color	Notes
FLOOR					
CA-01	FUSION BONDED CARPET TILE	KINETEX	STRATA 1826	1852 SEDIMENT	NT-01, NT-02
CA-02	FUSION BONDED CARPET TILE	KINETEX	STRATA 1826	1854 SILT	NT-01, NT-02
CA-03	FUSION BONDED CARPET TILE	KINETEX	STRATA 1826	1850 FORMATION	NT-01, NT-02
CA-04	CARPET TILE (WALK OFF)	J&J/INVISION	CATWALK 7010	1427 SPOTLIGHT	NT-01
SC-01	SEALED CONCRETE	--	--	CLEAR	
VT-01	LUXURY VINYL TILE	MOHAWK	GRAINIAC 6"X48"	933 SILVER FOX	NT-01
VT-02	LUXURY VINYL TILE	MOHAWK	SECOYA 9"X59" C0009	872 PICTON PARK	NT-01
BASE					
RB-01	RUBBER BASE	JOHNSONITE	1/8" COIL 6" COVE	63 BURNT UMBER	NT-01
RB-02	RUBBER BASE	JOHNSONITE	4" MANDALAY	63 BURNT UMBER	NT-01
VB-01	VINYL BASE	JOHNSONITE	1/8" COIL 4" COVE	63 BURNT UMBER	NT-01, NT-03
VB-02	VINYL BASE	JOHNSONITE	1/8" COIL 6" COVE	63 BURNT UMBER	NT-01, NT-03
WALL					
PA-01	LATEX PAINT	SHERWIN WILLIAMS	PROMAR 200, EG-SHEL	SW 7626 ZURICH WHITE	NT-04
PA-02	LATEX PAINT	SHERWIN WILLIAMS	PROMAR 200, EG-SHEL	SW 7645 THUNDER GRAY	NT-05
PA-03	LATEX PAINT	SHERWIN WILLIAMS	PROMAR 200, EG-SHEL	SW 7623 CASCADES	NT-05
PA-04	LATEX PAINT	SHERWIN WILLIAMS	PROMAR 200, EG-SHEL	SW 6382 CEREMONIAL GOLD	NT-05
PA-05	LATEX PAINT	SHERWIN WILLIAMS	PROMAR 200, EG-SHEL	SW 7598 SIERRA REDWOOD	NT-05
PA-08	ACRYLIC ALKYD PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW 7645 THUNDER GRAY	NT-07
PA-09	EPOXY PAINT	SHERWIN WILLIAMS	PROMAR 200, EG-SHEL	SW 7626 ZURICH WHITE	NT-06
CEILING					
AC-01	ACOUSTIC TILE CEILING	USG	CIRRUS SQUARE LAY-IN 15/16"	WHITE (24"X24"X3/4")	
PA-06	LATEX PAINT	SHERWIN WILLIAMS	PROMAR 200, FLAT	SW 7626 ZURICH WHITE	NT-10
PA-07	LATEX PAINT	SHERWIN WILLIAMS	PROMAR 200, FLAT	SW 7069 IRON ORE	NT-10
SURFACE					
PL-01	PLASTIC LAMINATE	FORMICA	MATTE FINISH	BLEACHED LEGNO 8845-58	
PL-02	PLASTIC LAMINATE	FORMICA	ARTISAN COLLECTION	PRESTIGE WALNUT 6209-43	
PL-03	PLASTIC LAMINATE	FORMICA	180 FX	TRAVERTINE SILVER 3458-77	
SS-01	QUARTZ SOLID SURFACE	OKITE	QUARTZ	2005 PRISMA BIANCO	
SS-02	SOLID SURFACE SHOWER	ONYX	ONYX SHOWER WALLS	TBD	NT-01, NT-11
ST-01	WOOD STAIN DOOR	GRAHAM	ROTARY SELECT WHITE BIRCH	800-113 DARK RED	
WT-01	WINDOW TREATMENT	--	1" MINI BLIND	WHITE	



First Floor
(A) Finish Plan
SCALE: 1/8" = 1'-0"

GENERAL FINISH NOTES:

1. CONTRACTOR TO PROVIDE RUBBER TRANSITION STRIPS AS APPROPRIATE, AT ALL FLOOR MATERIAL CHANGES, TO MATCH RUBBER BASE.
2. CHANGE MATERIALS BELOW DOOR CENTER LINE WHERE APPROPRIATE.
3. TYP WALL PAINT COLOR TO BE PA-01. REF FLOOR FINISH PLAN & INT ELEVS FOR ACCENT PAINT COLOR LOCATIONS.
4. PAINTED WALLS SHALL RECEIVE ONE COAT MANUFACTURER RECOMMENDED UNDERCOAT/PRIMER/SEALER AND TWO COATS MANUFACTURER PAINT, APPLIED PER MANUFACTURERS RECOMMENDATIONS. PROVIDE BLOCK FILLER BASE AT CMU WALLS TO BE PAINTED.
5. CONTRACTOR SHALL SUBMIT FINISH SAMPLES OF WOODS & STAINS PRIOR TO ORDER/FABRICATION.
6. PA-08 TYP ON ALL HM DOOR FRAMES EXCEPT FOR LOCATIONS WITH DARK BRONZE ANODIZED STOREFRONT SYSTEMS.
7. WT-01 TYP AT ALL UNIT WINDOWS
8. ST-01 TYP DOOR FINISH, EXCEPT INTERIOR UNIT DOORS SHALL BE WOOD GRAIN WHITE, TO MATCH EXISTING.

FINISH PLAN & LEGEND NOTES:

NT-01 INSTALLATION SHALL BE DIRECT GLUE DOWN, UTILIZING MANUFACTURES RECOMMENDED ADHESIVE (NO SUBSTITUTIONS).

NT-02 SEE B/A-104, FOR INSTALLATION PATTERN. MIX 3 COLORS (CA-01, 02 AND 03) EQUALLY.

NT-03 USE PRE-MANUFACTURED OUTSIDE CORNERS BY JOHNSONITE

NT-04 TYPICAL PAINT COLOR, EXCEPT WHERE NOTED OTHERWISE ON FINISH PLAN.

NT-05 ACCENT WALL PAINT, WHERE INDICATED ON FINISH PLAN

NT-06 TYP WALL AND CEILING PAINT IN BATHROOMS

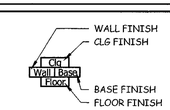
NT-07 USED ON ALL HOLLOW METAL DOOR FRAMES, TYP.

NT-08 REF REFLECTED CLG PLAN.

NT-09 ELEVATOR FINISHES TO BE PL-02 ON WALL PANELS W/ BRUSHED ALUM. HANDRAIL. FLOOR FINISH TO BE ACCORDING TO NT-02 AND BASE TO BE RB-02.

NT-10 PAINT ALL EXPOSED STRUCTURE, PIPING AND CONDUIT AS INDICATED.

NT-11 SHOWER/BATH ENCLOSURE TO BE SS-02, TYP.



FINISH PLAN SYMBOL
FOR "NT-##" REF FINISH PLAN & LEGEND NOTES

POLK PLAZA

REVISIONS

MICHAEL T. WILD LICENSED 2302 KANSAS PROFESSIONAL ARCHITECT
11/08/16

A Renovation Project for:
Polk Plaza
1312 SW Polk St
Topeka, KS 66612

ARCHITECT me
906 S KANSAS AVE. #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE
Finish Plans

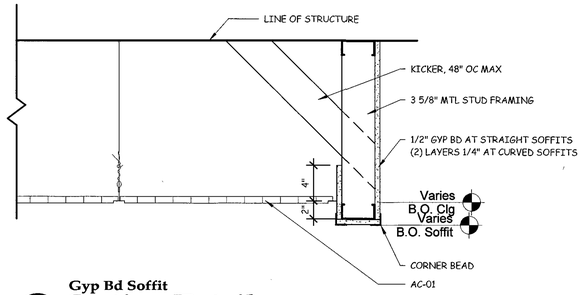
JOB:	16-016
DRAWN BY:	JRD/BJK
PROJECT MGR:	CMT
PRINCIPAL:	MTW
DATE:	11/08/2016

POLK PLAZA

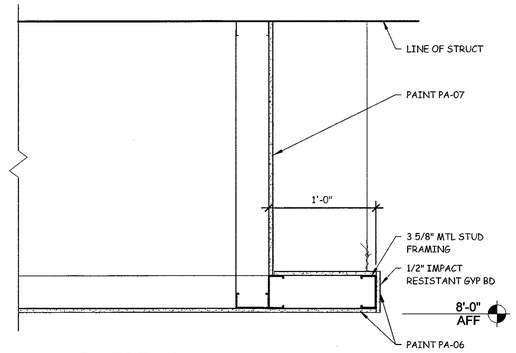
SHEET
A-104

A360://16-016 Polk Plaza Remodel/16-016 Polk Plaza Level 01 Remodel.rvt

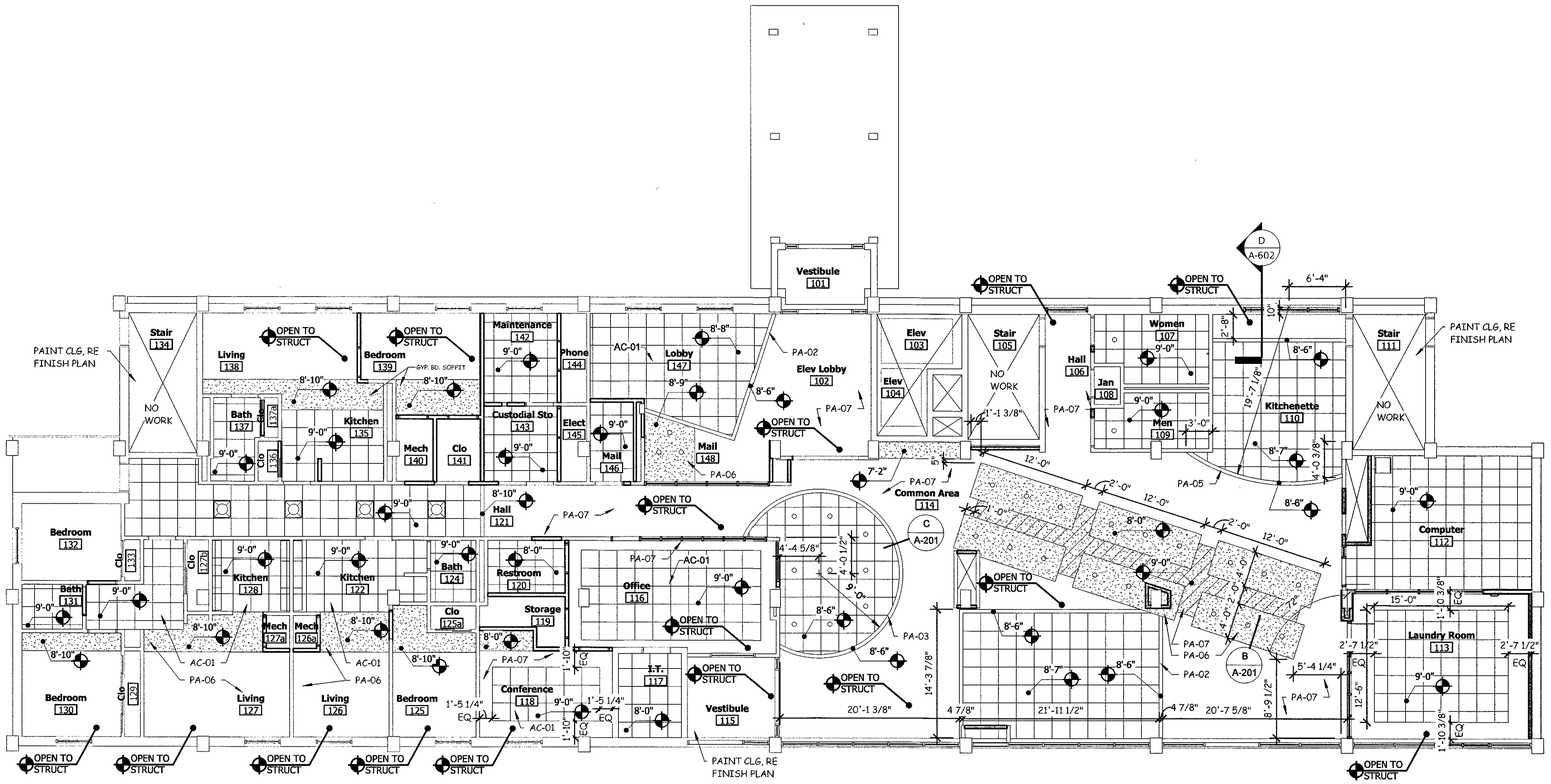
11/7/2016 3:42:30 PM



C **Gyp Bd Soffit**
Section Detail
SCALE: 1 1/2" = 1'-0"



B **Gyp Bd Cloud**
Section Detail
SCALE: 1 1/2" = 1'-0"



A **First Floor**
Reflected Ceiling Plan
SCALE: 1/8" = 1'-0"

A360://16-016 Polk Plaza Remodel/16-016 Polk Plaza Level 01 Remodel.rvt

POLK PLAZA

REVISIONS

MICHAEL T. WILSON
LICENSED
23027
KANSAS
PROFESSIONAL ARCHITECT
11/08/16

A Renovation Project for:

Polk Plaza

1312 SW Polk St

Topeka, KS 66612

ARCHITECT inc
906 S KANSAS AVE #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE

Reflected Ceiling Plan

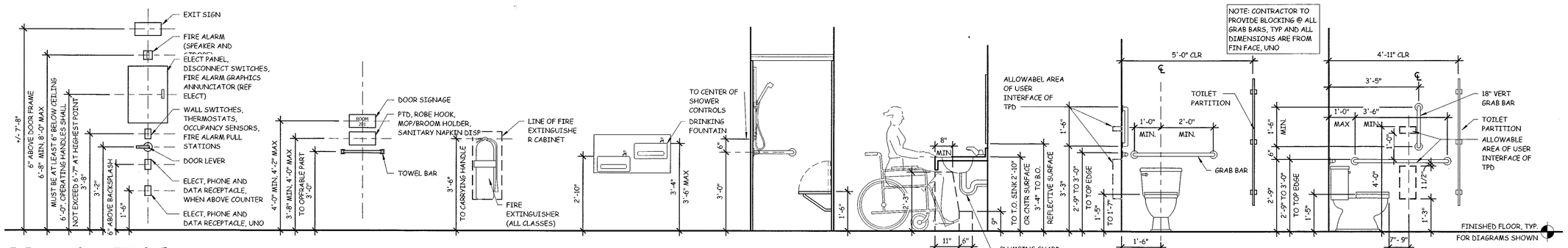
JOB:	16-016
DRAWN BY:	JRD/BJK
PROJECT MGR:	CMT
PRINCIPAL:	MTW
DATE:	11/08/2016

POLK PLAZA

SHEET

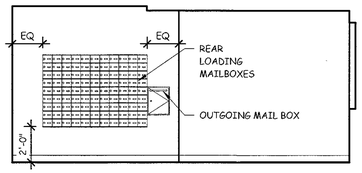
A-201

11/7/2016 3:42:34 PM

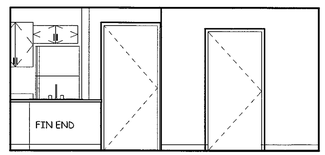


Mounting Heights

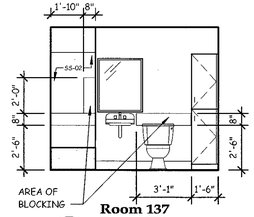
SCALE:



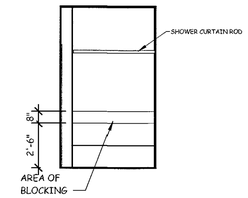
Y ROOM 147 & 148 **Int Elev** SCALE: 1/4" = 1'-0"



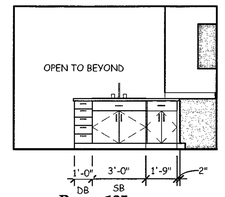
X Room 138 **Int Elev** SCALE: 1/4" = 1'-0"



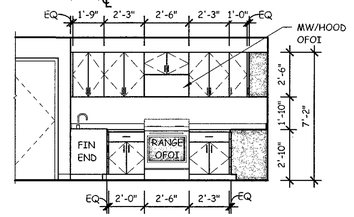
W Room 137 **Int Elev** SCALE: 1/4" = 1'-0"



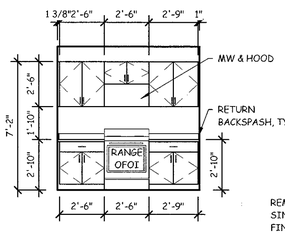
V Room 137 **Int Elev** SCALE: 1/4" = 1'-0"



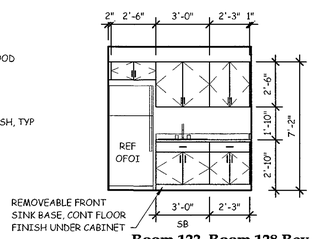
U Room 135 **Int Elev** SCALE: 1/4" = 1'-0"



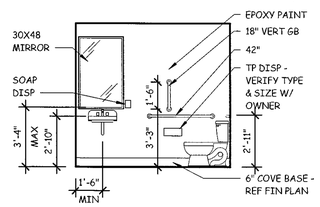
T Room 135 **Int Elev** SCALE: 1/4" = 1'-0"



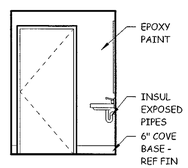
S RM 128 Int. Elev SCALE: 1/4" = 1'-0"



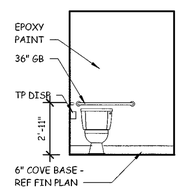
R Room 122, Room 128 Rev. **Int Elev** SCALE: 1/4" = 1'-0"



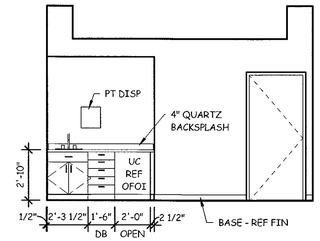
Q Room 120 **Int Elev** SCALE: 1/4" = 1'-0"



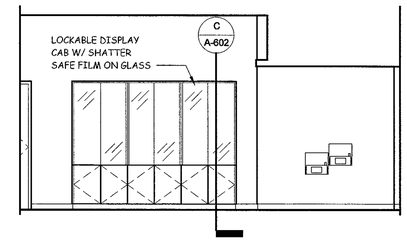
P Room 120 **Int Elev** SCALE: 1/4" = 1'-0"



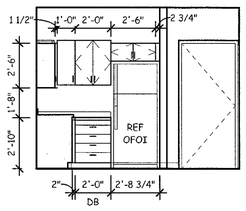
O Room 120 **Int Elev** SCALE: 1/4" = 1'-0"



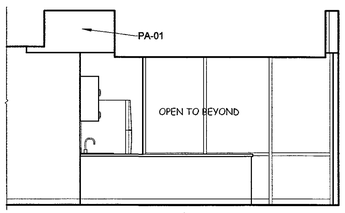
N RM 118 **Int Elev** SCALE: 1/4" = 1'-0"



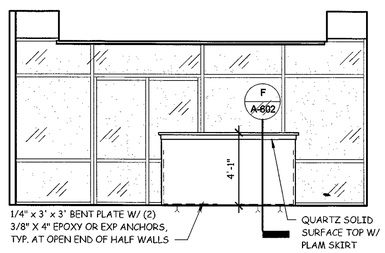
M ROOM 114 **INT ELEV** SCALE: 1/4" = 1'-0"



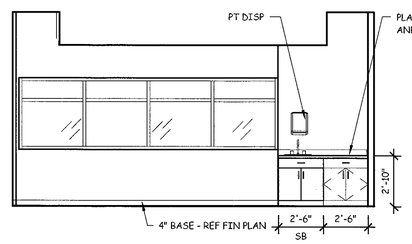
L ROOM 114 **Int Elev** SCALE: 1/4" = 1'-0"



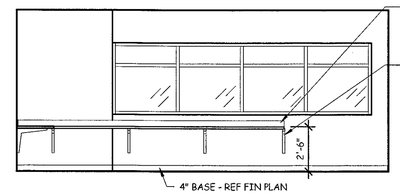
K Room 114 **Int Elev** SCALE: 1/4" = 1'-0"



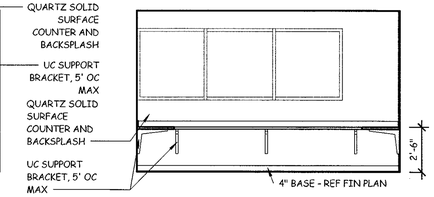
J Room 113 **Int Elev** SCALE: 1/4" = 1'-0"



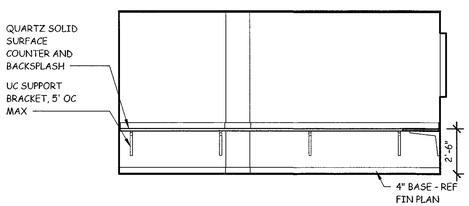
I Room 113 **Int Elev** SCALE: 1/4" = 1'-0"



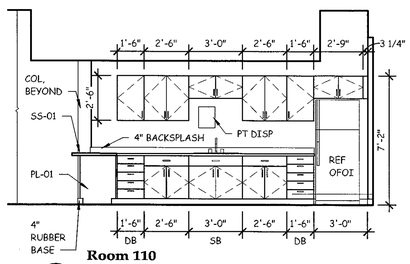
H Room 112 **Int Elev** SCALE: 1/4" = 1'-0"



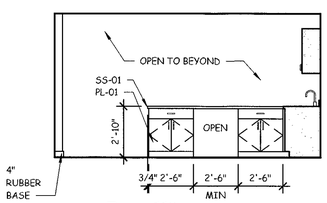
G Room 112 **Int Elev** SCALE: 1/4" = 1'-0"



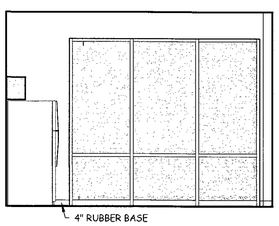
F Room 112 **Int Elev** SCALE: 1/4" = 1'-0"



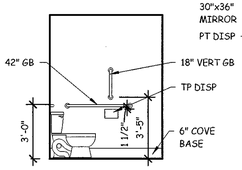
E Room 110 **Int Elev** SCALE: 1/4" = 1'-0"



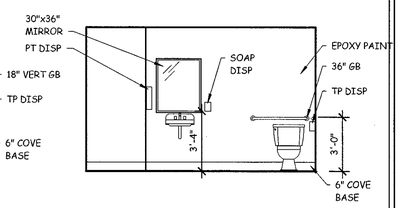
D Room 110 **Int Elev** SCALE: 1/4" = 1'-0"



C Room 110 **Int Elev** SCALE: 1/4" = 1'-0"



B Room 109 **Int Elev** SCALE: 1/4" = 1'-0"



A Room 109 **Int Elev** SCALE: 1/4" = 1'-0"

A360-//16-016 Polk Plaza Remodel/16-016 Polk Plaza Level 01 Remodel.rvt

POLK PLAZA

REVISIONS

MICHAEL T. WILSON LICENSED 3302 KANSAS PROFESSIONAL ARCHITECT 11/08/16

Polk Plaza

A Renovation Project for:

1312 SW Polk St

Topeka, KS 66612

ARCHITECT INC
906 S KANSAS AVE. #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE

Interior Elevations

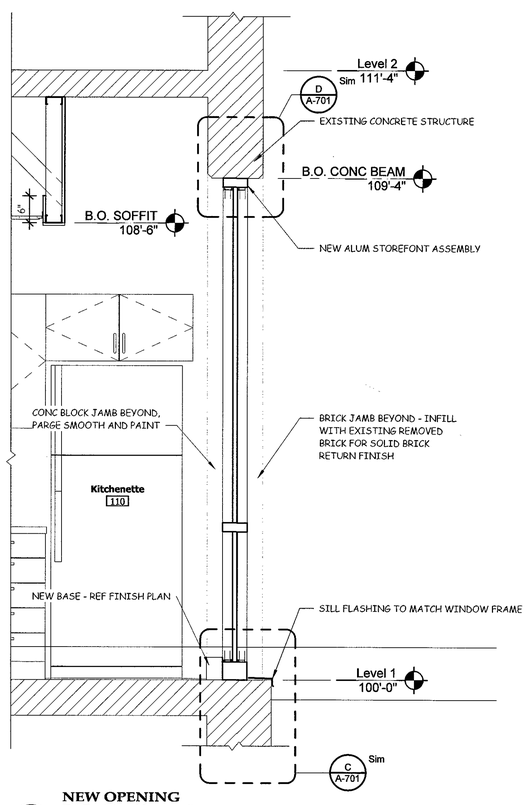
JOB:	16-016
DRAWN BY:	JRD/BJK
PROJECT MGR:	CMT
PRINCIPAL:	MTW
DATE:	11/08/2016

POLK PLAZA

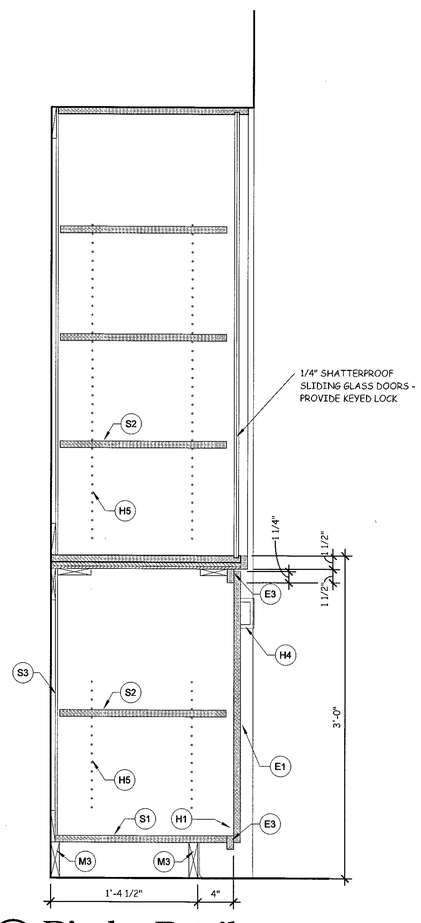
SHEET

A-601

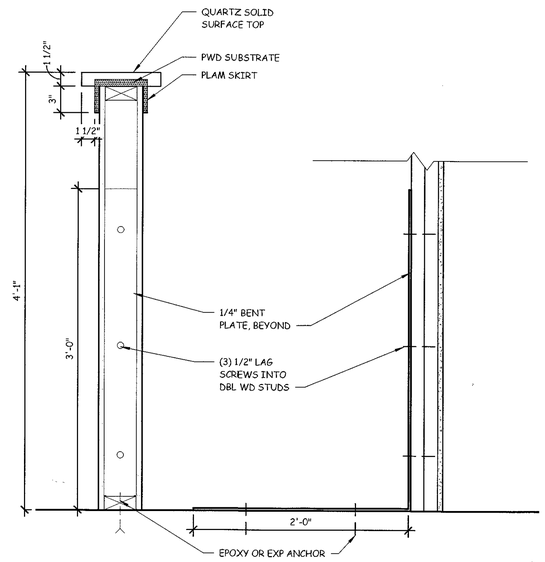
11/7/2016 3:42:35 PM



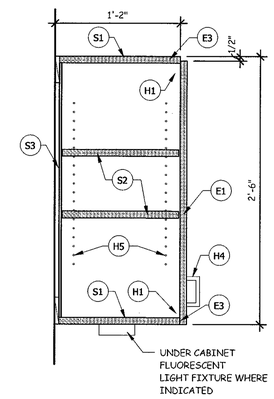
NEW OPENING
D Wall Section
SCALE: 3/4" = 1'-0"



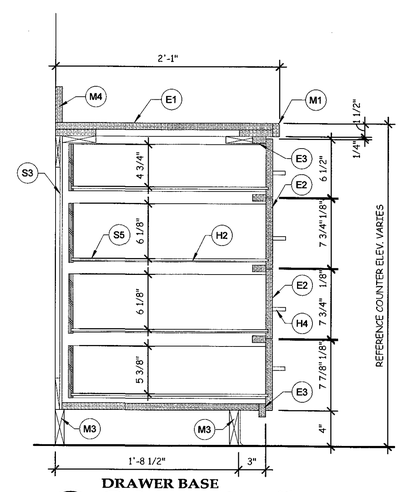
C Display Detail
SCALE: 1 1/2" = 1'-0"



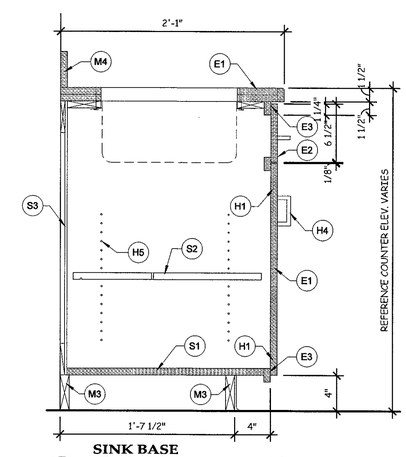
F Laundry Detail
SCALE: 1 1/2" = 1'-0"



30" UPPER
E Cabinet Detail
SCALE: 1 1/2" = 1'-0"



DRAWER BASE
B Cabinet Detail
SCALE: 1 1/2" = 1'-0"



SINK BASE
A Cabinet Detail
SCALE: 1 1/2" = 1'-0"

A360-/16-016 Polk Plaza Remodel/16-016 Polk Plaza Level 01 Remodel.rvt

POLK PLAZA

REVISIONS

MICHAEL T. WILSON LICENSED 3302 KANSAS PROFESSIONAL ARCHITECT
11/08/16

A Renovation Project for:
Polk Plaza
1312 SW Polk St
Topeka, KS 66612

ARCHITECT inc
908 S KANSAS AVE. #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

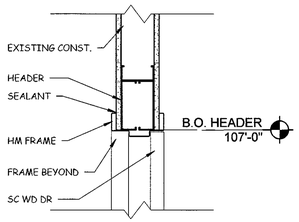
SHEET TITLE
Millwork Details

JOB:	16-016
DRAWN BY:	JRD/BJK
PROJECT MGR:	CMT
PRINCIPAL:	MTW
DATE:	11/08/2016

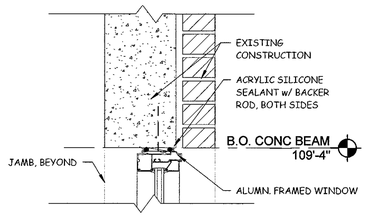
POLK PLAZA

SHEET
A-602

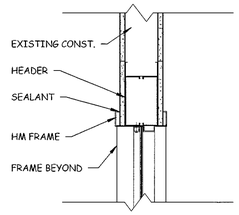
11/7/2016 3:42:36 PM



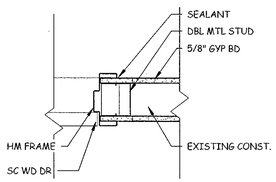
(F) HOLLOW METAL Door Head Detail
SCALE: 1 1/2" = 1'-0"



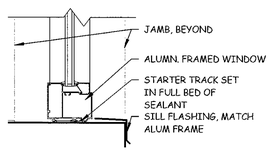
(D) ALUMINUM Window Head Detail
SCALE: 1 1/2" = 1'-0"



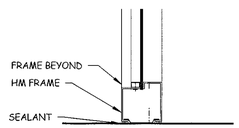
(B) HOLLOW METAL Window Head Detail
SCALE: 1 1/2" = 1'-0"



(E) HOLLOW METAL Door Jamb Detail
SCALE: 1 1/2" = 1'-0"



(C) ALUMINUM Window Sill Detail
SCALE: 1 1/2" = 1'-0"



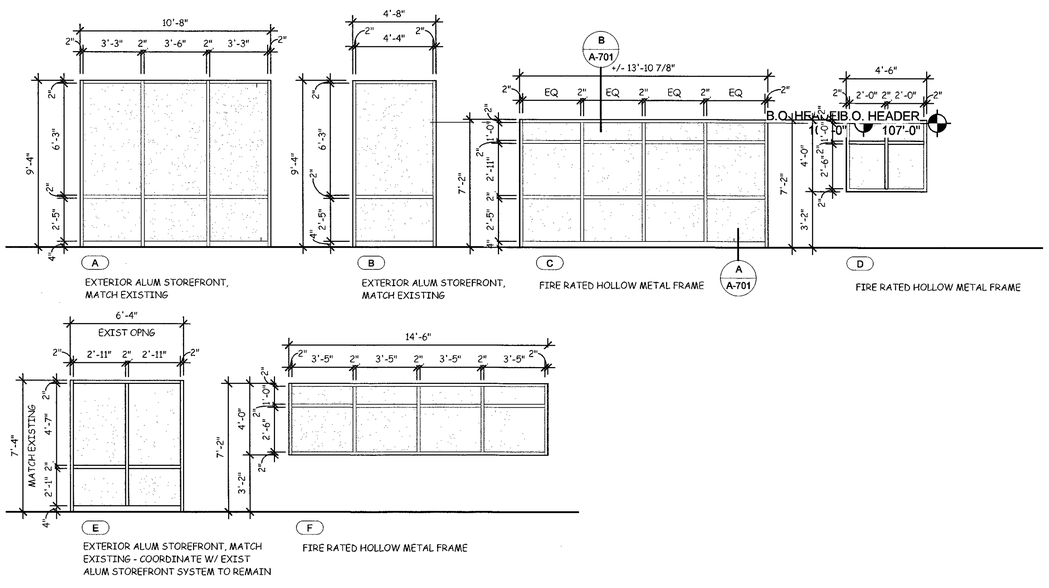
(A) HOLLOW METAL Window Sill Detail
SCALE: 1 1/2" = 1'-0"

DOOR SCHEDULE

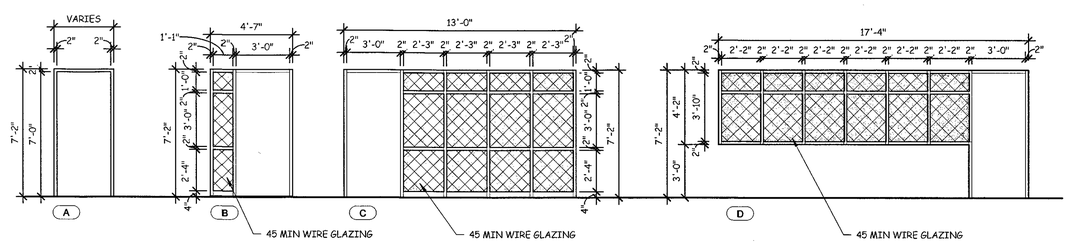
NUMBER	SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	DOOR ELEVATION	DOOR MATERIAL	FRAME ELEVATION	FRAME MATERIAL	HARDWARE CLASSROOM LOCKSET	PASSAGE LATCHSET	PRIVACY LOCKSET	KEYCARD	PUSH/PULL	DEADBOLT	PASSAGE SET	SOUND GASKET	KICK PLATE	CLOSER	AUTO HOLD OPEN	Fire Rating (in Minutes)	NOTES
102	7'-0"	7'-0"	1 3/4"	B	SCWD	A	HM					■					■	■	20	FIRE RATED GLASS, MATCH EXISTING
107	3'-0"	7'-0"	1 3/4"	C	SCWD	A	HM			■			■			■			--	
108	3'-0"	7'-0"	1 3/4"	C	SCWD	A	HM	■								■			--	
109	3'-0"	7'-0"	1 3/4"	C	SCWD	A	HM			■			■			■			--	
112	3'-0"	7'-0"	1 3/4"	E	SCWD	B	HM		■		■					■	■		--	
113	3'-0"	7'-0"	1 3/4"	E	SCWD	C	HM		■		■					■	■		45	
116	3'-0"	7'-0"	1 3/4"	E	SCWD	D	HM												20	
117	3'-0"	7'-0"	1 3/4"	C	SCWD	A	HM	■											--	
118	3'-0"	7'-0"	1 3/4"	E	SCWD	A	HM		■										--	
119	3'-0"	7'-0"	1 3/4"	C	SCWD	A	HM	■											--	
120	3'-0"	7'-0"	1 3/4"	C	SCWD	A	HM			■									--	
124	3'-0"	6'-8"	1 3/8"	F	HCWD	A	WD			■									--	
125	3'-0"	6'-8"	1 3/8"	F	HCWD	A	WD			■									--	
125a	4'-0"	6'-8"	1 3/8"	G	HCWD	--	--												--	
126	3'-0"	7'-0"	1 3/4"	F	SCWD	A	HM		■				■				■		20	
126a	3'-0"	6'-8"	1 3/8"	H	HCWD	A	WD	■											--	LOUVER - REF MEP
127	3'-0"	7'-0"	1 3/4"	F	SCWD	A	HM		■				■				■		20	
127a	3'-0"	6'-8"	1 3/8"	H	HCWD	A	WD	■											--	LOUVER - REF MEP
130	3'-0"	6'-8"	1 3/8"	F	HCWD	A	WD			■									--	
131	3'-0"	6'-8"	1 3/8"	F	HCWD	A	WD			■									--	
132	3'-0"	6'-8"	1 3/8"	F	HCWD	A	WD			■									--	
135	3'-0"	7'-0"	1 3/4"	F	SCWD	A	WD		■				■				■		20	
136	4'-0"	6'-8"	1 3/8"	G	HCWD	--	--												--	
137	3'-0"	6'-8"	1 3/8"	F	HCWD	A	WD			■									--	
137a	4'-0"	6'-8"	1 3/8"	G	HCWD	--	--												--	
139	3'-0"	6'-8"	1 3/8"	F	HCWD	A	WD			■									--	
140	3'-0"	6'-8"	1 3/8"	H	HCWD	A	WD	■	■										20	
141	3'-0"	6'-8"	1 3/8"	F	HCWD	A	WD										■		--	
142	3'-0"	7'-0"	1 3/4"	C	SCWD	A	HM	■											20	
143	3'-0"	7'-0"	1 3/4"	C	SCWD	A	HM	■									■		--	
144	3'-0"	7'-0"	1 3/4"	C	SCWD	A	HM	■											--	
145	3'-0"	7'-0"	1 3/4"	C	SCWD	A	HM	■											--	
146	3'-0"	7'-0"	1 3/4"	C	SCWD	A	HM	■									■		20	

Door Schedule Notes:

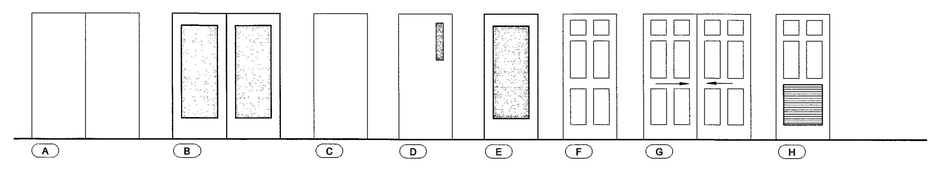
1. ALL DR HARDWARE CLOSERS & THRESHOLDS TO BE ADA COMPLIANT.
2. COORDINATE KEYING SCHEDULE W/ OWNER.
3. DR HARDWARE BASED ON THE FOLLOWING (OR EQUAL).
   - A. CYLINDRICAL LOCKSETS: SCHLAGE ND SERIES
   - B. PUSH PULL: ROCKWOOD GEOMETEK RM7920
   - C. KEYED CYLINDER: SCHLAGE B SERIES
   - D. KEY CARD ACCESS: MT11 SERIES
   - E. AUTOMATIC OPENER: LCN 2610 SERIES.
   - F. FLOOR & WALL STOPS: ROCKWOOD ARCHITECTURAL SQUARE WALLS STOP AND TALL SQUARE FLOOR STOP
   - G. ALL OTHER ACCESSORIES: PEMKO
   - H. CLOSER: LCN 1000 SERIES
   - I. AUTO HOLD OPEN/CLOSER: LCN 2310 ME SERIES
   - J. HINGES: STANLEY BUTTS FBB179 4 1/2x4 1/2
   - K. KICK PLATES: 10x34, SATIN NICKEL FINISH.
   - L. ACCESSORIES: W. STRIP, THRESHOLD, WALL STOPS, ETC. BY PEMKO
   - M. FINISH TO BE SATIN NICKEL, UNO
4. ALL ALUM ENTRY DR HARDWARE TO BE PROVIDED BY ALUM DR SUPPLIER. PUSH/PULLS TO BE MFR STANDARD 1" DIA. 7" OFFSET W/ BENT (OFFSET) VERTICAL PULL EA. SIDE.



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



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



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

A360://16-016 Polk Plaza Remodel/16-016 Polk Plaza Level 01 Remodel.rvt

POLK PLAZA

REVISIONS

MICHAEL T. WILSON LICENSED 3302 KANSAS PROFESSIONAL ARCHITECT
11/08/16

A Renovation Project for:
Polk Plaza
1312 SW Polk St
Topeka, KS 66612

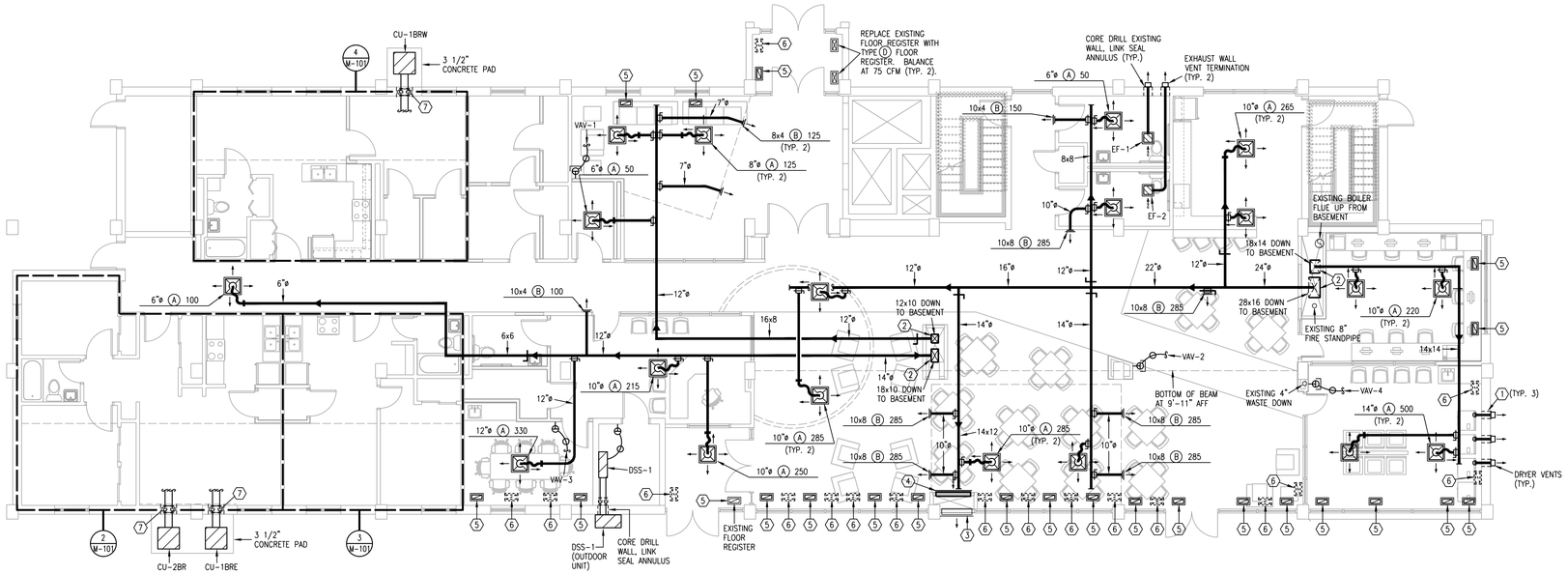
ARCHITECT inc
906 S KANSAS AVE. #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE
Door & Window Schedules

JOB:	16-016
DRAWN BY:	JRD/BJK
PROJECT MGR:	CMT
PRINCIPAL:	MTW
DATE:	11/08/2016

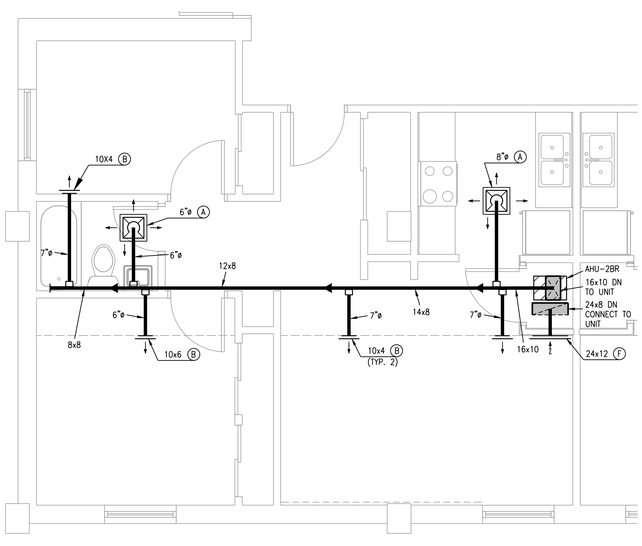
POLK PLAZA

SHEET
A-701



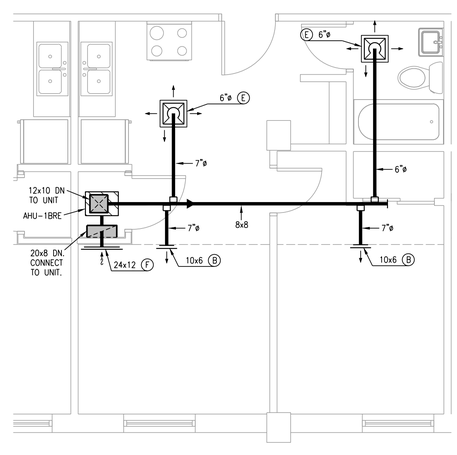
2 FIRST FLOOR PLAN
1/8"=1'-0" HVAC

NORTH



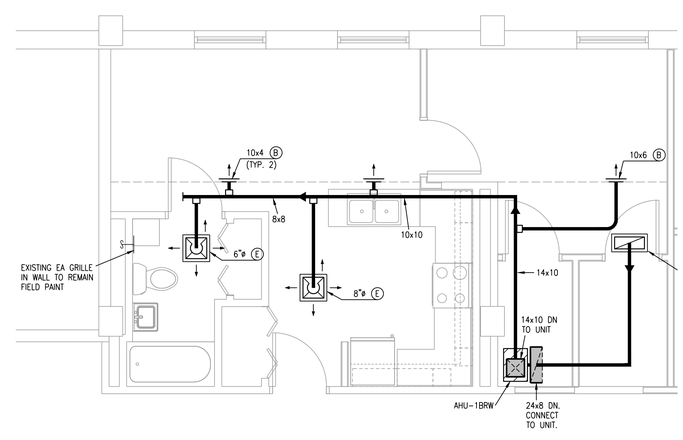
2 PARTIAL FIRST FLOOR PLAN
1/4"=1'-0" HVAC

NORTH



3 PARTIAL FIRST FLOOR PLAN
1/4"=1'-0" HVAC

NORTH



4 PARTIAL FIRST FLOOR PLAN
1/4"=1'-0" HVAC

NORTH

NOTES:

1. COORDINATE ROUTING OF ALL DUCT WORK WITH OTHER DISCIPLINES STRUCTURAL AND ARCHITECTURAL.
2. ALL ROUND DUCTWORK ROUTED EXPOSED IN COMMON AREAS WITH CLOUD CEILINGS SHALL BE SINGLE WALL SPIRAL DUCT WITH NO INSULATION REFERENCE ARCHITECTURAL CEILING PLANS.
3. COORDINATE CEILING DIFFUSER LOCATIONS WITH LIGHTING AND OTHER CEILING MOUNTED DEVICES.

LEGEND:

1. CORE DRILL EXISTING EXTERIOR MASONRY WALL FOR 4"ø DRYER VENT. LINK SEAL ANNULUS.
2. ROUTE DUCTS DOWN IN EXISTING OPENINGS IN CONCRETE FLOOR.
3. EXISTING RELIEF AIR LOUVER AND AUTOMATIC DAMPER TO REMAIN IN EXTERIOR WALL. CONTRACTOR SHALL REPLACE ACTUATOR WITH NEW. PROVIDE NEW SPACE STATIC PRESSURE SENSOR TO INITIATE DAMPER IF SPACE STATIC PRESSURE RISES ABOVE A PRE-DETERMINED SETPOINT.
4. PROVIDE NEW 48x60 TYPE "C" RELIEF AIR GRILLE IN WALL.
5. REMOVE EXISTING RA GRILLE IN FLOOR AND REPLACE WITH NEW 14x6 TYPE "D" RETURN AIR GRILLE. CONNECT TO EXISTING RA DUCTWORK IN FLOOR.
6. REMOVE EXISTING RA GRILLE IN FLOOR. CAP EXISTING RA DUCT AT FLOOR AND PATCH HOLE IN FLOOR TO MATCH EXISTING. REFER TO ARCHITECTURAL.
7. CORE DRILL WALL. PROVIDE STEEL PIPE SLEEVE FOR REFRIGERANT LINES AND CAULK THRU EXTERIOR OPENING. LINK SEAL ANNULUS. ROUTE AND SIZE REFRIGERANT LINES ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

LS&A Latimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com
LSA PROJECT NO. 1607008

POLK PLAZA

REVISIONS

DAVID B. EVERHART LICENSED 18806 PROFESSIONAL ENGINEER 11-1-16

A Renovation Project for:

Polk Plaza

1312 SW Polk Plaza St Topeka, KS 66612

ARCHITECT INC
906 S. KANSAS AVE. #200 TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE

FIRST FLOOR PLAN - HVAC

JOB:	16-016
DRAWN BY:	CAD
PROJECT MGR:	DBE
PRINCIPAL:	DBE
DATE:	11/01/16

POLK PLAZA

SHEET

M-101

RESIDENTIAL SPLIT SYSTEM UNIT SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	NOMINAL TONNAGE	CFM	OA CFM	EST ESP	COOLING CAPACITY TOTAL (MBH)	COOLING CAPACITY SENS (MBH)	HEATING CAPACITY TOTAL (MBH)	HEATING CAPACITY TOTAL KW	HEATING CAPACITY EAT	HEATING CAPACITY LAT	MCA	MOCP	ELECTRICAL CHARACTERISTICS	COND. UNIT MODEL NUMBER	ELECTRICAL CHARACTERISTICS	MCA	MOCP	Remarks
1 BR-E	CARRIER	FF1EN018	1 1/2	600	-	0.5	17.8	13.6	17.1	5	72	98.3	26.9	30	240 V/ 1PH	25HBC518	240 V/ 1PH	11.8	20	1,2,3,4,5,6,7
1 BR-W	CARRIER	FF1EN018	1 1/2	600	-	0.5	17.8	13.6	17.1	5	72	98.3	26.9	30	240 V/ 1PH	25HBC518	240 V/ 1PH	11.8	20	1,2,3,4,5,6,7
2 BR	CARRIER	FF1EN018	1 1/2	600	-	0.5	17.8	13.6	17.1	5	72	98.3	26.9	30	240 V/ 1PH	25HBC518	240 V/ 1PH	11.8	20	1,2,3,4,5,6,7

Remarks:
1- Provide with 7-day programmable thermostats.
2- Refer to installation detail for typical filter requirements.
3- Verify refrigerant line sizing, routing and required accessories with Manufacturer for actual refrigerant line lengths and elevation differences.
4. Wall mount style unit, PSC Motor, R-410A. Front or bottom return. Refer to detail for installation.
5- Provide air handling unit with integral circuit breaker/disconnecting means for single point power connection provided with unit.
6- Provide air unit with capability of locking out the heat pump operation when electric strip heater is energized.
7- Approved equivalents acceptable.

DUCTLESS SPLIT SYSTEM SCHEDULE

Unit	Manufacturer	Indoor Unit Model	Outdoor Unit Model	CFM	O/A CFM	Cooling Capacity Total (MBH)	Cooling Capacity E.A.T	Cooling Capacity L.A.T	Cooling Capacity AMB.	Heating Capacity Total (MBH)	Elect. Char	MCA	MOCP	Remarks
DSS-1	Mitsubishi	PKA-A18HA4	PUY-A18NHA4	425	-	18	75/63	55/54	95	-	208V./1PH	17	20	1,2,3,4,5,6

Remarks:

1- Wall mounted ductless split system cooling only
2- Electrical connection shall be fed from outdoor unit.
3- Provide unit with wired thermostat mounted on wall.
4- Verify refrigerant line sizing, routing and required accessories with Manufacturer for actual refrigerant line lengths and elevation differences.
5- Provide unit with 120V condensate pump
6- Provide unit with low ambient controls for operation down to 0 degrees.

EXHAUST FAN SCHEDULE

UNIT	MANUFACTURER	MODEL	CFM	ESP (in. w.c.)	MOTOR HP	Elect. Char	MOCP	Remarks
EF-1,2	GREENHECK	SP-B110	100	0.25	FRACT.	120V./1PH	20A	1

Remarks:
1- Provide with speed control switch. Mount on unit.

GRILLES, REGISTERS AND DIFFUSERS SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	APPLICATION SUP.	APPLICATION RET.	APPLICATION EXH.	FINISH	FRAME TYPE	DAMPER	REMARKS
A	EH Price	ASPD	X			WHITE	T-BAR	NO	
B	EH Price	620DAL	X			WHITE	FLANGE	YES	
C	EH Price	96FH		X		WHITE	FLANGE	NO	
D	EH Price	LBPH		X		BRONZE	FLANGE	NO	FLOOR
E	EH Price	AMDA	X			WHITE	T-BAR	NO	
F	EH Price	635		X		WHITE	FLANGE	NO	

PLUMBING FIXTURE SCHEDULE

MARK	MANUFACTURER/ MODEL	DESCRIPTION	FITTINGS MANUFACTURER/ MODEL	FITTINGS DESCRIPTION	REMARKS
P-1	AMERICAN STANDARD 2292.100	WATER CLOSET: WHITE VITREOUS CHINA, TWO PIECE, 12" ROUGH-IN, ELONGATED BOWL, PRESSURE ASSISTED SIPHON JET, 1.6 GALLON, FLUSH TANK TOILET, COMPLETE WITH POLISHED CHROME FLUSH ACTUATOR, INCLUDING BOWL AND TANK.	CHURCH 9500C	SEAT: SOLID PLASTIC OPEN FRONT, WHITE FOR AN ELONGATED BOWL, INTEGRAL BUMPERS, EXTERNAL CHECK HINGES WITH STAINLESS STEEL POSTS.	3
P-1A	AMERICAN STANDARD 2168.100	ADA COMPLIANT WATER CLOSET: WHITE VITREOUS CHINA, TWO PIECE, 12" ROUGH-IN, ELONGATED BOWL, 17" HIGH , PRESSURE ASSISTED SIPHON JET, 1.6 GALLON, FLUSH TANK TOILET, COMPLETE WITH POLISHED CHROME FLUSH ACTUATOR MOUNTED ON WIDE SIDE OF STALL. INCLUDING BOWL AND TANK.	CHURCH 9500C	SEAT: SOLID PLASTIC OPEN FRONT, WHITE FOR AN ELONGATED BOWL, INTEGRAL BUMPERS, EXTERNAL CHECK HINGES WITH STAINLESS STEEL POSTS.	3,6
P-2	AMERICAN STANDARD 0355.012	ADA COMPLIANT LAVATORY: WHITE VITREOUS CHINA, WALL HUNG LAVATORY 20"x18" WITH 4" BACK FOR USE WITH CONCEALED ARM HANGER. FAUCET HOLES ON 4" CENTERS. PROVIDE CONCEALED ARM CARRIER. MOUNT TOP OF RIM AT 34" AFF.	AMERICAN STANDARD 2385.402	4" CENTERSET FAUCET WITH 4" METAL LEVER HANDLE, 1/2" CONNECTIONS AND GRID DRAIN WITHOUT POP-UP HOLE. VANDAL RESISTANT 2.0 GPM SPRAY. POLISHED CHROME FINISH.	1,2,3,4,5
P-3	AQUATIC 260330 M	60"x36" TUB, WHITE FIBERGLASS REINFORCED PLASTIC/ACRYLIC INSERT NON-SLIP BASIN WITH TUB OVERFLOW, TURN AND LIFT DRAIN STOP WITH FINISH TO MATCH TRIM.	AMERICAN STANDARD T075.508	PRESSURE BALANCED SINGLE HANDLE VALVE WITH TUB SPOUT, PULL-UP DIVERTER, AND 1.5 GPM SHOWERHEAD.	
P-4	ELKAY LR-3321	DOUBLE COMPARTMENT SINK: SEAMLESS #18 GAUGE, TYPE 302 (18-8) NICKEL BEARING STAINLESS STEEL. LK-6K-H SATIN FINISH FULLY UNDERCOATED, HOLES AT 4" O.C. 8" BOWL DEPTH. 1 3/4" RADIUS COVED CORNERS. SELF RIMMING.	AMERICAN STANDARD 2021.604	CAST BRASS KITCHEN FAUCET WITH METAL LEVER HANDLE, 1/2" CONNECTIONS. POLISHED CHROME FINISH, WITH ESCUTCHEON PLATE. PROVIDE BASKET STRAINER AND DRAIN.	2,3,5,8
P-5	IPS GUY GREY MWB26	WASHER BOX, WHITE POWDER COAT METAL BOX WITH CENTER DRAIN, 1/4 TURN VALVES WITH HAMMER ARRESTORS.			
P-6	ELKAY LR-1722	SINGLE COMPARTMENT SINK: SEAMLESS #18 GAUGE, TYPE 302 (18-8) NICKEL BEARING STAINLESS STEEL. LK-6K-H SATIN FINISH FULLY UNDERCOATED, HOLES AT 4" O.C. 7 1/2" BOWL DEPTH. 1 3/4" RADIUS COVED CORNERS. SELF RIMMING.	AMERICAN STANDARD 7500.140	CENTERSET GOOSENECK FAUCET WITH METAL LEVER HANDLES, 1/2" CONNECTIONS, WITHOUT DRAIN AND POP-UP HOLE. POLISHED CHROME FINISH. PROVIDE BASKET STRAINER AND DRAIN.	2,3,5,8

REMARKS:
1 - PROVIDE CHROME PLATED BRASS TAILPIECE AND GRID DRAIN.
2 - PROVIDE CHROME PLATED BRASS P-TRAP.
3 - PROVIDE LOOSE KEY STOPS AND FLEXIBLE RISERS.
4 - PROVIDE CONCEALED ARM TYPE CARRIER WITH SQUARE TUBULAR STEEL UP-RIGHTS AND BLOCK TYPE BASES.
5 - INSULATE EXPOSED TAILPIECE, P-TRAP, AND WATER RISERS. REFER TO SPECIFICATIONS FOR INSULATION METHODS.
6 - PROVIDE FLUSH VALVE HANDLE ON WIDE SIDE OF STALL.
7 - PROVIDE HANDLE STOPS AND FLEXIBLE RISERS.
8 - PROVIDE CHROME PLATED BRASS TAILPIECE AND BASKET STRAINER.

Whirlpool

This Data Sheet Includes Information On
Whirlpool
Product Model Number (s):

Electric Dryers:
LER4634EZ and LER4634EQ

Additional Information:

* Exhaust requirements:
- DO NOT exhaust the dryer into a chimney, furnace cold air duct, attic or crawl space, or anf other duct used for venting. Exhausting dryer indoors is NOT recommneded.
- DO NOT use metal duct smaller than 4 inches in diameter.
- Additional space behind the unit is needed if external exhaust elbow is used. Unit exhausts from the rear of the unit (centered side to side at the bottom of unit).
- Maximum length of the exhaust system depends upon the type of duct used, number of elbows and the type of exhaust hood. The maximum length for both rigid and flexible duct is shown in the chart below.
- Back pressure in any exhaust system used must not exceed 0.6 inches of water column.
- Exhausting the dryer outside is recommended. A closet, bedroom or bathroom installation MUST be exhausted outside.
- The bottom of the exhaust hood cap MUST be a minimum of 12" from the ground to prevent exhausted air from returning into dryer.
- If closet door is installed, minimum air openings in top and bottom is required and you MUST have a 1" air gap between the back of the door and the face of the unit. Louvered door with equivalent air openings are acceptable (see below). Additional clearances for wall, door and floor moldings may be required.

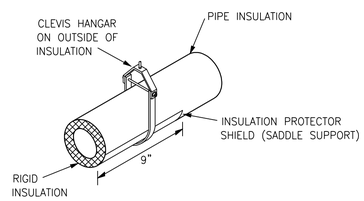
Maximum duct length chart

Number of 90° turns	4"	4"	2 1/2"	
0	64 ft	64 ft	58 ft	Maximum length of 4" dia. rigid metal duct
1	54 ft	54 ft	48 ft	
2	44 ft	44 ft	38 ft	
3	35 ft	35 ft	29 ft	
4	27 ft	27 ft	21 ft	
0	36 ft	36 ft	28ft	Maximum length of 4" dia. flexible metal duct
1	31 ft	31 ft	23 ft	
2	27 ft	27 ft	19 ft	
3	25 ft	25 ft	17 ft	
4	23 ft	23 ft	15 ft	

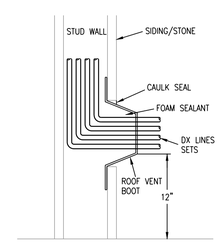
Subject to change without notice. This system is designed to be updated daily if necessary. Dimension Express is not responsible for use of superseded, voided, or outdated data sheets. Because of the difficulty or impracticability of determining actual damages, liability of Dimension Express shall not exceed $50.00.
Copyright © Dimension Express, 1997.

1 **DRYER VENT DETAIL**
NO SCALE

NOTES:
1. CONTRACTOR SHALL PROVIDE SECTION OF RIGID INSULATION BETWEEN SADDLE SUPPORT AND PIPE AS REQUIRED TO PREVENT DAMAGE TO INSULATION. HANGER SHALL NOT BE ON THE INTERIOR OF THE INSULATION.



2 **PIPE SUPPORT DETAIL**
NO SCALE



3 **REFRIGERANT PIPING DETAIL**
NO SCALE

LS&A
Latimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com
LSA PROJECT NO. 1607008

POLK PLAZA

REVISIONS

DAVID B. EVERHART LICENSED 18806 PROFESSIONAL ENGINEER 11-1-16

A Renovation Project for:
Polk Plaza
1312 SW Polk Plaza St Topeka, KS 66612

ARCHITECT inc
906 S KANSAS AVE #200 TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010 FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE
MECHANICAL DETAILS AND SCHEDULES

JOB:	16-016
DRAWN BY:	CAD
PROJECT MGR:	DBE
PRINCIPAL:	DBE
DATE:	11/01/16

POLK PLAZA

SHEET
M-201

MECHANICAL SPECIFICATIONS:

GENERAL PROVISIONS

RELATED DOCUMENTS

A. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 SPECIFICATION SECTIONS, APPLY TO WORK OF THIS SECTION.

CONTRACT DOCUMENTS

A. ALL CONTRACT DOCUMENTS INCLUDING DRAWINGS, ALTERNATES, ADDENDA AND MODIFICATIONS PRECEDING THIS SPECIFICATION DIVISION ARE APPLICABLE TO MECHANICAL CONTRACTOR AND HIS SUB_CONTRACTORS, AND MATERIAL SUPPLIERS.

SPECIFICATION FORM AND DEFINITIONS

A. THESE SPECIFICATIONS ARE ABBREVIATED FORM AND CONTAIN INCOMPLETE SENTENCES. OMISSIONS OF WORDS OR PHRASES SUCH AS "THE CONTRACTOR SHALL", "SHALL BE", "AS NOTED ON THE DRAWINGS", "ACCORDING TO THE DRAWINGS", "A", "AN", "THE" AND "ALL" ARE INTENTIONAL. OMITTED WORDS AND PHRASES SHALL BE SUPPLIED BY INFERENCE.

B. ENGINEER WHEREVER USED IN THESE SPECIFICATIONS, SHALL MEAN LATIMER, SOMMERS & ASSOCIATES, P.A., 3639 SW SUMMERFIELD DRIVE, SUITE A, TOPEKA, KANSAS 66614, PHONE 785_233_3232, FAX 785-233-0647.

C. CONTRACTOR, WHEREVER USED IN THESE SPECIFICATIONS, SHALL MEAN ANY TRADE CONTRACTOR THAT ENTERS INTO CONTRACT WITH THE OWNER TO PERFORM THIS SECTION OF WORK.

D. WHEN A WORD, SUCH AS "PROPER", "SATISFACTORY", "EQUIVALENT", AND "AS DIRECTED", IS USED, IT REQUIRES ENGINEER'S REVIEW.

E. "PROVIDE" MEANS FURNISH AND INSTALL.

QUALIFICATIONS

A. THE CONTRACTOR(S) RESPONSIBLE FOR WORK UNDER THIS SECTION SHALL HAVE COMPLETED A JOB OF SIMILAR SCOPE AND MAGNITUDE WITHIN THE LAST 3 YEARS AND BE ABLE TO DOCUMENT SUCH WORK UPON REQUEST. THE CONTRACTOR(S) SHALL EMPLOY AN EXPERIENCED, COMPETENT AND ADEQUATE WORK FORCE LICENSED IN THEIR SPECIFIC TRADE AND PROPERLY SUPERVISED AT ALL TIMES. MECHANICAL CONTRACTING SHALL BE THE COMPANY'S PRIMARY NATURE OF BUSINESS. UNLICENSED WORKERS AND GENERAL LABORERS SHALL BE ADEQUATELY SUPERVISED TO INSURE COMPETENT AND QUALITY WORK AND WORKMANSHIP REQUIRED BY THIS CONTRACT AND ALL OTHER REGULATIONS, CODES AND PRACTICES. AT ALL TIMES THE CONTRACTOR(S) SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES, PRACTICES AND REGULATIONS. CONTRACTOR MAY BE REQUIRED TO SUBMIT A STATEMENT OF QUALIFICATIONS, PERTAINING TO THE TYPE OF WORK TO BE PERFORMED, UPON REQUEST BEFORE ANY FINAL APPROVAL AND SELECTION. FAILURE TO BE ABLE TO COMPLY WITH THESE REQUIREMENTS IS SUITABLE REASON FOR REJECTION OF A BID WHETHER ACTING AS A PRIME OR SUBCONTRACTOR.

LOCAL CONDITIONS

A. VISIT SITE AND DETERMINE EXISTING LOCAL CONDITIONS AFFECTING WORK IN CONTRACT. FAILURE TO DETERMINE SITE CONDITIONS OR NATURE OF EXISTING OR NEW CONSTRUCTION WILL NOT BE CONSIDERED A BASIS FOR GRANTING ADDITIONAL COMPENSATION.

CONTRACT CHANGES

A. CHANGES OR DEVIATIONS FROM CONTRACT, INCLUDING THOSE FOR EXTRA OR ADDITIONAL WORK MUST BE SUBMITTED IN WRITING FOR REVIEW OF ARCHITECT_ENGINEER. NO VERBAL ORDERS WILL BE RECOGNIZED.

LOCATIONS AND INTERFERENCES

A. LOCATIONS OF EQUIPMENT, PIPING AND OTHER MECHANICAL WORK IS INDICATE DIAGRAMMATICALLY BY MECHANICAL DRAWINGS. DETERMINE EXACT LOCATIONS ON JOB, SUBJECT TO STRUCTURAL CONDITIONS, WORK OF OTHER CONTRACTORS, ACCESS REQUIREMENTS FOR INSTALLATION AND MAINTENANCE TO APPROVAL OF ARCHITECT_ENGINEER.

B. STUDY AND BECOME FAMILIAR WITH THE CONTRACT DRAWINGS OF OTHER TRADES AND IN PARTICULAR THE GENERAL CONSTRUCTION PLANS AND DETAILS IN ORDER TO OBTAIN NECESSARY INFORMATION FOR FIGURING INSTALLATION. COOPERATE WITH OTHER WORKMEN AND INSTALL WORK IN SUCH A WAY AS TO AVOID INTERFERENCE WITH THEIR WORK. MINOR DEVIATIONS, NOT AFFECTING DESIGN CHARACTERISTICS, PERFORMANCE OR SPACE LIMITATION MAY BE PERMITTED IF REVIEWED PRIOR TO INSTALLATION BY ARCHITECT_ENGINEER.

C. ANY PIPE, APPARATUS, APPLIANCE OR OTHER ITEM INTERFERING WITH PROPER PLACEMENT OF OTHER WORK AS INDICATED ON DRAWINGS, SPECIFIED, OR REQUIRED, SHALL BE REMOVED AND IF SO SHOWN, RELOCATED AND RECONNECTED WITHOUT EXTRA COST. DAMAGE TO OTHER WORK CAUSED BY THIS CONTRACTOR, THE SUBCONTRACTOR, OR WORKERS SHALL BE RESTORED AS SPECIFIED FOR NEW WORK.

D. DO NOT SCALE MECHANICAL AND ELECTRICAL DRAWINGS FOR DIMENSIONS. ACCURATELY LAY_OUT WORK FROM DIMENSIONS INDICTED ON ARCHITECTURAL DRAWINGS UNLESS SUCH BE FOUND IN ERROR.

FINAL CONSTRUCTION REVIEW

A. AT FINAL CONSTRUCTION REVIEW, EACH RESPECTIVE CONTRACTOR AND MAJOR SUBCONTRACTORS SHALL BE PRESENT OR SHALL BE REPRESENTED BY A PERSON OF AUTHORITY. EACH CONTRACTOR SHALL DEMONSTRATE, AS DIRECTED BY ARCHITECT/ENGINEER, THAT WORK COMPLIES WITH PURPOSE AND INTENT OF PLANS AND SPECIFICATIONS. RESPECTIVE CONTRACTOR SHALL PROVIDE LABOR, SERVICES, INSTRUMENTS OR TOOLS NECESSARY FOR SUCH DEMONSTRATIONS AND TESTS.

EXTENT OF CONTRACT WORK AND CODES - MECHANICAL

A. PROVIDE MECHANICAL SYSTEMS INDICATED ON DRAWINGS, SPECIFIED OR REASONABLY IMPLIED. PROVIDE EVERY DEVICE AND ACCESSORY NECESSARY FOR PROPER OPERATION AND COMPLETION OF MECHANICAL SYSTEMS. IN NO CASE WILL CLAIMS FOR "EXTRA WORK" BE ALLOWED FOR WORK ABOUT WHICH CONTRACTOR COULD HAVE BEEN INFORMED BEFORE BIDS WERE TAKEN.

B. CONTRACTOR SHALL BECOME FAMILIAR WITH EQUIPMENT PROVIDED BY OTHER CONTRACTORS WHICH REQUIRE MECHANICAL CONNECTIONS AND CONTROLS.

C. ELECTRICAL WORK REQUIRED TO INSTALL AND CONTROL MECHANICAL EQUIPMENT WHICH IS NOT SHOWN ON PLANS OR SPECIFIED UNDER DIVISION 26 SHALL BE INCLUDED IN CONTRACTOR'S BASE BID PROPOSAL.

D. THE COST OF LARGER WIRING, CONDUIT, CONTROL AND PROTECTIVE DEVICES RESULTING FROM INSTALLATION OF EQUIPMENT WHICH WAS NOT USED FOR BASIS OF DESIGN AS OUTLINED IN SPECIFICATIONS SHALL BE PAID FOR BY MECHANICAL CONTRACTOR AT NO COST TO OWNER OR ARCHITECT_ENGINEER.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUPERVISION TO ELECTRICAL CONTRACTOR TO INSURE THAT REQUIRED CONNECTIONS, INTERLOCKING AND INTERCONNECTION OF MECHANICAL AND ELECTRICAL EQUIPMENT ARE MADE TO ATTAIN INTENDED CONTROL SEQUENCES AND SYSTEM OPERATION.

F. FURNISH FOUR COMPLETE SETS OF ELECTRICAL WIRING DIAGRAMS TO ARCHITECT_ENGINEER TO BE INCLUDED IN THE MAINTENANCE MANUALS AND THREE COMPLETE SETS TO ELECTRICAL CONTRACTOR. DIAGRAMS SHALL SHOW FACTORY AND FIELD WIRING OF COMPONENTS AND CONTROLS. CONTROL DEVICES AND FIELD WIRING TO BE PROVIDED BY ELECTRICAL CONTRACTOR SHALL BE CLEARLY INDICATED BY NOTATION AND DRAWING SYMBOLS ON WIRING DIAGRAMS.

G. CONTRACTOR SHALL OBTAIN COMPLETE ELECTRICAL DATA ON MECHANICAL SHOP DRAWINGS AND SHALL LIST THIS DATA ON AN APPROVED FORM WHICH SHALL BE PRESENTED MONTHLY OR ON REQUEST, TO ELECTRICAL CONTRACTOR. DATA SHALL BE COMPLETE WITH WIRING DIAGRAMS RECEIVED TO DATE AND SHALL CONTAIN NECESSARY DATA ON ELECTRICAL COMPONENTS OF MECHANICAL EQUIPMENT SUCH AS HP, VOLTAGE, AMPERES, WATTS, LOCKED ROTOR CURRENT TO ALLOW ELECTRICAL CONTRACTOR TO ORDER ELECTRICAL EQUIPMENT REQUIRED IN HIS CONTRACT.

CODES, RULES AND REGULATIONS

A. PROVIDE WORK IN ACCORDANCE WITH APPLICABLE CODES, RULES AND REGULATIONS OF LOCAL AND STATE, FEDERAL GOVERNMENTS AND OTHER AUTHORITIES HAVING LAWFUL JURISDICTION.

B. CONFORM TO LATEST EDITIONS AND SUPPLEMENTS OF FOLLOWING CODES, STANDARDS OR RECOMMENDED PRACTICES.

INTERNATIONAL CODES:
REFER TO CODE PLAN SHEET FOR BUILDING CODES AND ADDITIONAL APPLICABLE CODES.

SAFETY CODES:
NATIONAL ELECTRICAL SAFETY CODE HANDBOOK H30 _ NATIONAL BUREAU OF STANDARDS.
OCCUPATIONAL SAFETY AND HEALTH STANDARD (OSHA) _ DEPARTMENT OF LABOR.

NATIONAL FIRE CODES:
NFPA NO. 70 NATIONAL ELECTRICAL CODE
NFPA NO. 90A AIR CONDITIONING AND VENTILATING SYSTEMS
NFPA NO. 91 BLOWER & EXHAUST SYSTEM
NFPA NO. 101 LIFE SAFETY CODE

UNDERWRITERS LABORATORIES INC:
ALL MATERIALS, EQUIPMENT AND COMPONENT PARTS OF EQUIPMENT SHALL BEAR UL LABELS WHENEVER SUCH DEVICES ARE LISTED BY UL.

MISCELLANEOUS CODES:
ANSI A117.1 _ HANDICAPPED ACCESSIBILITY
KANSAS MAXIMUM LIGHTING STANDARDS
KANSAS THERMAL STANDARDS
ASHRAE 90-1-2010
AMERICANS WITH DISABILITIES ACT (ADA)

C. DRAWINGS AND SPECIFICATIONS INDICATE MINIMUM CONSTRUCTION STANDARD. SHOULD ANY WORK INDICATED BE SUB_STANDARD TO ANY ORDINANCES, LAWS, CODES, RULES OR REGULATIONS BEARING ON WORK, CONTRACTOR SHALL PROMPTLY NOTIFY ARCHITECT_ENGINEER IN WRITING BEFORE PROCEEDING WITH WORK SO THAT NECESSARY CHANGES CAN BE MADE. HOWEVER, IF CONTRACTOR PROCEEDS WITH WORK KNOWING IT TO BE CONTRARY TO ANY ORDINANCES, LAWS, RULES, AND REGULATIONS, CONTRACTOR SHALL THEREBY HAVE ASSUMED FULL RESPONSIBILITY FOR AND SHALL BEAR ALL COSTS REQUIRED TO CORRECT NON_COMPLYING WORK.

D. CONTRACTOR SHALL SECURE AND PAY FOR NECESSARY PERMITS AND CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL ORDINANCES, LAWS, RULES OR REGULATIONS. KEEP A WRITTEN RECORD OF ALL PERMITS AND INSPECTION CERTIFICATES AND SUBMIT TWO COPIES TO ARCHITECT_ENGINEER WITH REQUEST FOR FINAL INSPECTION.

E. CONTRACTOR SHALL INCLUDE IN BID ANY CHARGES BY LOCAL UTILITY PROVIDERS TO ESTABLISH NEW SERVICES TO THE STRUCTURE. COORDINATE WITH THE UTILITY SUPPLIERS TO VERIFY EXACT WHICH PART OF THE WORK IS TO BE PERFORMED BY WHOM.

TESTING & BALANCING

GENERAL

A. TESTING AND BALANCING OF THE BUILDING AIR WILL BE TO BE COMPLETED NEAR THE END OF CONSTRUCTION. THE MECHANICAL CONTRACTOR HAS RESPONSIBILITY TO COOPERATE WITH, MAKE ADJUSTMENTS FOR, AND PROVIDE ANY EQUIPMENT NECESSARY FOR THE TAB AGENCY TO COMPLETE THE JOB.

B. ACCEPTABLE NEBB TESTING AND BALANCING FIRMS:

ENERGY MANAGEMENT AND CONTROL CORPORATION, TOPEKA, KANSAS
BES, KANSAS CITY, MISSOURI
ENVIRONMENTAL SYSTEMS TESTING, LENEXA, KANSAS
ALLIED LABORATORIES, TOPEKA, KANSAS

C. SUBMITTAL: TESTING AND BALANCING FIRM SHALL SUBMIT THEIR LATEST QUALIFICATIONS STATEMENT INDICATING ACTIVE NEBB CERTIFICATIONS FOR REVIEW AND APPROVAL BY ENGINEER.

AIR BALANCE

A. THE CONTRACTOR SHALL PROCURE THE SERVICES OF AN INDEPENDENT AIR BALANCE AND TESTING AGENCY WHICH SPECIALIZES IN THE BALANCING AND TESTING OF HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS, TO BALANCE, ADJUST, AND TEST AIR MOVING EQUIPMENT AND AIR DISTRIBUTION AND EXHAUST SYSTEMS. ALL WORK BY THIS AGENCY SHALL BE DONE UNDER ENGINEER EMPLOYED BY THEM. ALL INSTRUMENTS USED BY THIS AGENCY SHALL BE ACCURATELY CALIBRATED AND MAINTAINED IN GOOD WORKING ORDER. IF REQUESTED THE TESTS SHALL BE CONDUCTED IN THE PRESENCE OF THE A/E RESPONSIBLE FOR THE PROJECT AND/OR HIS REPRESENTATIVE. THE TESTING AND BALANCING FIRM SHALL BE CERTIFIED BY NEBB OR AABC AND ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE ORGANIZATIONS' PUBLISHED PROCEDURE MANUALS.

B. AIR BALANCE AND TESTING SHALL NOT BEGIN UNTIL SYSTEMS HAVE BEEN COMPLETED AND ARE IN FULL WORKING ORDER. ALL HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS AND EQUIPMENT SHALL BE IN FULL OPERATION DURING EACH WORKING DAY OF TESTING AND BALANCING.

C. THE CONTROL MANUFACTURER OR HIS REPRESENTATIVE SHALL ASSIST THE TEST AND BALANCE AGENCY IN SETTING AUTOMATIC DAMPERS, VALVES, ETC., AS REQUIRED.

D. THE BALANCING AGENCY SHALL PREPARE A CERTIFIED REPORT OF ALL TESTS PERFORMED. THE REPORT SHALL BE WRITTEN ON STANDARD FORMS PREPARED BY NEBB OR AABC OR FACSIMILES THEREOF. THE BALANCING AGENCY SHALL SUBMIT 3 COPIES OF THIS REPORT TO THE MECHANICAL CONTRACTOR WHO SHALL SUBMIT THEM TO THE A/E FOR REVIEW AND DISTRIBUTION.

DUCTWORK INSULATION

A. PROVIDE NECESSARY MATERIALS AND ACCESSORIES FOR INSTALLATION OF INTERIOR AND EXTERIOR DUCTWORK INSULATION AS SPECIFIED AND/OR DETAILED ON DRAWINGS. INSULATION TYPE AND THICKNESS FOR SPECIFIC DUCTWORK SYSTEMS SHALL BE AS LISTED IN INSULATION SCHEDULE IN THIS SECTION OF SPECIFICATION. PROVIDE INSULATION MATERIALS MANUFACTURED BY SCHULLER, KNAUF FIBERGLASS, CERTAIN/TEED, OR OWENS_CORNING FIBERGLAS.

B. INSULATION AND APPLICATION ADHESIVES, EXCEPT WHERE SPECIFIED OTHERWISE, SHALL HAVE FIRE AND SMOKE HAZARD RATING AS TESTED BY ASTM E_84 PROCEDURE NOT EXCEEDING:

FLAME SPREAD	25
SMOKE DEVELOPED	50
FUEL CONTRIBUTED	50

C. INSULATION SHALL MEET ASTM C411 PERFORMANCE TEST AND SHALL BE INSTALLED IN CONFORMANCE WITH NFPA STANDARD 90A.

D. INSTALL INTERIOR DUCT LINER INSULATION CUT TO INSURE TIGHT FITTING CORNER, AND LONGITUDINAL JOINTS. APPLY LINER TO SHEET METAL WITH 100% COVERAGE OF ADHESIVE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED APPLICATIONS RATE. COAT ALL EDGES OF LINER WITH ADHESIVE. PROVIDE MECHANICAL FASTENERS ON SURFACES 18" OR WIDER IN ADDITION TO LINER ADHESIVE WITH FASTENER CLIPS SET FLUSH WITH DUCT LINER SURFACE. PROVIDE FASTENERS AS FOLLOWS:

1. LOW VELOCITY DUCTWORK (VELOCITIES LESS THAN 2000 FPM): PROVIDE FASTENERS WITHIN 3" OF LEADING EDGE OF EACH SECTION 12" O.C. AROUND JOINT PERIMETER AND 3" FROM LONGITUDINAL JOINTS 12" O.C. ELSEWHERE SPACE FASTENERS 18" O.C., EXCEPT NOT MORE THAN 6" FROM LONGITUDINAL JOINTS AND NOT 12" FROM CORNER BREAK.

E. PROVIDE ROUND SHEET METAL DUCTWORK WITH EXTERIOR THERMAL INSULATION OF TYPE AND THICKNESS LISTED IN INSULATION SCHEDULE. APPLY INSULATION WITH JOINTS TIGHTLY BUTTED TOGETHER WITH LONGITUDINAL AND END JOINT STRIPS SEALED WITH VAPOR BARRIER ADHESIVE. INSULATE FITTINGS WITH INSULATION THICKNESS EQUAL TO ADJOINING INSULATION WITH COVER OVERLAPPING 2" ONTO ADJACENT COVERING.

F. EXPOSED ROUND DUCTWORK SHALL BE DOUBLE WALL SPIRAL.

G. DUCT INSULATION MATERIALS BY TYPE SHALL BE AS FOLLOWS:

1. TYPE 1_DIL: INTERNAL ACOUSTICAL AND THERMAL DUCT INSULATION FOR LOW AND HIGH VELOCITY DUCTWORK SHALL BE 2 LB. DENSITY FOR 1/2" THICK AND 1.5 LB. DENSITY FOR 1" THICK DUCT LINER WITH 1.08 @ 1000 FPM FRICTION COEFFICIENT AND .24 BTUH THERMAL CONDUCTIVITY AT 75 DEGREES MEAN TEMPERATURE.
2. TYPE 2_DEW: EXTERNAL THERMAL INSULATION FOR LOW, MEDIUM AND HIGH PRESSURE DUCT SHALL BE 1.0 LB. DENSITY STANDARD DUCT INSULATION TYPE IV WITH FOIL_SCRIM_CRAFT FACING AND .27 BTUH THERMAL CONDUCTIVITY AT 75 DEGREES MEAN TEMPERATURE.
3. TYPE 3-DEW: EXTERNAL THERMAL INSULATION FOR LOW PRESSURE DUCTWORK. FIBERGLASS WITH .23 BTUH THERMAL CONDUCTIVITY AT 75OF MEAN TEMPERATURE AND FIRE RETARDANT POLYETHYLENE .003" THICK JACKET. INSULATION SHALL BE PREMANUFACTURED SLEEVE TYPE FOR INSTALLATION OVER ROUND LOW VELOCITY DUCTWORK.

H. SPECIFIC INSULATION MATERIALS AND INSTALLATION METHODS FOR DUCTWORK SYSTEMS SHALL BE AS FOLLOWS:

DUCTWORK SYSTEM	DUCT TYPE	INSULATION THICKNESS
LOW PRESSURE RECTANGULAR		
SUPPLY & RETURN, EXHAUST	1_DIL	1"
RELIEF AND RETURN AIR BOOTS	1_DIL	1"
LOW PRESSURE ROUND DUCTWORK (<12")	3-DEW OR 2-DEW	1-1/2"
LOW PRESSURE ROUND (>12")	2-DEW	1-1/2"
DUCTWORK IN ATTIC	2-DEW	(2) LAYERS 1-1/2"

DUCTWORK

A. CONSTRUCT DUCTWORK AS DETAILED ON DRAWINGS AND AS DETAILED IN THE LATEST EDITION OF THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S ASSOCIATION (SMACNA) DUCT MANUAL. DETAILS SHOWN ON PROJECT PLANS SHALL INDICATE SPECIFIC CONSTRUCTION METHODS TO BE USED ON THIS PROJECT, AND SHALL BE USED IN LIEU OF ANY ALTERNATE METHODS SHOWN IN SMACNA DUCT MANUAL.

B. CONSTRUCT AND INSTALL DUCTWORK TO BE COMPLETELY FREE FROM VIBRATION UNDER ALL CONDITIONS OF OPERATION. SUPPORT AND SECURELY ANCHOR DUCTWORK AND EQUIPMENT FROM STRUCTURAL FRAMING OF BUILDING. PROVIDE SUITABLE INTERMEDIATE METAL FRAMING WHERE REQUIRED BETWEEN BUILDING STRUCTURAL FRAMING.

C. CONSTRUCT DUCTWORK IN ACCORDANCE WITH OPERATING STATIC PRESSURE RANGE. DUCTWORK PRESSURE CLASSIFICATIONS SHALL BE AS FOLLOWS:

1. LOW PRESSURE DUCTWORK: SYSTEM OPERATING STATIC PRESSURE 1.5" POSITIVE OR NEGATIVE OF W.G. OR LESS AND VELOCITIES LESS THAN 2500 FPM.

D. ALL METAL DUCTWORK SCHEDULED FOR INTERIOR THERMAL AND ACOUSTICAL LINER IS NOT SIZED ON PLANS TO INCLUDE THE PROPER THICKNESS OF INSULATION. ADD 1" OR 2" IN HEIGHT AND WIDTH OF DUCTWORK AS REQUIRED TO ACCOMMODATE INSULATION THICKNESS. MOUNT SPECIALTIES SUCH AS TURNING VANES, CAMPERS, ETC., TO DUCTWORK WITH THAT SECTION INSULATED "BUILD OUTS" TO MAINTAIN CONTINUITY OF THERMAL BARRIER.

E. CONSTRUCT LOW PRESSURE SYSTEM DUCTWORK TO CONFORM TO LATEST EDITION OF LOW PRESSURE DUCT CONSTRUCTION STANDARDS OF SMACNA DUCT MANUAL.

F. CONSTRUCT MEDIUM AND HIGH PRESSURE SYSTEM DUCTWORK TO CONFORM TO LATEST EDITION OF HIGH PRESSURE DUCT CONSTRUCTION STANDARDS OF SMACNA DUCT MANUAL.

G. PROVIDE SPIRAL WOUND DUCT ON ALL ROUND DUCTWORK GREATER THAN 10" DIA.
PROVIDE LONGITUDINAL SEAM DUCT ON ALL ROUND DUCTWORK 10" DIA OR LESS.

H. SEALING OF LOW AND HIGH PRESSURE DUCTWORK SHALL BE AS FOLLOWS:

1. OPTION #1: LOW PRESSURE DUCTWORK: INCLUDING SUPPLY, RETURN AND EXHAUST. PROVIDE HARD CAST, INC. MINERAL IMPREGNATED WOVEN FIBER TAPE AND ACTIVATOR/ADHESIVE IN ACCORDANCE WITH MANUFACTURERS' DIRECTIONS ON ALL JOINTS, CONNECTORS, ETC.
2. OPTION #2: LOW PRESSURE RECTANGULAR DUCTWORK: PROVIDE "DUCTMATE" SYSTEMS AS MANUFACTURED BY DUCTMATE INDUSTRIES, INC. OR AN APPROVED EQUAL SYSTEM.

RECTANGULAR STEEL DUCTWORK

A. PROVIDE NEW COMMERCIAL QUALITY, BRIGHT SPANGLED GALVANIZED SHEET STEEL MANUFACTURED IN THE U.S.A.

INSTALLATION

A. ALL DUCTWORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH LATEST EDITION OF SMACNA "HVAC DUCT CONSTRUCTION STANDARDS".

B. EXPOSED DUCTWORK SHALL BE PAINTED UNLESS NOTED OTHERWISE. VERIFY COLOR WITH ARCHITECT.

DUCTWORK ACCESSORIES

SHEET METAL SPECIALTIES

A. SPECIALTIES SHALL BE FACTORY FABRICATED ITEMS DESIGNED FOR LOW, MEDIUM OR HIGH VELOCITY SYSTEMS AS REQUIRED. SUBMIT SHOP DRAWINGS ON ALL SPECIALTIES REQUIRED WITH SHOP DRAWINGS OF DUCTWORK LAYOUT. SPECIALTIES SHALL BE AS FOLLOWS:

1. TURNING VANES: HIGH PRESSURE AERO/DYNE OR EQUAL 26 GAUGE H_E_P HIGH EFFICIENCY PROFILE AIR FOIL VANES MOUNTED 2_1/8" ON CENTER ON 24 GAUGE RUNNERS. AIR TURNS BY BARBER_COLEMAN WILL BE ACCEPTABLE ON LOW PRESSURE ONLY. NOTE: TURNING VANES TO BE PROVIDED ON ALL SUPPLY, RETURN AND EXHAUST DUCTS.
2. EXTRACTORS (LOW VELOCITY): CARNES #1250 ALL ALUMINUM AIR VOLUME EXTRACTOR. UNIT SHALL BE ADJUSTABLE FROM FULL OPEN TO FULL CLOSED POSITION. PROVIDE CHANNEL SUPPORTS WHERE RECOMMENDED BY MANUFACTURER (LENGTH OVER 16", HEIGHT OVER 8"). PROVIDE YOUNG END BEARINGS AND ROD WITH REGULATOR AS HEREINAFTER SPECIFIED, EQUIVALENT BY PRICE.
3. DAMPERS: PROVIDE 24 GAUGE MINIMUM GALVANIZED METAL BLADES SUPPORTED ON DUCT WITH METAL SUPPORTS AND LOCKED IN POSITION WITH LOCKING TYPE DAMPER ARM BY CARNES, GREENHECK, AIR BALANCE, LOUVERS & DAMPERS, FAP, POTTORFF AND CESCO
4. BACKDRAFT DAMPERS: UNLESS BACKDRAFT DAMPERS ARE SPECIFIED WITH A PARTICULAR PIECE OF EQUIPMENT. PROVIDE CESCO #BDA OR EQUAL WITH 16 GAUGE ALUMINUM BLADE WITH OILED BEARINGS MOUNTED IN STEEL FRAME. BLADES SHALL BE BALANCED AND CONNECTED WITH TIE BAR. PROVIDE END SEALS AND BLADE SEALS. EQUIVALENT BY RUSKIN, GREENHECK, AIR BALANCE, AIR STREAM, TITUS, LOUVERS & DAMPERS, FAP, POTTORFF AND CESCO.
5. BACKDRAFT DAMPERS: WHERE BACKDRAFT DAMPERS ARE SHOWN ON PLANS INSTALLED BEHIND WALL LOUVERS OR ROOF RELIEF VENTS, PROVIDE CESCO #BDA_101_H HEAVY_DUTY CONSTRUCTION COUNTER BALANCED TO ASSIST AIR FLOW COMPLETE WITH END SEALS AND BLADE SEALS. EQUIVALENT BY RUSKIN, GREENHECK, AIR BALANCE, AIR STREAM OR TITUS, LOUVERS & DAMPERS, FAP.
6. FLEXIBLE CONNECTIONS: METALEDGE VENTGLAS PREFABRICATED FLEXIBLE CONNECTION OF 3_1/4" WIDE HEAT AND FIRE RESISTANT NEOPRENE COATED GLASS FABRIC WITH TWO 3" WIDE 24 GAUGE METAL STRIPS ATTACHED TO EACH EDGE. VENT FABRICS, INC., DURO_DYNE CORP. OR EQUAL.
7. ACCESS DOORS: PROVIDE ACCESS DOORS IN DUCTWORK CEILING, WALLS, OR FLOORS FOR ACCESS TO DUCTWORK VALVES, CONTROLS, PIPING ETC., INSTALLED UNDER THIS CONTRACT. DOORS AND FRAME SHALL BE FORMED OF NOT LIGHTER THAN USS #14 GAUGE AND #16 GAUGE STEEL, RESPECTIVELY. HINGES SHALL BE CONCEALED LOOSE PIN SPRING TYPE. LOCKS SHALL BE FLUSH, SCREWDRIVER, CAM ACTION TYPE. DOORS AND FRAMES SHALL BE FURNISHED IN PRIME COAT OF HIGGINS, MILCOR, DONLEY OR EQUAL.
8. ROUND TAKE_OFF FITTINGS: ROUND TAKE_OFF FITTINGS TO MEDIUM AND HIGH PRESSURE RECTANGULAR DUCTWORK IN SIZES 12" AND LARGER SHALL BE MADE WITH WESCO BELL MOUTH FITTINGS OR APPROVED EQUAL. FACTORY FABRICATED 90 DEGREE CONICAL TEES OR 45 DEGREE TEES WITH 1/2" FLANGE ACCEPTABLE.
9. ROUND TAKE_OFF FITTINGS: ROUND TAKE_OFF FITTINGS FROM SUPPLY DIFFUSERS OR REGISTERS TO LOW PRESSURE SUPPLY DUCTWORK SHALL BE FLEXMASTER #FLOE COMPLETE WITH LOCKING DAMPER AND AIR SCOOP. EQUIVALENT BY ATCO, AIR CONTROL PRODUCTS.
10. SMOKE DAMPERS: PREFCO MODEL #5020 MOTORIZED FIRE/SMOKE DAMPER. POWER OPEN, LOCKED AND RESET, SPRING CLOSED. EQUIVALENT BY RUSKIN, NAILOR, GREENHECK, AIR BALANCE.
11. LOW PRESSURE FLEXIBLE DUCT: THERMAFLEX GK-M RATED FOR +6" W.G. MAX. AND -1" W.G. MAX. FOR DUCT SIZES 4" TO 14", +6" W.G. MAX. AND -0.5" W.G. MAX FOR DUCT SIZES 14" TO 16", +4" W.G. MAX. AND -0.5" W.G. MAX FOR DUCT SIZES 18" TO 20". RATED FOR 3500 FPM MAXIMUM VELOCITY. UL LISTED "UL_181 STANDARDS CLASS 1 DUCT MATERIAL" COMPLYING WITH NFPA STANDARDS 90A AND 90B. DUCT SHALL BE COMPOSED OF AN ACOUSTICALLY RATED INNER POLYMERIC LINER DUCT BONDED TO COATED STEEL WIRE HELIX. FIBERGLASS INSULATION AND TEAR RESISTANT METALIZED POLYESTER FILM OUTER VAPOR BARRIER. EQUIVALENT BY WIREMOLD, CLEAVAFLEX, FLEXMASTER.
12. FIRE DAMPERS: PREFCO "LPB" LOW PROFILE 1 1/2 HR RATED. STACKED BLADE DESIGN FOR MINIMUM REDUCTION OF CROSS SECTIONAL AREA OF PENETRATIONS AND DUCTS. 165 DEGREE FUSIBLE LINK. EQUIVALENT BY NAILOR, GREENHECK, RUSKIN, AIR BALANCE.

INSTALLATION

A. ALL DUCTWORK ACCESSORIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS REQUIREMENTS SMACNA, NFPA 90A AND 90B, UL LISTINGS AND DRAWING DETAILS.

GRILLES, REGISTERS AND DIFFUSERS

PROVIDE WHERE SHOWN ON PLANS GRILLES, REGISTERS, AND DIFFUSERS. REFER TO SCHEDULE ON PLANS.

GRILLES, REGISTERS AND DIFFUSERS

A. PROVIDE GRILLES, REGISTERS AND DIFFUSERS AS SHOWN ON THE DRAWINGS AND HEREINAFTER SPECIFIED. SET ALL UNITS WITH RUBBER GASKETS FOR AIR TIGHT CONNECTION WITH MOUNTING SURFACE, SEE DRAWINGS FOR TYPES, SIZES, AIR FLOW AND QUANTITY.

B. INSTALL ALL REGISTERS WITH CURVE OF LOUVER AWAY FROM LINE OF SIGHT. UNLESS NOTED OTHERWISE, PROVIDE DUCT MOUNTED DIFFUSERS AND REGISTERS WITH STANDARD MARGINS. FINISH SHALL BE OFF WHITE WHEN MOUNTED IN CEILING, PRIME COAT WHEN MOUNTED ON WALL FINISH.

C. PROVIDE PROPER MOUNTING SUPPLIES AND ARRANGEMENTS FOR AREAS SHOWN. CHECK ARCHITECTURAL DRAWINGS FOR CEILING AND ALL CONSTRUCTION.

D. EQUIVALENT BY TITUS, E.H. PRICE, KRUEGER, LOUVERS AND DAMPERS, GREENHECK.

INSTALLATION

A. GRILLES, REGISTERS AND DIFFUSERS SHALL BE INSTALLED IN ACCORDANCE WITH SMACNA REQUIREMENTS, WHERE BALANCING DAMPERS ARE NOT PROVIDED IN DUCT WORK PRECEDING DIFFUSERS, PROVIDE OPPOSED BLADE BALANCING DAMPER IN NECK OF DIFFUSER.

EXHAUST FANS

PART 1 - GENERAL (REFERENCE SECTION 15010)

1.1 GENERAL REQUIREMENTS

A. PROVIDE WHERE SHOWN ON PLANS EXHAUST FANS AS HEREINAFTER SPECIFIED. REFERENCE THE EXHAUST FAN SCHEDULE ON PLANS.

B. EQUIVALENT BY CARNES, COOK, GREENHECK, PENN, ACME, POWERLINE, JENNAIRE.

PART 2 - PRODUCTS

2.1 CENTRIFUGAL POWER ROOF VENTILATOR

A. VENTILATOR COVERS SHALL BE ALUMINUM SPECIFICALLY DESIGNED TO WITHSTAND HIGH WIND LOADS. WHEELS 12" IN DIAMETER AND LARGER SHALL HAVE AIR FOIL OR MEDIUM FOIL BLADES. THE MOTOR AND DRIVE COMPARTMENT SHALL BE POSITIVELY EXTERNALLY VENTILATED. DRIVE COMPONENTS SHALL BE ISOLATED FROM THE STRUCTURE. BEARINGS SHALL BE DESIGNED FOR 200,000 HOURS OPERATION.

B. HORSEPOWER SHALL NOT EXCEED THE VALUES SHOWN AND OVERSIZE MOTORS WILL NOT BE ACCEPTABLE.

C. VENTILATORS SHALL BE FURNISHED WITH ACCEPTABLE ELECTRICAL DISCONNECT AND BIROSCREEN. SINGLE PHASE MOTORS SHALL HAVE INTEGRAL OVERLOAD PROTECTION. V-BELT DRIVES SHALL BE ADJUSTABLE. FURNISH UNITS WITH GALVANIZED FINISH. PROVIDE MOTORIZED BACKDRAFT DAMPERS.

PART 3 - EXECUTION

3.1 PERFORMANCE RATINGS AND SCHEDULES

A. PERFORMANCE RATINGS SHALL BE AMCA CERTIFIED FOR AIR AND SOUND.

B. REFER TO EXHAUST FAN SCHEDULE ON MECHANICAL DRAWINGS.

ELECTRICAL SPECIFICATIONS:

EXTENT OF CONTRACT WORK AND CODES – ELECTRICAL

A. PROVIDE ELECTRICAL SYSTEMS INDICATED ON DRAWINGS, SPECIFIED OR REASONABLY IMPLIED. PROVIDE EVERY DEVICE AND ACCESSORY NECESSARY FOR PROPER OPERATION AND COMPLETION OF ELECTRICAL SYSTEMS. IN NO CASE WILL CLAIMS FOR "EXTRA WORK" BE ALLOWED FOR WORK ABOUT WHICH ELECTRICAL CONTRACTOR COULD HAVE BEEN INFORMED BEFORE BIDS WERE TAKEN.

B. ELECTRICAL CONTRACTOR SHALL BE FAMILIAR WITH EQUIPMENT PROVIDED BY OTHER CONTRACTORS WHICH REQUIRE ELECTRICAL CONNECTIONS AND CONTROL. FOLLOW CIRCUITING SHOWN ON DRAWINGS FOR LIGHTING, POWER AND EQUIPMENT CONNECTIONS.

C. MAKE REQUIRED ELECTRICAL CONNECTIONS TO EQUIPMENT PROVIDED UNDER ARCHITECTURAL AND MECHANICAL DIVISIONS OF THIS PROJECT. RECEIVE AND INSTALL ELECTRIC CONTROL DEVICES REQUIRING FIELD INSTALLATION, WIRING, AND SERVICE CONNECTION. EQUIPMENT SUPPLIED BY THE AUTOMATIC TEMPERATURE CONTROL CONTRACTOR SHALL BE INSTALLED BY THE MECHANICAL OR AUTOMATIC TEMPERATURE CONTROL SUBCONTRACTOR. MAKE REQUIRED INTERNAL FIELD WIRING MODIFICATIONS INDICATED ON WIRING DIAGRAMS OF FACTORY INSTALLED CONTROL SYSTEMS FOR CONTROL SEQUENCE SPECIFIED. THESE FIELD MODIFICATIONS SHALL BE LIMITED TO JUMPER CONNECTIONS AND CONNECTION OF INTERNAL WIRING TO ALTERNATE TERMINAL BLOCK LUGS. THE COST FOR FIELD MODIFICATIONS REQUIRING REWIRING OF FACTORY INSTALLED CONTROL SYSTEMS FOR EQUIPMENT PROVIDED BY GENERAL OR MECHANICAL CONTRACTORS SHALL BE INCLUDED IN BASE BID OF THE RESPECTIVE CONTRACTOR. ALL TEMPERATURE CONTROL WIRING SHALL BE BY A LICENSED ELECTRICIAN UNDER THE SUPERVISION OF TEMPERATURE CONTROL CONTRACTOR.

D. CHECK ELECTRICAL DATA AND WIRING DIAGRAMS RECEIVED FROM MECHANICAL CONTRACTOR OF COMPLIANCE WITH PROJECT VOLTAGES, WIRING, CONTROLS AND PROTECTIVE DEVICES SHOWN ON ELECTRICAL DRAWINGS. PROMPTLY BRING DISCREPANCIES FOUND TO ATTENTION OF ARCHITECT_ENGINEER FOR A DECISION.

E. PROVIDE SAFETY DISCONNECT SWITCHES, CONTACTORS, AND MANUAL AND MAGNETIC MOTOR STARTERS FOR MECHANICAL AND ELECTRICAL EQUIPMENT REQUIRING SUCH DEVICES. OMIT THESE DEVICES WHERE INCLUDED AS PART OF FACTORY INSTALLED PREWIRED CONTROL SYSTEMS PROVIDED WITH MECHANICAL EQUIPMENT. WITH EXCEPTION OF FACTORY INSTALLED DEVICES, PROVIDE SAFETY DISCONNECT SWITCHES, CONTACTS AND MOTOR STARTERS BY ONE MANUFACTURER TO ALLOW MAXIMUM INTERCHANGEABILITY OF REPAIR PARTS AND ACCESSORIES FOR THESE DEVICES.

F. TO MAXIMUM EXTENT POSSIBLE ELECTRICAL CONTROLS IN BOILER ROOMS, EQUIPMENT ROOMS, AND CONTROL ROOMS SHALL BE GROUPED IN ACCESSIBLE LOCATIONS AND ARRANGED ACCORDING TO FUNCTION. WHERE POSSIBLE USE GROUP CONTROL PANELS AND COMBINATION STARTERS IN LIEU OF INDIVIDUALLY ENCLOSED DEVICES.

CODES, ORDINANCES, RULES AND REGULATIONS

A. PROVIDE WORK IN ACCORDANCE WITH APPLICABLE RULES, CODES, ORDINANCES AND REGULATIONS OF LOCAL, STATE, FEDERAL GOVERNMENTS, AND OTHER AUTHORITIES HAVING LAWFUL JURISDICTION.

B. CONFORM TO LATEST EDITIONS AND SUPPLEMENTS OF FOLLOWING CODES, STANDARDS OR RECOMMENDED PRACTICES.

SAFETY CODES:
- NATIONAL ELECTRICAL SAFETY CODE HANDBOOK H30 _ NATIONAL BUREAU OF STANDARDS
- OCCUPATIONAL SAFETY AND HEALTH STANDARD (OSHA) DEPARTMENT OF LABOR
- SAFETY CODE FOR ELEVATORS ANSI A17.1

NATIONAL FIRE CODES:
- NFPA NO. 70 NATIONAL ELECTRIC CODE
- NFPA NO. 90A AIR CONDITIONING & VENTILATION SYSTEMS
- NFPA NO. 91 BLOWER AND EXHAUST SYSTEMS
- NFPA NO. 101 LIFE SAFETY CODE

UNDERWRITERS LABORATORIES INC.:
- ALL MATERIALS, EQUIPMENT AND COMPONENT PARTS OF EQUIPMENT SHALL BEAR UL LABELS WHENEVER SUCH DEVICES ARE LISTED BY UL.

MISCELLANEOUS CODES:
- ANSI A117.1 – HANDICAPPED ACCESSIBILITY
- AMERICANS WITH DISABILITIES ACT (ADA)

C. DRAWINGS AND SPECIFICATIONS INDICATE MINIMUM CONSTRUCTION STANDARD, SHOULD ANY WORK INDICATED BE SUB_STANDARD TO ANY ORDINANCES, LAWS, CODES, RULES OR REGULATIONS BEARING ON WORK, CONTRACTOR SHALL PROMPTLY NOTIFY ARCHITECT/ENGINEER IN WRITING BEFORE PROCEEDING WITH WORK SO THAT NECESSARY CHANGES CAN BE MADE. HOWEVER, IF ELECTRICAL CONTRACTOR PROCEEDS WITH WORK KNOWING IT TO BE CONTRARY TO ANY ORDINANCES, LAWS, RULES, AND REGULATIONS HE SHALL THEREBY HAVE ASSUMED FULL RESPONSIBILITY FOR AND SHALL BEAR ALL COSTS REQUIRED TO CORRECT NON_COMPLYING WORK.

D. ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR NECESSARY PERMITS AND CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL ORDINANCES, LAWS, RULES OR REGULATIONS. KEEP A WRITTEN RECORD OF ALL PERMITS AND INSPECTION CERTIFICATES AND SUBMIT TWO COPIES TO ARCHITECT/ENGINEER WITH REQUEST FOR FINAL REVIEW.

E. CONTRACTOR SHALL INCLUDE IN BID ANY CHARGES BY LOCAL UTILITY PROVIDERS TO ESTABLISH NEW SERVICES TO THE STRUCTURE. COORDINATE WITH THE UTILITY SUPPLIERS TO VERIFY EXACT WHICH PART OF THE WORK IS TO BE PERFORMED BY WHOM.

BASIC MATERIALS AND METHODS – ELECTRICAL

IDENTIFICATION OF WIRING AND EQUIPMENT

A. PROVIDE IDENTIFICATION AND WARNING SIGNS TO WIRING AND EQUIPMENT AS LISTED IN SCHEDULE. SIGNS AND TAGS SHALL BE AS FOLLOWS:

TYPE 1: LAMINATED PHENOLIC PLASTIC WITH BLACK GOTHIC CONDENSED LETTERING BY SETON OR WILCO.

TYPE 2: SELF_STICKING 1/2" WIDE PLASTIC TAPE WITH HIGH GLOSS SURFACE AND EMBOSSED LETTERING BY BRADY OR DYMO.

TYPE 3: SELF_STICKING POLYESTER SIGN WITH WORDING AND SIZE CONFORMING TO ANSI STANDARD Z35.1_1964 AND OSHA 19.0.144ii(2) SPECIFICATIONS, BY BRADY OR AS APPROVED.

TYPE 4: SELF_STICKING FLEXIBLE VINYL WITH OIL RESISTANT ADHESIVE FOR _20 DEGREES TO 300 DEGREES F. TEMPERATURES BY BRADY OR AS APPROVED.

B. PROVIDE LIGHTING AND POWER PANELBOARDS WITH TYPE 1 SIGN MINIMUM OF 1_1/4" X 6" INDICATING PANEL DESIGNATION AND ELECTRICAL CHARACTERSTICS. MOUNT INSIDE OF PANEL DOOR ON CIRCUIT BREAKER TRIM FLANGE JUST BELOW BREAKERS.

C. PROVIDE DISCONNECT SWITCHES, MOTOR STARTERS AND CONTROLLERS WITH TYPE 1 SIGN 3/4" X 5" INDICATING EQUIPMENT SERVED AND BRADY NO. AE_46125 DANGER SIGN.

D. PROVIDE ELECTRICAL EQUIPMENT AND ACCESSIBLE WIRING ENCLOSURES OPERATING AT VOLTAGE ABOVE 240 VOLTS WITH TYPE 3 BRADY NO. AE_46125 WARNING SIGN AND BRADY STYLE BL 1_1/8" X 4_1/2" VOLTAGE MARKER APPLIED TO FRONT DOOR OR COVER OF DEVICE OR ENCLOSURE. PROVIDE LARGE EQUIPMENT SUCH AS TRANSFORMERS AND MAIN DISTRIBUTION EQUIPMENT WITH TYPE 3 SIGN BRADY NO. AE_46639.

E. PROVIDE FEEDERS AND BRANCH CIRCUIT HOME RUNS WITH TYPE 4 WIRE MARKER INDICATING CIRCUIT NUMBER AND POWER SOURCE. PROVIDE FEEDERS PHASE IDENTIFICATION LETTER AT EACH TERMINAL POINT IN ADDITION TO ITS CIRCUIT NUMBER.

F. PROVIDE TYPE 2 TAPE AT FEEDER TERMINAL LUGS TO SWITCHBOARDS AND PANELBOARDS. TAPE SHALL INDICATE CONDUIT SIZE, CONDUCTOR TYPE AND AWG SIZE. TAPE SHALL BE LOCATED TO BE EASILY READ WITH CONDUCTORS INSTALLED.

G. ALL WIRES FOR BRANCH CIRCUIT WORK SHALL BE COLOR CODED.

H. ALL BRANCH CIRCUITS SHALL HAVE DEDICATED HOT, NEUTRAL, GROUND. COMMON NEUTRALS SHALL NOT BE UTILIZED. _ ONE GROUNDING CONDUCTOR CAN BE PROVIDED FOR A MAXIMUM OF (3) SINGLE PHASE CIRCUITS, EACH ON A SEPARATE PANEL PHASE IN A COMMON CONDUIT.

FIRESTOPPING PENETRATIONS IN FIRE–RATED WALL/FLOOR ASSEMBLIES

A. CONTRACTORS SHALL PROVIDE PROPER SIZING WHEN PROVIDING SLEEVES OR CORE–DRILLED HOLES TO ACCOMMODATE THEIR THROUGH PENETRATING ITEMS. ALL VOIDS BETWEEN SLEEVE OR CORE–DRILLED HOLE AND PIPE PASSING THROUGH, SHALL BE FIRESTOPPED TO MEET THE REQUIREMENTS OF ASTM E–81.

WIRES AND CABLES

CONDUCTORS

A. UNLESS NOTED OTHERWISE CONDUCTORS REFERRED TO ARE WIRES AND CABLE. PROVIDE CODE GRADE SOFT ANNEALED COPPER CONDUCTORS WITH SPECIFIED COLORED INSULATION TO CONFORM WITH COLOR CODING SPECIFIED. PROVIDE CONDUCTORS NO. 8 GAUGE AND LARGER STRANDED AND CONDUCTORS NO. 10 GAUGE AND SMALLER SHALL BE SOLID.

B. USE NO CONDUCTORS SMALLER THAN NO. 12 GAUGE UNLESS SPECIFICALLY CALLED FOR OR APPROVED BY ENGINEER. SIZE WIRE FOR VOLT BRANCH CIRCUITS FOR 3% MAXIMUM VOLTAGE DROP. SIZE FEEDER CIRCUITS FOR 2% MAXIMUM VOLTAGE DROP. COMBINED VOLTAGE DROP OF FEEDERS AND BRANCH CIRCUITS SHALL NOT EXCEED 5% MAXIMUM.

C. PROVIDE CONDUCTORS FOR LISTED APPLICATIONS AS FOLLOWS:

1. LIGHTING AND RECEPTACLE CIRCUITS: TYPE THWN, OR THWN/THHN 600 VOLT, 75 DEGREES C (1670F) THERMOPLASTIC INSULATED BUILDING CONDUCTOR OR BETTER.
2. LIGHTING AND RECEPTACLES CIRCUITS WITH NO. 8 OR LARGER CONDUCTORS, MOTOR CIRCUITS, POWER AND FEEDER CIRCUITS AND BUILDING SERVICE FEEDERS: TYPE THHN/THWN 600 VOLTS, 75 DEGREES C (1670F) THERMOPLASTIC INSULATED BUILDING CONDUCTOR.

D. PROVIDE CONDUCTORS BY ESSEX, SOUTHWIRE, CERRO, GENERAL, ENCORE OR APPROVED EQUIVALENT.

CONDUCTOR INSTALLATION

A. RUN CONDUCTORS IN CONDUIT CONTINUOUS BETWEEN OUTLETS AND JUNCTION BOXES WITH NO SPLICES OR TAPS PULLED INTO CONDUITS.

B. NEATLY ROUTE, TIE AND SUPPORT CONDUCTORS TERMINATING AT SWITCHBOARDS, MOTOR CONTROL CENTERS, PANELBOARDS, SOUND EQUIPMENT, ETC., WITH THOMAS & BETTS TY_RAP CABLE TIES AND CLAMPS OR EQUIVALENT BY ELECTROVERT OR PANDUIT.

C. MAKE CIRCUIT CONDUCTOR SPLICES WITH BUCHANAN CRIMPED_ON SOLDERLESS CONNECTORS AND SNAP_ON NYLON INSULATORS OR EQUIVALENT.

D. MAKE FIXTURE AND DEVICE TAPS WITH SCOTCHLOK SELF_STRIPPING ELECTRICAL TAP CONNECTORS.

E. TERMINATE SOLID CONDUCTORS AT EQUIPMENT TERMINAL STRIPS AND OTHER SIMILAR TERMINAL POINTS WITH INSULATED SOLDERLESS TERMINAL CONNECTORS. TERMINATE ALL STRANDED CONDUCTOR TERMINAL POINTS WITH INSULATED SOLDERLESS TERMINAL CONNECTORS. PROVIDE THOMAS & BETTS STA_KON INSULATED TERMINALS AND CONNECTORS OR EQUIVALENT BY API/AMP, BLACKBURN, BUCHANAN OR SCOTCHLOK "WIRE NUTS".

F. WHERE A TOTAL OF SIX OR MORE CONTROL AND FEEDER CONDUCTORS TERMINATE IN A MULTIPLE DEVICE PANEL OR ENCLOSURE THAT HAS NO BUILT_IN TERMINAL BLOCKS PROVIDE BUCHANAN 600 VOLT HEAVY DUTY TYPE HO SECTIONAL TERMINAL BLOCKS WITH MOUNTING CHANNEL AND NO. 23 SEE_THRU COVERS. EQUIVALENT TERMINAL BLOCKS BY GENERAL ELECTRIC, SQUARE D OR WESTINGHOUSE.

G. WRAP CONDUCTOR TAPS AND CONNECTIONS REQUIRING ADDITIONAL INSULATION WITH A MINIMUM OF THREE OVERLAPPED LAYERS OF 3M SCOTCH VINYL PLASTIC ELECTRICAL TYPE NO. 88 OR EQUIVALENT.

H. INSTALL NO CONDUITS OR WIRING IN AIR DUCTS, EXCEPT THAT REQUIRED TO POWER DEVICES THAT DIRECTLY PERFORM WORK UPON AIR IN THE DUCTWORK.

CONDUCTOR COLOR CODING

A. PROVIDE CONTINUOUS COLOR FEEDERS, BRANCH AND CONTROL CIRCUITS. COLORED INSULATION SHALL BE SAME COLOR FOR LIKE CIRCUITS THROUGHOUT.

B. IDENTIFY THE SAME PHASE CONDUCTOR OF SAME VOLTAGE SYSTEM WITH SAME COLOR THROUGHOUT.

C. PROVIDE CONDUCTORS WITH COLOR CODING IN ACCORDANCE WITH NEC. WHERE MORE THAN ONE STANDARD VOLTAGE SYSTEM IS INSTALLED IN SAME CONDUIT, PROVIDE SAME COLORED CONDUCTORS WITH STRIPE TO INDICATE SYSTEM VOLTAGE.

FIRE BARRIER

A. PROVIDE SLEEVES THROUGH ALL FIRE_RATED WALLS AND FILL VOIDS SURROUNDING SLEEVES AND INTERIOR TO SLEEVES AROUND CABLES WITH NELSON "FLAMESEAL" FIRE STOP PUTTY WITH U.L. LISTED 3 HOUR RATING INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.

B. EQUIVALENT BY DOW, CHEMELEX, 3M.

GROUNDING

A. SUPPLEMENT GROUNDED NEUTRAL OF SECONDARY DISTRIBUTION SYSTEM WITH EQUIPMENT GROUNDING SYSTEM, INSTALLED SO THAT METALLIC STRUCTURES, ENCLOSURES, RACEWAYS, JUNCTION BOXES, OUTLET BOXES, CABINETS, MACHINE FRAMES, PORTABLE EQUIPMENT AND OTHER CONDUCTIVE ITEMS OPERATE CONTINUOUSLY AT GROUND POTENTIAL AND PROVIDE LOW IMPEDANCE PATH FOR GROUND FAULT CURRENTS.

B. SYSTEM SHALL COMPLY WITH NATIONAL ELECTRICAL CODE, MODIFIED AS INDICATED ON DRAWINGS AND AS SPECIFIED.

GROUNDING CONNECTIONS

A. PROVIDE EQUIPMENT GROUND BUS IN BASE OF LOW VOLTAGE, SWITCHGEAR BRAZED OR OTHERWISE ADEQUATELY CONNECTED BY AN APPROVED METHOD TO 3/4" DIAMETER BY 10'_0" LONG GROUND RODS. WHERE REQUIRED, TO MEET REQUIREMENT SO SPECIFIED TESTS, EXTRA RODS SHALL BE INSTALLED AT NO ADDITIONAL COST TO OWNER. RODS SHALL BE LOCATED NO CLOSER THAN 6 FEET FROM EACH OTHER OR ANY OTHER ELECTRODE AND SHALL BE INTERCONNECTED BY A BARE COPPER CONDUCTOR BRAZED TO EACH GROUND ROD BELOW GRADE.

B. PROVIDE IN CONDUIT A GREEN INSULATED COPPER GROUND CONDUCTOR TO MAIN METALLIC WATER SERVICE ENTRANCE AND CONNECT BY MEANS OF ADEQUATE GROUND CLAMPS. WHERE A DIELECTRIC MAIN WATER FITTING IS INSTALLED, CONNECT GROUND CONDUCTOR TO BUILDING SIDE OF DIELECTRIC WATER FITTINGS. JUMPER ACROSS DIELECTRIC UNION. BOND CONDUIT TO GROUND CONDUCTOR AT EACH END. PROVIDE JUMPER WITH GROUND CLAMPS AROUND DIELECTRIC MAIN WATER FITTING.

C. CONNECT SYSTEM NEUTRAL GROUND AND EQUIPMENT GROUND SYSTEM TO COMMON GROUND BUS. GROUND SECONDARY SERVICES AT SUPPLY SIDE OF EACH INDIVIDUAL SECONDARY DISCONNECTING MEANS AND AT RELATED TRANSFORMERS IN ACCORDANCE WITH NATIONAL ELECTRIC CODE. PROVIDE EACH SERVICE DISCONNECT ENCLOSURE WITH NEUTRAL DISCONNECTING MEANS WHICH INTERCONNECTS WITH INSULATED NEUTRAL AND UNINSULATED EQUIPMENT GROUND SUB TO ESTABLISH SYSTEM COMMON GROUND POINT. NEUTRAL DISCONNECTING LINKS SHALL BE LOCATED SO THAT LOW VOLTAGE NEUTRAL BAR WITH INTERIOR SECONDARY NEUTRALS CAN BE ISOLATED FROM COMMON GROUND BUS AND SERVICE ENTRANCE CONDUCTORS.

D. EQUIPMENT GROUNDING CONDUCTORS FOR BRANCH CIRCUIT HOME RUNS SHOWN ON THE DRAWINGS SHALL INDICATE AN INDIVIDUAL AND SEPARATE GROUND CONDUCTOR FOR THAT BRANCH CIRCUIT WHICH SHALL BE TERMINATED AT THE BRANCH CIRCUIT PANELBOARD, SWITCHBOARD, OR OTHER DISTRIBUTION EQUIPMENT. NO SHARING OF EQUIPMENT GROUNDING CONDUCTORS SIZED ACCORDING TO THE SIZE OF THE OVERCURRENT DEVICE AND NEC TABLE 250_95 SHALL BE ALLOWED.

E. REQUIRED EQUIPMENT GROUNDING CONDUCTORS AND STRAPS SHALL BE SIZED IN COMPLIANCE WITH N.E.C. TABLE 250_95. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED WITH GREEN TYPE TW 600 VOLT INSULATION. RELATED FEEDER AND BRANCH CIRCUIT GROUNDING CONDUCTORS SHALL BE CONNECTED TO GROUND BUS WITH APPROVED PRESSURE CONNECTORS. PROVIDE FEEDER SERVICING SEVERAL PANELBOARDS WITH A CONTINUOUS GROUNDING CONDUCTOR CONNECTED TO EACH RELATED PANELBOARD GROUND BUS. INSTALLATION SHALL INCLUDE NECESSARY PRECAUTIONS REGARDING TERMINATIONS WITH DISSIMILAR METALS.

F. PROVIDE LOW VOLTAGE DISTRIBUTION SYSTEM WITH A SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR FOR EACH SINGLE_PHASE FEEDER. SINGLE PHASE 120 VOLT BRANCH CIRCUITS FOR LIGHTING AND POWER SHALL CONSIST OF PHASE AND NEUTRAL CONDUCTORS AND A GREEN GROUND CONDUCTOR INSTALLED IN COMMON METALLIC CONDUIT WHICH SHALL SERVE AS GROUNDING CONDUCTOR. PROVIDE FLEXIBLE METALLIC CONDUIT UTILIZED IN CONJUNCTION WITH ABOVE SINGLE PHASE BRANCH CIRCUITS WITH SUITABLE GREEN INSULATED GROUNDING CONDUCTORS CONNECTED TO APPROVED GROUNDING TERMINALS AT EACH END OF FLEXIBLE CONDUIT. SINGLE PHASE BRANCH CIRCUIT INSTALLED IN NONMETALLIC CONDUITS SHALL BE PROVIDED WITH SEPARATE GROUNDING CONDUCTOR. INSTALL GROUNDING CONDUCTOR IN COMMON CONDUIT WITH RELATED PHASE AND/OR NEUTRAL CONDUCTORS. WHERE PARALLEL FEEDERS ARE INSTALLED IN MORE THAN ONE RACEWAY, EACH RACEWAY SHALL HAVE A GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR.

G. CONTRACTOR SHALL DETERMINE NUMBER AND SIZE OF PRESSURE CONNECTORS TO BE PROVIDED ON EQUIPMENT GROUNDING BARS FOR TERMINATION OF EQUIPMENT GROUNDING CONDUCTORS IN PANELBOARDS AND OTHER ELECTRICAL EQUIPMENT. IN ADDITION TO ACTIVE CIRCUITS, PROVIDE PRESSURE CONNECTORS FOR PANEL SPARES AND BLANK SPACES.

H. PROVIDE ELECTRICAL EXPANSION FITTING WITH AN EXTERNAL FLEXIBLE COPPER GROUND SECURELY BONDED BY APPROVED GROUNDING STRAPS ON EACH END OF FITTING EXCEPT WHERE UL APPROVED BUILT_IN COPPER GROUNDING DEVICE IS PROVIDED.

I. PROVIDE STEEL AND ALUMINUM CONDUITS WHICH TERMINATE WITHOUT MECHANICAL CONNECTION TO METALLIC HOUSING OF ELECTRICAL EQUIPMENT WITH GROUND BUSING AND CONNECT EACH BUSHING WITH BARE COPPER CONDUCTOR TO GROUND BUS IN ELECTRICAL EQUIPMENT. ELECTRICALLY NON_CONTINUOUS METALLIC CONDUITS CONTAINING GROUND WIRING ONLY SHALL BE BONDED TO GROUND WIRE AT BOTH CONDUIT ENTRANCE AND EXIT.

J. GROUNDING CONDUCTORS SHALL BE AS SHOWN ON PLANS OR IF NOT SPECIFICALLY SHOWN SHALL BE NO SMALLER THAN THAT REQUIRED BY THE NEC.

CONDUITS

STEEL CONDUIT

F. EMT CONDUIT: CONDUIT SHALL BE GALVANIZED STEEL ELECTRICAL METALLIC TUBING AND BEAR AND UNDERWRITERS' LABORATORY LABEL. CONDUIT SHALL CONFORM TO FEDERAL SPECIFICATION WWC_563 AND ANSI SPECIFICATION C80.3.

G. CONTRACTOR MAY USE EMT FOR ALL MAIN FEEDER CIRCUITS TO SWITCHBOARDS AND PANELBOARDS UNLESS SPECIFICALLY INDICATED ON PLANS.

H. MC CABLE AND FLEXIBLE METAL CONDUIT: WHERE ALLOWABLE BY CODE, MC CABLE AND FLEXIBLE METAL CONDUIT (FMC) WITH CONDUCTORS AND GROUND MAY BE USED ONLY IN THE FORM OF 8' WHIPS (OR LESS) FOR BRANCH CIRCUIT DROPS FROM JBS TO INDIVIDUAL LIGHTING FIXTURES, VAV BOXES, SMALL EXHAUST FANS, AND OTHER FRACTIONAL HP EQUIPMENT.

IN ALL CASES, THE FLEXIBLE CONDUIT AND/OR MC CABLE SHALL CONTAIN A DEDICATED EQUIPMENT GROUNDING CONDUCTOR.

MC/FMC SHALL NOT BE LOOPED OR ROUTED FIXTURE–TO–FIXTURE OR BOX–TO–BOX. USAGE SHALL BE FOR INDIVIDUAL TERMINATION ONLY AND MAY NOT BE USED TO SERVE RECEPTACLES RECESSED IN WALLS OR BE CONCEALED IN WALLS OR CEILINGS.

CONDUIT FITTINGS

A. RIGID STEEL CONDUIT: COUPLINGS SHALL BE STEEL THREADED TYPE AND BOX CONNECTORS SHALL BE STEEL INSULATED BUSHINGS AND MALLEABLE IRON OR STEEL LOCKNUTS. UNLETS SHALL BE MALLEABLE IRON WITH BLANK COVER.

B. EMT CONDUIT: COUPLINGS AND BOX CONNECTORS SHALL BE DIE CAST SET SCREW TYPE. UNILETS SHALL BE MALLEABLE IRON WITH BLANK COVER.

C. FLEXIBLE CONDUIT: CONNECTORS SHALL BE THREADED TYPE IRON WITH INSULATED THROAT.

D. WHERE CONDUITS CROSS BUILDING EXPANSION JOINTS PROVIDE O_Z EXPANSION FITTINGS TYPE "AX", "TE", "EX", OR "EXE" AS REQUIRED.

E. PROVIDE GROUNDING BUSHINGS WHERE FEEDER CONDUIT ATTACHES TO PANELBOARD BACKBOX. BOND GROUNDING BUSHING TO GROUND BUS.

CONDUIT INSTALLATION

A. ALIGN CONDUIT TERMINATIONS AT PANELBOARDS, SWITCHBOARDS, MOTOR CONTROL EQUIPMENT, JUNCTION BOXES, ETC. AND INSTALL TRUE AND PLUMB. PROVIDE SUPPORTS OR TEMPLATES TO HOLD CONDUIT ALIGNMENT DURING ROUGH_IN STAGE OF WORK.

B. INSTALL CONDUIT CONTINUOUS BETWEEN OUTLET BOXES, CABINETS AND EQUIPMENT. MAKE BENDS SMOOTH AND EVEN WITHOUT FLATTENING OR FLAKING CONDUIT. RADIUS OF BENDS SHALL NOT BE SHORTER THAN RADIUS LISTED TABLE 346_10 (B) OF NEC. LONG RADIUS ELBOWS MAY BE USED WHERE NECESSARY.

C. REAM AND CLEAN CONDUIT BEFORE INSTALLATION AND PLUG OR COVER OPENINGS AND BOXES TO KEEP CONDUIT CLEAN DURING CONSTRUCTION.

D. INSTALL NO CONDUITS OR OTHER RACEWAYS SIZED SMALLER THAN PERMITTED IN APPLICABLE NEC TABLES. WHERE CONDUIT SIZES SHOWN ON DRAWINGS ARE SMALLER THAN PERMITTED BY CODE, CONTRACTOR SHALL INCLUDE COST FOR PROPER SIZE CONDUIT IN HIS BASE BID. IN NO CASE REDUCE CONDUIT SIZES INDICATED ON DRAWINGS OR SPECIFIED WITHOUT WRITTEN APPROVAL OF ARCHITECT_ENGINEER. FASTEN CONDUIT SECURELY IN PLACE WITH APPROVED STRAPS, HANGERS, AND STEEL SUPPORTS. PROVIDE O_Z CABLE SUPPORT TO SUPPORT CONDUCTORS IN VERTICAL RACEWAYS AS REQUIRED BY NEC TABLE 300_19 (A) OF NEC.

E. LOW VOLTAGE WIRING SHALL BE INSTALLED IN CONDUITS.

INSERTS, HANGERS

A. SUPPORT VERTICAL AND HORIZONTAL CONDUIT RUNS AT INTERVALS NOT GREATER THAN 10 FEET, WITHIN 3 FEET OF ANY BEND AND AT EVERY OUTLET OR JUNCTION BOX.

B. INSTALL MULTIPLE RUNS OF CONDUITS AS FOLLOWS:

1. WHERE A NUMBER OF CONDUITS ARE TO BE RUN EXPOSED AND PARALLEL, GROUP AND SUPPORT WITH TRAPEZE HANGERS.
2. FASTEN HANGER RODS TO STRUCTURAL STEEL MEMBERS WITH SUITABLE BEAM CLAMPS AND TO CONCRETE STRUCTURES WITH INSERTS SET FLUSH WITH SURFACE. INSTALL CONCRETE INSERTS WITH REINFORCED ROD THROUGH OPENING PROVIDED IN INSERTS.
3. INSERTS SHALL BE GRINNELL FIGURE 279, 281, 282, OR 285 OR EQUIVALENT AS REQUIRED BY LOAD AND CONCRETE THICKNESS.
4. PROVIDE BEAM CLAMPS SUITABLE FOR STRUCTURAL MEMBERS AND CONDITIONS.
5. PROVIDE 3/8" MINIMUM DIAMETER STEEL HANGERS RODS GALVANIZED OR CADMIUM PLATED FINISH.
6. TRAPEZE HANGERS SHALL BE KINDORF SERIES 900 CHANNEL WITH FITTINGS AND ACCESSORIES AS REQUIRED. ATTACH EACH CONDUIT TO TRAPEZE HANGER WITH STEEL CITY NO. C_105 CLAMPS FOR RIGID CONDUIT AND STEEL CITY NO. C_106 CLAMPS FOR ELECTRICAL METALLIC TUBING. (EMT).

C. INSTALL CLAMPS FOR SINGLE CONDUIT RUNS AS FOLLOWS:

1. SUPPORT INDIVIDUAL RUNS BY APPROVED PIPE STRAPS, SECURED BY TOGGLE BOLTS ON HOLLOW MASONRY; EXPANSION SHIELDS AND MACHINE SCREWS OR STANDARD PRESET INSERTS ON CONCRETE OR SOLID MASONRY; MACHINE SCREWS OR BOLTS ON METAL SURFACES; AND WOOD SCREWS ON WOOD CONSTRUCTION. USE OF PERFORATED STRAP NOT PERMITTED.
2. INSTALL EXPOSED CONDUITS IN DAMP LOCATIONS WITH CLAMP BACKS UNDER EACH CONDUIT CLAMP TO PREVENT ACCUMULATION OF MOISTURE AROUND CONDUITS.

D. PROVIDE INSERTS, HANGERS AND ACCESSORIES WITH FINISH AS FOLLOWS:

1. GALVANIZED: CONCRETE INSERTS AND PIPE STRAPS.
2. GALVANIZED OR CADMIUM PLATED: STEEL BOLTS, NUTS, WASHERS AND SCREWS.
3. PAINTED WITH PRIME COAT: INDIVIDUAL HANGERS, TRAPEZE HANGERS AND RODS.

E. EQUIVALENT HANGERS AND SUPPORT SYSTEMS BY BINKLEY, FEE AND MASON, KIN_LINE OR UNISTRUT.

BUSHINGS AND LOCKNUTS

A. ENTER OUTLET BOXES SQUARELY AND SECURELY CLAMP CONDUIT TO OUTLET BOX WITH BUSHING ON INSIDE AND LOCKNUT ON OUTSIDE.

SLEEVES

A. PROVIDE PROPER TYPE AND SIZE SLEEVES TO GENERAL CONTRACTOR FOR ELECTRICAL DUCTS, BUSSES, CONDUITS, ETC. PASSING THROUGH BUILDING CONSTRUCTION. SUPERVISE INSTALLATION TO INSURE PROPER SLEEVE LOCATION. UNLESS INDICATED OR APPROVED INSTALL NO SLEEVES IN STRUCTURAL MEMBERS.

B. UNLESS SPECIFIED OTHERWISE PROVIDE 18 GAUGE GALVANIZED SHEET METAL SLEEVES THROUGH FLOORS AND NON_BEARING WALLS. WHERE PIPING PASSES THROUGH EXTERIOR WALLS, EQUIPMENT ROOM WALLS, AIR PLENUM WALLS AND WALLS BETWEEN AREAS THAT MUST BE ISOLATED FROM OCCUPIED AREAS, SEAL SPACE BETWEEN SLEEVES AND PIPING, AIR OR WATER TIGHT ARE REQUIRED WITH THUNDERLINE CORP. LINK SEAL.

C. ALL HOLES OR VOIDS CREATED BY THE ELECTRICAL CONTRACTOR TO EXTEND PIPE THROUGH FIRE RATED FLOORS AND WALLS SHALL BE SEALED WITH AN INTUMESCENT MATERIAL CAPABLE OF EXPANDING UP TO 8 TO 10 TIMES WHEN EXPOSED TO TEMPERATURES OF 250 DEGREES F. IT SHALL HAVE ICBO, BOCAI AND SBCCI (NRB 243) APPROVED RATINGS TO 3 HOURS PER ASTM E_814 (UL 1479). ACCEPTABLE MATERIAL: 3M FIRE BARRIER CAULK, PUTTY, STRIP AND SHEET FORMS.

LS&A
Latimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com
LSA PROJECT NO. 1607008

POLK PLAZA

REVISIONS

DAVID B. EVERHART LICENSED 18806 PROFESSIONAL ENGINEER 11-7-16

A Renovation Project for:

Polk Plaza

1312 SW Polk Plaza St
Topeka, KS 66612

ARCHITECT inc
906 S KANSAS AVE. #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE

SPECIFICATIONS

JOB:	16-016
DRAWN BY:	CAD
PROJECT MGR:	DBE
PRINCIPAL:	DBE
DATE:	11/01/16

POLK PLAZA

SHEET

ME-102

ELECTRICAL SPECIFICATIONS:

OUTLET, PULL AND JUNCTION BOXES

OUTLET BOXES

A. PROVIDE ELECTRICAL SERVICE OUTLETS, INCLUDING PLUG RECEPTACLES, LAMP RECEPTACLES, LIGHTING FIXTURES AND SWITCHES WITH STEEL CITY, RACO, OR EQUIVALENT FOUR INCH CODE GAUGE STEEL KNOCKOUT BOXES GALVANIZED OR SHERADIZED OF REQUIRED DEPTH FOR SERVICE OR DEVICE.

B. PROVIDE CODE GAUGE GALVANIZED STEEL RAISED COVERS ON OUTLET BOXES INSTALLED IN PLASTER FINISH. SET TO PLASTER GROUNDS WITH OUTSIDE EDGE OF COVER FLUSH WITH PLASTER FINISH.

C. PROVIDE 3/8" OR LARGER FIXTURE STUD IN EACH OUTLET BOX SCHEDULED TO RECEIVE LIGHTING FIXTURE. SELECT COVERS WITH PROPER OPENING FOR DEVICE INSTALLED IN OUTLET BOX.

D.

E. USE OF UTILITY OF "HANDY" BOXES ACCEPTABLE ONLY WHERE SINGLE GANG FLUSH OUTLET BOX IN MASONRY IS "DEAD_END" WITH ONLY ONE CONDUIT ENTERING BOX FROM END OR BACK.

F. USE NO SECTIONAL OUTLET BOXES.

G. PROVIDE APPLETON FS OR FD UNILETS FOR SURFACE MOUNTED EXTERIOR WORK. PROVIDE COMPLETE WITH PROPER DEVICE COVER AND GASKET. PROVIDE BLANK COVER AND GASKET WHEN USED AS JUNCTION BOX.

LOCATION OF OUTLET BOXES

A. LOCATE OUTLET BOXES GENERALLY FROM COLUMN CENTERS AND FINISHED WALL LINES. INSTALL CEILING OUTLET BOXES AT SUSPENDED CEILING ELEVATIONS.

B. ACCURATELY LOCATE LIGHTING FIXTURES AND APPLIANCE OUTLET BOXES MOUNTED IN CONCRETE OR IN PLASTER FINISH ON CONCRETE. INSTALL OUTLET BOXES IN FORMS TO DIMENSIONS TAKEN FROM BENCHMARKS, COLUMNS, WALLS, OR FLOORS. ROUGH_IN LIGHTING FIXTURES AND APPLIANCE OUTLET BOXES TO GENERAL LOCATIONS BEFORE INSTALLATION OF WALLS AND FURRING AND RESET TO EXACT DIMENSIONS AS WALLS AND FURRING ARE CONSTRUCTED. SET OUTLET BOXES TRUE TO HORIZONTAL AND VERTICAL FINISH LINES OF BUILDING.

C. INSTALL OUTLET BOXES ACCESSIBLE. PROVIDE OUTLET BOXES ABOVE PIPING OR DUCTWORK WITH EXTENSION STEMS OR OFFSETS AS REQUIRED TO CLEAR PIPING AND DUCTWORK.

D. INSTALL TOP OF SWITCH OUTLET BOXES 48" ABOVE FLOOR UNLESS OTHERWISE CALLED FOR OR REQUIRED BY WAINSCOT, COUNTER, ETC. INSTALL BOTTOM OF RECEPTACLE OUTLET BOXES 16" ABOVE FLOOR UNLESS OTHERWISE CALLED FOR ON DRAWINGS. ADJUST MOUNTING HEIGHTS TO NEAREST MASONRY JOINT FOR MINIMUM CUTTING IN CASE OF FLUSH OUTLETS.

E. INSTALL CLOCK AND OTHER OUTLET BOXES AT ELEVATIONS INDICATED ON DRAWINGS OR AS DIRECTED BY ARCHITECT. DO NOT INSTALL OUTLET BOXES "BACK TO BACK" IN WALLS AND PARTITIONS.

PULL BOXES, WIREWAYS AND GUTTERS

A. PROVIDE ALWALT, KEYSTONE, UNIVERSAL OR EQUIVALENT CODE GAUGE PULL BOXES, WIREWAYS, AND GUTTERS INDICATED OR REQUIRED FOR INSTALLATION, SIZED TO CONFORM WITH NEC RULES. PROVIDE COMPLETE WITH NECESSARY FITTINGS, INTERCONNECTING NIPPLES, INSULATING BUSHINGS, CONDUCTOR SUPPORTS, COVERS, GASKETS, PARTITIONS, ETC. AS REQUIRED.

B. SPECIAL ITEMS MAY BE FABRICATED LOCALLY, TO SAME GENERAL DESIGN AND SPECIFICATIONS AS THOSE LISTED IN SPECIFIED MANUFACTURER'S CATALOGS. PROVIDE FREE OF BURRS, SHARP EDGES, UNREAMED HOLES, SHARP POINTED SCREWS OR BOLTS, AND FINISHED WITH ONE COAT OF SUITABLE ENAMEL INSIDE AND OUT, PRIOR TO MOUNTING.

C. PROVIDE SECTIONAL COVERS FOR EASY REMOVAL.

CIRCUIT BREAKER PANELBOARDS

CIRCUIT BREAKER DISTRIBUTION PANELBOARDS

A. PROVIDE DISTRIBUTION AND POWER PANELBOARDS AS INDICATED IN THE PANELBOARD SCHEDULE AND WHERE SHOWN ON THE PLANS. PANELBOARDS SHALL BE EQUIPPED WITH THERMAL-MAGNETIC, MOLDED CASE CIRCUIT BREAKERS TRIP RATINGS AS SHOWN ON THE SCHEDULE.

BUSSING ASSEMBLY AND TEMPERATURE RISE:

A. PANELBOARD BUS STRUCTURE AND MAIN LUGS OR MAIN BREAKER SHALL HAVE CURRENT RATINGS AS SHOWN ON THE PANELBOARD SCHEDULE. SUCH RATINGS SHALL BE ESTABLISHED BY HEAT RISE TESTS WITH MAXIMUM HOT SPOT TEMPERATURE ON ANY CONNECTOR OR BUS BAR NOT TO EXCEED 50 DEGREES C. RISE ABOVE AMBIENT. HEAT RISE TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH UNDERWRITERS LABORATORIES STANDARD UL 67. THE USE OF CONDUCTOR DIMENSIONS WILL NOT BE ACCEPTED IN LIEU OF ACTUAL HEAT TESTS.

CIRCUIT BREAKERS:

A. CIRCUIT BREAKERS SHALL BE EQUIPPED WITH INDIVIDUALLY INSULATED, BRACED AND PROTECTED CONNECTORS. THE FRONT FACES OF ALL CIRCUIT BREAKERS SHALL BE FLUSH WITH EACH OTHER. LARGE, PERMANENT, INDIVIDUAL CIRCUIT MEMBERS SHALL BE AFFIXED TO EACH BREAKER IN A UNIFORM POSITION. TRIPPED INDICATION SHALL BE CLEARLY SHOWN BY THE BREAKER HANDLE TAKING A POSITION BETWEEN "ON" AND "OFF". PROVISIONS FOR ADDITIONAL BREAKERS SHALL BE SUCH THAT NO ADDITIONAL CONNECTIONS WILL BE REQUIRED TO ADD BREAKERS.

INTEGRATED EQUIPMENT SHORT CIRCUIT RATING

A. EACH PANELBOARD, AS A COMPLETE UNIT, SHALL HAVE A SHORT CIRCUIT CURRENT RATING EQUAL TO OR GREATER THAN THE INTEGRATED EQUIPMENT RATING INDICATED IN PANELBOARD SCHEDULE. THIS RATING SHALL BE ESTABLISHED BY TESTING WITH THE OVERCURRENT DEVICES MOUNTED IN THE PANELBOARD. THE SHORT CIRCUIT TESTS ON THE OVERCURRENT DEVICES AND ON THE PANELBOARD STRUCTURE SHALL BE MADE SIMULTANEOUSLY BY CONNECTING THE FAULT TO EACH OVERCURRENT DEVICE WITH THE PANELBOARD CONNECTED TO ITS RATED VOLTAGE SOURCE. METHOD OF TESTING SHALL BE PER UNDERWRITERS LABORATORIES STANDARD UL 67. THE SOURCE SHALL BE CAPABLE OF SUPPLYING THE SPECIFIED PANELBOARD SHORT CIRCUIT CURRENT OR GREATER. TESTING OF PANELBOARD OVERCURRENT DEVICES FOR SHORT CIRCUIT RATING ONLY WHILE INDIVIDUALLY MOUNTED IS NOT ACCEPTABLE. ALSO, TESTING OF THE BUS STRUCTURE BY APPLYING A FIXED FAULT TO THE BUS STRUCTURE ALONE IS NOT ACCEPTABLE. PANELBOARDS SHALL BE MARKED WITH THEIR MAXIMUM SHORT CIRCUIT CURRENT RATING AT THE SUPPLY VOLTAGE AND SHALL BE UL LISTED.

CABINET

A. PANELBOARD ASSEMBLY SHALL BE ENCLOSED IN A STEEL CABINET. THE RIGIDITY AND GAUGE OF STEEL TO BE AS SPECIFIED IN UL STANDARD 50 FOR CABINETS. THE SIZE OF WIRING GUTTERS SHALL BE IN ACCORDANCE WITH UL STANDARD 67. CABINETS TO BE EQUIPPED WITH LATCH AND TUMBLER-TYPE LOCK ON DOOR OF TRIM. DOORS OVER 48" LONG SHALL BE EQUIPPED WITH THREE-POINT LATCH AND VAULT LOCK. ALL LOCKS SHALL BE KEYED ALIKE. ENDWALLS SHALL BE REMOVABLE. FRONTS SHALL BE OF CODE GAUGE STEEL. GRAY BAKED ENAMEL FINISH ELECTRODEPOSITED OVER CLEANED PHOSPHATIZED STEEL. BRANCH CIRCUIT DISTRIBUTION PANELS SHALL BE PROVIDED WITH A HINGED PANEL COVER WITH A DOOR TO PROVIDE ACCESS TO CIRCUIT BREAKER HANDLES.

SAFETY BARRIERS

A. THE PANELBOARD INTERIOR ASSEMBLY SHALL BE DEAD FRONT WITH PANELBOARD FRONT REMOVED. MAIN LUGS OR MAIN BREAKERS SHALL HAVE BARRIERS ON FIVE SIDES. THE BARRIER IN FRONT OF THE MAIN LUGS SHALL BE HINGED TO A FIXED PART OF THE INTERIOR. THE END OF THE BUS STRUCTURE OPPOSITE THE MAINS SHALL HAVE BARRIERS.

UL LISTING

A. PANELBOARDS SHALL BE LISTED BY UNDERWRITERS LABORATORIES AND SHALL BEAR THE UL LABEL. WHEN REQUIRED, PANELBOARDS SHALL BE SUITABLE FOR USE AS SERVICE EQUIPMENT.

B. SEE PANELBOARD SCHEDULES ON PLANS.

C. PANELS SHALL HAVE BRANCH CIRCUIT DIRECTORY HOLDERS WITH CLEAR PLASTIC COVER. PROVIDE NEATLY TYPED LIST OF BRANCH CIRCUIT LOADS CORRESPONDING TO BRANCH CIRCUIT NUMBERS.

D. PANELBOARDS SHALL BE SQUARE D. EQUIVALENT BY G.E., CUTLER HAMMER OR ITE SIEMENS.

E. UNIT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH RULES SET FORTH BY NEC, AND EQUIPMENT MANUFACTURER.

SWITCHES, RECEPTACLES AND COVER PLATES

A. PROVIDE WHERE SHOWN ON PLANS LEVITON WIRING DEVICES. PART NUMBERS SHALL BE AS LISTED FOR EACH DEVICE SPECIFIED. EQUIVALENT DEVICES BY HUBBELL, PASS & SEYMOUR.

INDUSTRY REFERENCES

A. UNDERWRITER'S LABORATORIES (UL)

SWITCHES (UL 20)
RECEPTACLES, PLUGS & CONNECTORS (UL 498)
PIN & SLEEVE CONNECTORS (UL 1286)
DEVICE PLATES (UL 514)
GFCI'S (UL 943)

B. NATIONAL ELECTRIC MANUFACTURERS ASSOCIATION (NEMA)

WD-1 (DEVICES, PLATES, COLORS)
WD-6

PRODUCTS

A. GENERAL: PROVIDE FACTORY-FABRICATED WIRING DEVICES IN TYPES, COLORS, AND ELECTRICAL RATINGS FOR APPLICATIONS INDICATED. WHEREVER POSSIBLE, DEVICES SHALL BE BACK AND SIDE WIRED. ALL SWITCHES AND RECEPTACLES SHALL INCORPORATE A METAL MOUNTING STRAP: NON- METALLIC MOUNTING STRAPS ARE NOT ACCEPTABLE. SWITCHES SHALL BE LISTED PER UL 20 AND CERTIFIED BY UL TO FED SPEC. WS-596E. RECEPTACLES SHALL BE LISTED PER UL 498 AND CERTIFIED BY UL TO FED. SPEC. WS-896E. BOTH SWITCHES AND RECEPTACLES SHALL BE VISIBLY MARKED WITH THE "UL-FS" MARK TO CONFIRM CERTIFICATION. ALL DEVICES SHALL BE FROM THE SAME MANUFACTURER. ALL DEVICES SHALL BE GRAY UNLESS OTHERWISE ON PLANS. ALL SURFACE RACEWAY SHALL BE SATIN ALUMINUM UNLESS NOTED OTHERWISE ON PLANS.

B. EACH SWITCH OUTLET SHALL BE EQUIPPED WITH AN AC "QUIET" TOGGLE SWITCH OF 20 AMPERE CAPACITY.

LEVITON PART NO. #1221-2
LEVITON PART NO. #1221-2L (LOCKING)

C. MOTION SWITCHES SHALL BE CONFIGURED AS "VACANCY" SWITCHES REQUIRING MANUAL ON AND OFF AND LACK OF MOTION OFF.

HUBBELL AP 1277-1 OR 2 AS REQUIRED. COLOR BY ARCHITECT.

D. EACH CONVENIENCE RECEPTACLE OUTLET SHALL BE EQUIPPED WITH A 20 AMPERE DUPLEX PLUG RECEPTACLES EXCEPT WHERE OTHERWISE NOTED. RECEPTACLES SHALL BE 3 WIRE GROUNDING TYPE NEMA NO. 5-20R. RECEPTACLE SHALL BE CONSTRUCTED WITH NYLON FACE AND BASE; .050 GAUGE BRASS BACKSTRAP WITH ONE-PIECE GROUND DESIGN; RIVETED SELF-GROUNDING CLIP; AND .040 GAUGE SOLID BRASS, TRIPLE-WIPE CONTACTS. RECEPTACLES DENOTED AS "EMERGENCY" SHALL BE DENOTED AS SUCH WITH A DEVICE PLATE LABELED WITH THE WORD "EMERGENCY" IN CAPITAL LETTERS.

LEVITON #5362A

E. ISOLATED GROUND RECEPTACLES SHALL BE 3 WIRE GROUNDING TYPE NEMA NO. 5-20R-IG. RECEPTACLE SHALL BE CONSTRUCTED WITH NYLON FACE AND BASE; .050 GAUGE BRASS NICKEL-PLATED BACKSTRAP WITH ISOLATED GROUND DESIGN; RIVETED SELF-GROUNDING CLIP; AND .040 GAUGE SOLID BRASS, NICKEL-PLATED, TRIPLE-WIPE CONTACTS. RECEPTACLES SHALL HAVE ORANGE IG SYMBOL.

LEVITON #5362-IG

SWITCH AND RECEPTACLE FLUSH WALL PLATES

A. WALL PLATES: WALL PLATES FOR ALL FLUSH OUTLETS SHALL BE SATIN STAINLESS STEEL TYPE 430. ALL PLATES SHALL BE LISTED PER UL 514 AND SHALL BE OF THE SAME MANUFACTURER AS THE DEVICES FURNISHED. PLATES FOR SURFACE MOUNTED DEVICE OUTLETS SHALL BE DRAWN GALVANIZED STEEL FOR STEEL BOXES AND CAST FOR CAST BOXES.

B. PROVIDE FLUSH MOUNTED WIRING DEVICES WITH STANDARD STAINLESS STEEL WALL PLATES WITH SATIN FINISH CONFORMING TO U.S. BUREAU OF STANDARDS FINISH #32D.

C. ARCHITECTURAL STYLE SPECIFICATION GRADE DEVICES SHALL BE USED WHERE INDICATED ON PLANS. DEVICES SHALL BE LEVITON "DECORA PLUS" WITH MATCHING SCREWLESS, LEXAN PLATES. SWITCHES SHALL BE 20 AMPERE, 277 VOLT RATED. RECEPTACLES SHALL BE NEMA 5-20R CONFIGURATION, 20 AMPERE, 125 VOLT.

D. PROVIDE MATCHING BLANK WALL PLATES TO COVER OUTLET OR JUNCTION BOXES INTENDED FOR FUTURE DEVICES.
PROVIDE MATCHING BLANK WALL PLATES WITH ROUND KNOCK OUT AT ALL TELEPHONE OUTLET LOCATIONS.

E. PROVIDE FACTORY ENGRAVED WALL PLATES WHERE INDICATED. WHERE ENGRAVED TEXT IS NOT OUTLINED SUBMIT TWO COPIES OF PROPOSED TEXT TO A/E OFFICER FOR REVIEW.

F. WALL PLATES SHALL NOT SUPPORT WIRING DEVICES. PROVIDE WIRING DEVICE WITH ACCESSORIES AS REQUIRED TO PROPERLY INSTALL DEVICES AND WALL PLATES.

G. WHERE WALL PLATES FOR SPECIAL DEVICES ARE AVAILABLE ONLY FROM MANUFACTURER OF DEVICE, PROVIDE DESIGNS AND FINISHES EQUIVALENT TO ABOVE SPECIFICATION.

H. VERIFY WITH ARCHITECT FINISH OF ANY PLATE WHERE IT MAY BE APPARENT A SPECIAL FINISH OR COLOR SHOULD HAVE BEEN SPECIFIED.

I. MULTIPLE SWITCH PLATES SHALL BE ENGRAVED TO INDICATE WHAT THEY CONTROL.

LIGHTING FIXTURES

GENERAL

A. PROVIDE LIGHTING FIXTURES COMPLETE WITH LAMPS AND ACCESSORIES REQUIRED FOR HANGING. CONTRACTOR SHALL INSURE THAT LAMPS, REFLECTOR LENS AND TRIM ARE CLEAN AT TIME OF FINAL INSPECTION. MOUNT RECESSED FIXTURES WITH TRIM FLUSH TO CEILINGS, FREE OF GAPS OR CRACKS.

B. COORDINATE MOUNTING OF CEILING MOUNTED LIGHTING FIXTURES WITH GENERAL CONTRACTOR. WHERE ADDITIONAL FIXTURE SUPPORTS ARE REQUIRED DUE TO LIGHTING FIXTURE LOCATION OR WEIGHT, SUPPORTS SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR, UNLESS OTHERWISE SPECIFIED UNDER CEILING SPECIFICATIONS.

C. CONSULT ARCHITECTURAL PLANS FOR CEILING TYPES AND PROVIDE SURFACE AND RECESSED LIGHTING FIXTURES WITH APPROPRIATE MOUNTING COMPONENTS AND ACCESSORIES.

D. LIGHTING FIXTURES SUBMITTED MUST MEET OR EXCEED SPECIFIED LIGHTING FIXTURE IN PERFORMANCE AND CONSTRUCTION AND APPEARANCE.

E. PROVIDE LIGHTING FIXTURES AT EACH LOCATION SHOWN ON DRAWINGS. LIGHTING FIXTURES SHALL BE IN ACCORDANCE WITH TYPE DESIGNATION ON DRAWINGS.

F. LIGHTING FIXTURE SUPPORTS SHALL COMPLY WITH THE LATEST EDITION OF THE NEC SECTIONS 410_15 AND 410_16. PROVIDE LIGHTING FIXTURE SECURING CLIPS AS REQUIRED. IN ADDITION TO CLIPS, PROVIDE EACH FIXTURE WITH (2) #12 SLACK WIRES, ONE FROM EACH CORNER, UP TO STRUCTURE.

G. SEE LIGHTING FIXTURE SCHEDULE ON PLANS FOR FIXTURE TYPES.

H. TROFFERS SHALL HAVE A MINIMUM DEPTH OF 4 3/8". LATCHES SHALL BE SPRING LOADED. NO BENT METAL COMPRESSION OR MANUAL LATCHES ARE ACCEPTABLE.

I. ALL INTERIOR FLUORESCENT FIXTURES THAT HAVE DOUBLE-ENDED LAMPS AND SERVICEABLE BALLASTS SHALL HAVE INTEGRAL DISCONNECTING MEANS PER 2008 NEC 410.130(G).

J. ALL BATTERY PACK EMERGENCY FIXTURES AND STANDBY SOURCE FIXTURES SHALL ILLUMINATE TWO LAMPS UPON A LOSS OF POWER.

K. PRIOR TO INSTALLATION OF LUMINAIRES ELECTRICAL CONTRACTOR SHALL INSPECT LUMINAIRE AND VERIFY UNIT MEETS OR EXCEEDS SPECIFICATIONS, IS NEW AND UNUSED WITHOUT DAMAGE OR DEFECT AND IS SUITABLE FOR THE INTENDED SERVICE.

L. SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR LUMINAIRE LOCATIONS, COORDINATE INSTALLATION WITH OTHER TRADES.

M. AT THE COMPLETION OF THE PROJECT ALL LUMINAIRES SHALL BE ALIGNED, LEVEL AND CLEANED TO THE SATISFACTION OF THE A/E.

N. PROVIDE LUMINAIRES BY THE FOLLOWING MANUFACTURERS:

1. DOWNLIGHTS: WILLIAMS, HALO, LITHONIA, MARKO, PRESCOLITE
2. FLOURESCENTS: COLUMBIA, LITHONIA, METALUX, WILLIAMS, COOPER
3. LED EXTERIOR: HOLOPHANE, HUBBELL, KIM, LITHONIA, MCGRAW-EDISON, EON
4. EMERGENCY FIXTURES: WILLIAMS, EXITRONIX, FAIL-SAFE, HUBBELL, LITHONIA, DUAL LITE, COOPER
5. PROVIDE LUMINAIRES AS SCHEDULED. ANY POTENTIAL SUBSTITUTIONS SHALL BE SUBMITTED TO ENGINEER FOR PRE-APPROVAL AT LEAST 10 DAYS PRIOR TO BID DATE. NO EXCEPTIONS.

LED FIXTURES

A. LED SOURCES SHALL BE BASED ON DURABILITY, ENERGY EFFICIENCY, AND REDUCED MAINTENANCE.

B. LED FIXTURES SHALL BE PROVIDED BY MANUFACTURERS WITH A MINIMUM OF (8) YEARS' EXPERIENCE AND PROVIDED MINIMUM (5) YEARS WARRANTY ON ALL ELECTRICAL PARTS.

C. LED COMPONENTS AND FIXTURES SHALL COMPLY WITH ANSI CHROMATICITY STANDARDS, LM79 AND IES LM-80 LUMEN MAINTENANCE TESTING STANDARDS.

D. DIMMABLE LEDS SHALL UTILIZE CONSTANT CURRENT REDUCTION OR PULSE WIDTH MODULATION CONTROLS.

E. LED LIGHTING SYSTEMS WITH UNMATCHED DRIVERS AND POWER SUPPLIES SHALL NOT BE CONSIDERED.

F. DRIVE MA RATING SHALL BE INDICATED WHEN REPORTING INITIAL DELIVERED LUMENS OF A SPECIFIED FIXTURE.

G. RATED LIFE OF 50,000 WHEN LUMENS DEPRECIATED TO 90% OF INITIAL RATING USING IESNA TM-21 TESTING METHODOLOGY AND DATA EXTRAPOLATION.

H. DLC CERTIFICATION RECOMMENDED AND PREFERRED.

I. COLOR RENDERING INDEX EQUAL OR GREATER THAN 80.

J. COLOR CHANGING LED LUMINAIRES SHALL PROVIDE FULL SPECTRUM COLOR CHANGING CAPABILITY THROUGH THE USE OF RED, BLUE, GREEN AND WHITE (AMBER) LED'S.

K. LED FIXTURES SHALL BE COMPATIBLE WITH SPECIFIED FIXTURES.

L. ANY EXCEPTION TO THE ABOVE SPECIFICATIONS MUST BE APPROVED BY THE CONTRACTING OFFICER.

LS&A
Latimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com
LSA PROJECT NO. 1607008

POLK PLAZA

REVISIONS

DAVID B. EVERHART
LICENSED
18806
PROFESSIONAL ENGINEER
11-1-16

A Renovation Project for:

Polk Plaza

1312 SW Polk Plaza St
Topeka, KS 66612

ARCHITECT inc
906 S KANSAS AVE #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE

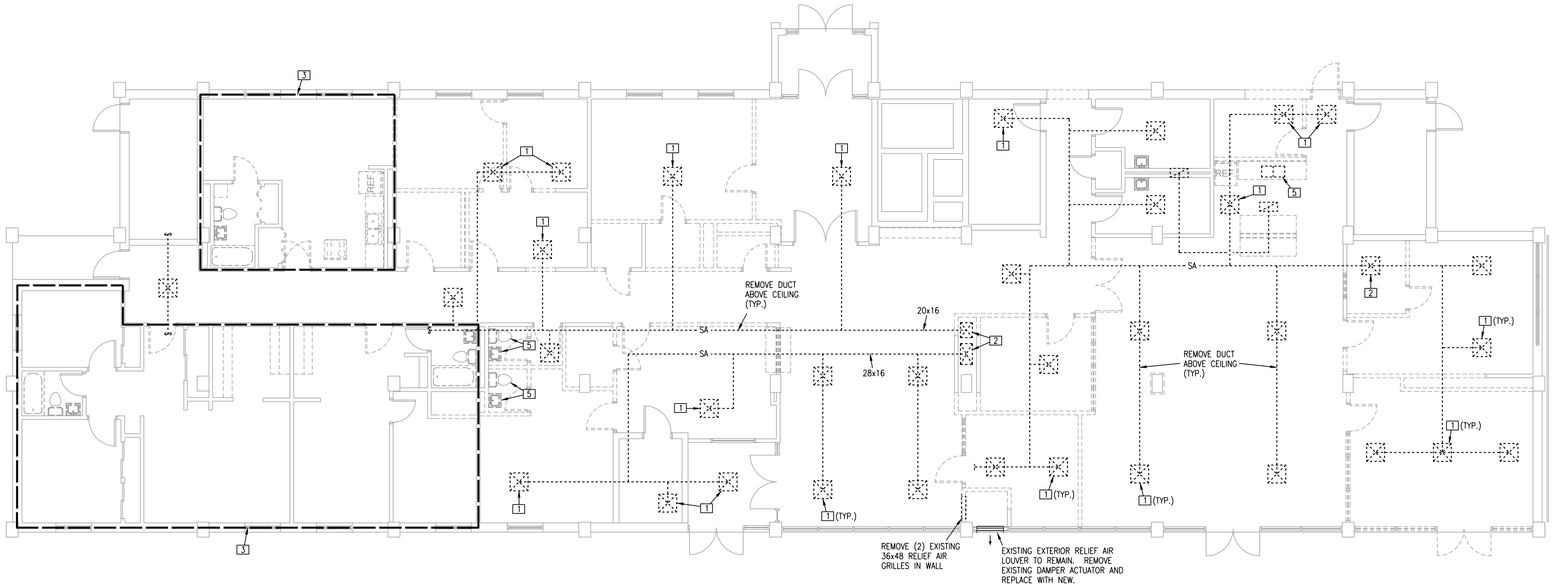
SPECIFICATIONS

JOB:	16-016
DRAWN BY:	CAD
PROJECT MGR:	DBE
PRINCIPAL:	DBE
DATE:	11/01/16

POLK PLAZA

SHEET

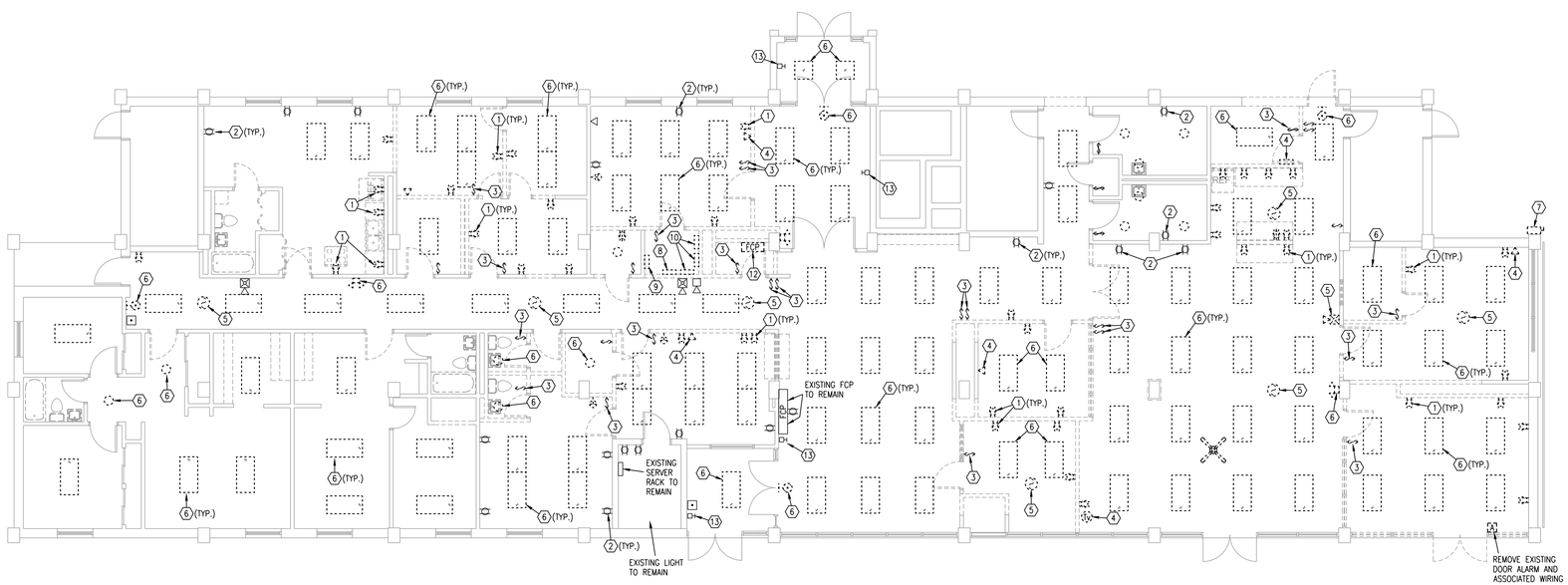
ME-103



1 FIRST FLOOR PLAN

1/8"=1'-0" MECHANICAL DEMOLITION

NORTH



2 FIRST FLOOR PLAN

1/8"=1'-0" ELECTRICAL DEMOLITION

NORTH

NOTES:

1. CONTRACTOR SHALL VISIT SITE AND FIELD VERIFY EXISTING CONDITIONS WHERE DEMO WORK IS SHOWN.
2. THIS DEMOLITION PLAN IS FOR GENERAL REFERENCE ONLY. NOT EVERY DIFFUSER, GRILLE, LIGHT FIXTURE, PIPING AND ACCESSORIES HAVE BEEN INDICATED. CONTRACTOR SHALL VISIT SITE AND FIELD VERIFY EXISTING CONDITIONS IN THE SPACES WHERE WORK IS BEING PERFORMED.
3. WALLS FLOORS AND CEILINGS SHALL BE PATCHED AND/OR PAINTED TO MATCH EXISTING CONDITIONS AFTER THE DEMOLITION IS COMPLETE.
4. OWNER SHALL HAVE FIRST RIGHTS OF REFUSAL FOR ALL EQUIPMENT SHOWN TO BE REMOVED, INCLUDING REFRIGERANT RECAPTURING.
5. MAINTAIN ALL CONTINUITY FOR CIRCUITING TO ELECTRICAL DEVICES AND LIGHT FIXTURES TO REMAIN IN SPACES WHERE WORK IS NOT BEING PERFORMED.
6. NOTIFY OWNER A MINIMUM OF 48 HOURS PRIOR TO INTERRUPTING OF ANY POWER OR WATER OUTAGES THAT WILL AFFECT BUILDING OPERATION.
7. REFER TO NEW WORK PLANS FOR ADDITIONAL DEMOLITION REQUIREMENTS.

MECHANICAL DEMOLITION LEGEND:

1. REMOVE EXISTING SA DIFFUSER IN CEILING AND ASSOCIATED BRANCH DUCT WORK.
2. REMOVE DUCTS DOWN THRU FLOOR TO BASEMENT. FURTHER DEMOLITION IN BASEMENT TO AHU WILL BE INCLUDED IN SEPARATE PROJECT.
3. REMOVE ALL CEILING MOUNTED DIFFUSERS. EXISTING RA FLOOR GRILLES SHALL BE REMOVED AND DUCT SHALL BE CAPPED AT FLOOR. PATCH FLOOR TO MATCH EXISTING.
4. NOT USED.
5. REMOVE EXISTING PLUMBING FIXTURE. CAP DOMESTIC WATER, WASTE, AND VENT PIPES AT WALL AND FLOOR AS REQUIRED.

ELECTRICAL DEMOLITION LEGEND:

1. REMOVE EXISTING RECEPTACLE IN WALL AND ASSOCIATED WIRING/CONDUIT.
2. EXISTING RECEPTACLE BACK BOX AND WIRING TO REMAIN. REFER TO NEW WORK PLAN FOR MORE INFORMATION.
3. REMOVE EXISTING LIGHT SWITCH AND ASSOCIATED WIRING CONDUIT.
4. REMOVE EXISTING VOICE/DATA/TV OUTLET.
5. REMOVE EXISTING FIRE ALARM DEVICE AND ASSOCIATED WIRING.
6. REMOVE EXISTING LIGHT FIXTURE AND ALL ASSOCIATED WIRING/CONDUIT.
7. REMOVE EXISTING 400A. NEMA 3R D.S. SERVING OUTDOOR CONDENSING UNIT AND ASSOCIATED ELECTRICAL BACK TO PANEL IN BASEMENT.
8. REMOVE EXISTING DISTRIBUTION PANEL BOARD. 120/208V. 400A., 3P. AND ASSOCIATED FEEDERS TO SUB PANELS.
9. REMOVE EXISTING PANEL "A". 120/208V., 3PH., 225A. MLO AND ASSOCIATED FEEDER. INTERCEPT EXISTING CIRCUITS TO REMAIN IN BUILDING AND ROUTE TO NEW PANEL.
10. EXISTING PHONE/DATA/INTERNET SERVICE EQUIPMENT SHALL BE RELOCATED TO PHONE ROOM 144.
11. REMOVE EXISTING PANEL "C". 120/208V., 3PH., 225A. MLO AND ASSOCIATED FEEDER.
12. EXISTING SIMPLEX FIRE ALARM BATTERY CABINET TO BE RELOCATED. RECONNECT TO EXISTING FCP. REFERENCE FA-101 FOR NEW LOCATION.
13. EXISTING ADA DOOR PUSH BUTTON TO REMAIN.

LS&A Latimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com
LSA PROJECT NO. 1607008

POLK PLAZA

REVISIONS

DAVID B. EVERHART LICENSED 18806 PROFESSIONAL ENGINEER 11-1-16

A Renovation Project for:

Polk Plaza

1312 SW Polk Plaza St Topeka, KS 66612

ARCHITECT inc
906 S KANSAS AVE #200 TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010 FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE

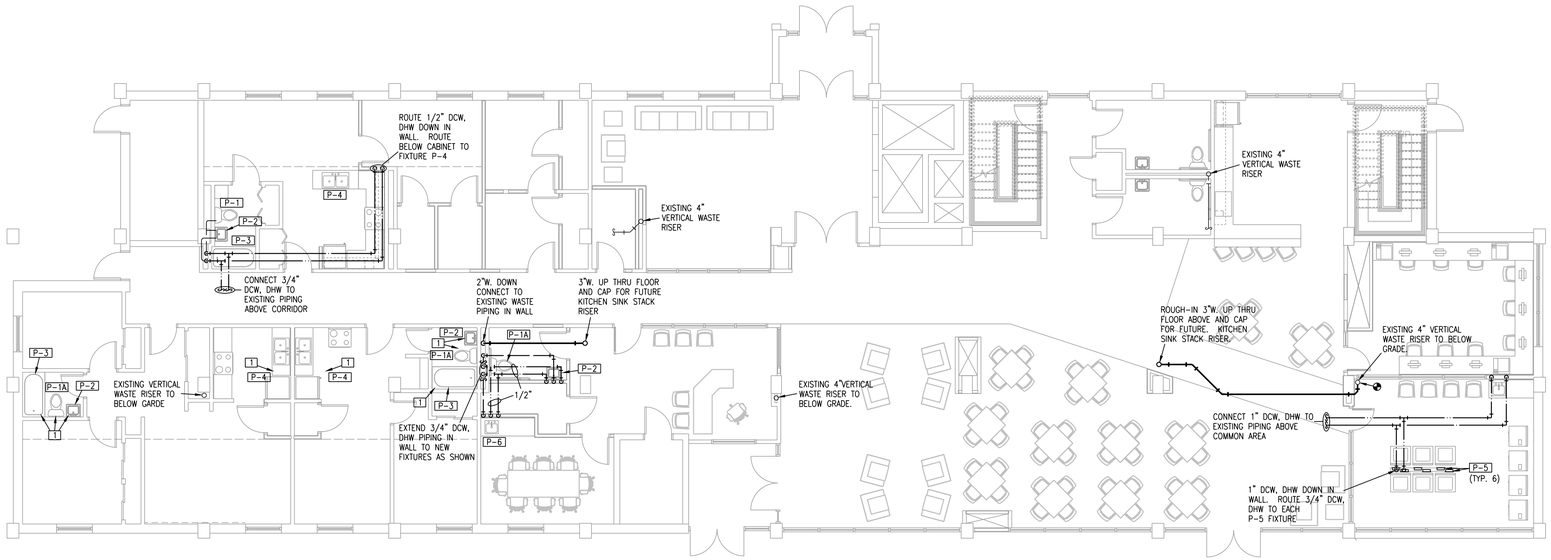
FIRST FLOOR PLAN - DEMOLITION

JOB:	16-016
DRAWN BY:	CAD
PROJECT MGR:	DBE
PRINCIPAL:	DBE
DATE:	11/01/16

POLK PLAZA

SHEET

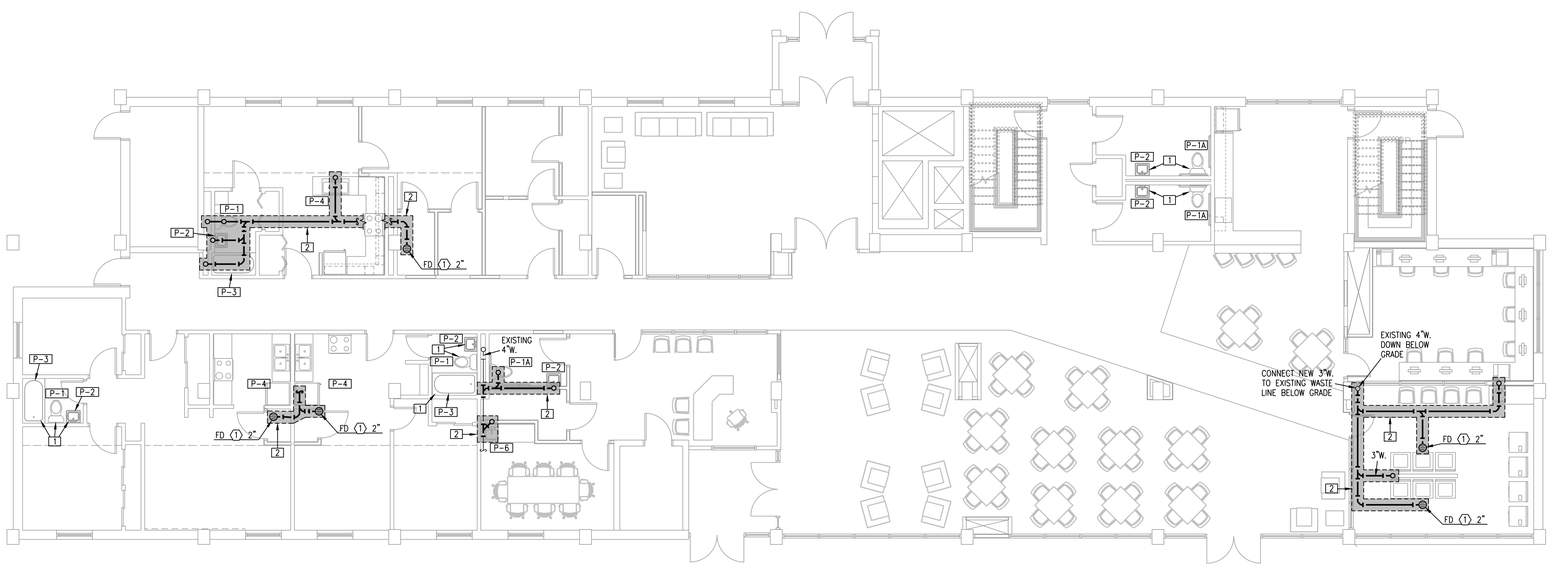
ME-201



2 FIRST FLOOR PLAN

1/8"=1'-0" PLUMBING

NORTH



1 FIRST FLOOR PLAN

1/8"=1'-0" BELOW-GRADE PLUMBING

NORTH

NOTES:

1. WHERE SAW CUTTING IS REQUIRED FOR INSTALLATION OF NEW BELOW-GRADE WASTE PIPING. REFERENCE ARCHITECTURAL FOR PATCHING OF FLOOR.
2. EXISTING BELOW GRADE PLUMBING SHALL BE VERIFIED BY CONTRACTOR. WHERE NEW PIPING IS SHOWN ON PLANS TO BE CONNECTED TO EXISTING PIPING, IT IS BASED ON BEST ESTIMATION OF EXISTING ROUTING. EXISTING ROUTING. EXISTING PLUMBING DRAWINGS WERE NOT AVAILABLE AT TIME OF DESIGN.
3. COORDINATE ROUTING OF ALL NEW PIPING WITH OTHER DISCIPLINES CEILING PLANS AND EXISTING STRUCTURE. PROVIDE DROPS AND RISERS AS REQUIRED AT BEAMS.
4. EXISTING WASTE/WATER PIPING ROUTED ABOVE FIRST FLOOR COMMON AREAS SERVING PLUMBING RISERS FROM APARTMENT UNITS ABOVE SHALL REMAIN AND BE FIELD PAINTED WHERE ABOVE COMMON AREAS IN EXPOSED STRUCTURE AREAS WITH NO CEILING.

LEGEND:

1 REPLACE EXISTING PLUMBING FIXTURE WITH NEW. RECONNECT TO EXISTING WASTE/VENT AND DOMESTIC WATER PIPING IN WALL.

2 SAWCUT EXISTING CONCRETE FLOOR FOR INSTALLATION OF BELOW-GRADE WASTE PIPE.

LS&A Latimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com
LSA PROJECT NO. 1607008

POLK PLAZA

REVISIONS

DAVID B. EVERHART LICENSED 18806 PROFESSIONAL ENGINEER 11-1-16

A Renovation Project for:

Polk Plaza

1312 SW Polk Plaza St Topeka, KS 66612

ARCHITECT inc
906 S KANSAS AVE #200 TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010 FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE

FIRST FLOOR PLAN - PLUMBING

JOB:	16-016
DRAWN BY:	CAD
PROJECT MGR:	DBE
PRINCIPAL:	DBE
DATE:	11/01/16

POLK PLAZA

SHEET

P-101

NOTES:

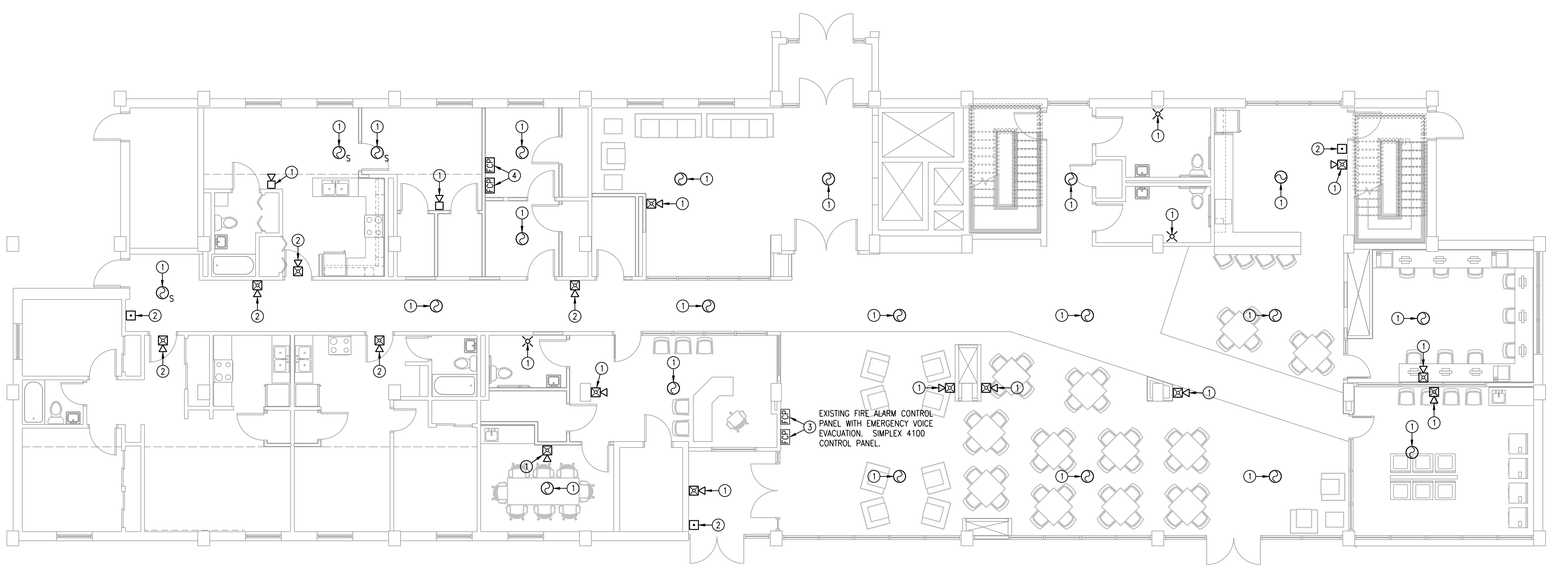
1. THE SCOPE OF THE FIRE ALARM CONTRACTOR'S WORK SHALL BE TO PROVIDE A FULLY FUNCTIONAL AUTOMATIC FIRE ALARM SYSTEM WITH EMERGENCY VOICE EVACUATION CAPABILITY FOR THE FIRST FLOOR. ALL NEW DEVICES SHALL BE CONNECTED TO THE EXISTING FACP (SIMPLEX 4100).
2. FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 72, 2009 IBC, AND ALL OTHER LOCAL BUILDING CODES.
3. FIRE ALARM CONTRACTOR SHALL PROVIDE STAMPED SHOP DRAWINGS AND BATTERY CALCULATIONS TO THE CITY FIRE DEPT. FOR REVIEW. AND APPROVAL SHOWING ALL DEVICES, WIRING, BATTERY CALCULATIONS, ETC. DEVICES SHOWN ON DRAWINGS SHOW DESIGN INTENT ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL DESIGN AND DRAWINGS.

LEGEND:

1. CONNECT NEW FIRE ALARM DEVICE TO EXISTING FACP.
2. REPLACE EXISTING FIRE ALARM DEVICE WITH NEW IN SAME LOCATION. REUSE CIRCUITING.
3. BASE BID SHALL INCLUDE LEAVING EXISTING EXISTING FACP PANELS IN THIS LOCATION. PROVIDE ADD ALTERNATE PRICE TO REPLACE EXISTING CABINETS WITH JUNCTION BOXES FOR INTERCEPTING OF ALL EXISTING FIRE ALARM CIRCUITS AND REPORTING TO NEW FACP LOCATION IN ROOM 142.
4. RELOCATED FIRE ALARM CONTROL PANELS. (BID AS ADD ALTERNATE PRICE)

NFPA SYMBOLS LEGEND	
	SMOKE DETECTOR
S	SMOKE DETECTOR WITH SOUNDER BASE
ISO	SMOKE DETECTOR WITH ISOLATOR BASE
	HEAT DETECTOR
	DUCT DETECTOR
	ADDRESSABLE MANUAL PULL STATION
	DOOR HOLDER
	FLOW DETECTOR/SWITCH
	TAMPER DETECTOR
T	TEST STATION
R	MR101/C SHUTDOWN RELAY, SPDT W/RED
	A/V (WALL MOUNTED) 24 VDC
	STROBE
	BELL ANNUNCIATOR
	HORN/SPEAKER
FCP	FIRE ALARM CONTROL PANEL
	FIREMAN'S PHONE
ARA	AREA RESCUE CALL STATION
ARA M	AREA RESCUE MASTER STATION
ZAM S	SIGNAL ZAM
ZAM C	CONTROL ZAM
ZAM DET	DETECTOR ZAM
IAM	MONITOR MODULE
IAM R	RELAY IAM
PC	GRAPHIC COMMAND CENTER
FAA	REMOTE FIRE ALARM AUDIO
FSA	REMOTE ANNUNCIATOR WITH AUDIO
ANN	ANNUNCIATOR
FS	FIRE SMOKE DAMPER
NAC	NAC POWER EXTENDER

* ALL SYMBOLS SHOWN ABOVE MAY NOT APPEAR ON PLANS



1 **FIRST FLOOR PLAN**
1/8"=1'-0" FIRE ALARM

NORTH

LS&A Latimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com

LSA PROJECT NO. 1607008

POLK PLAZA

REVISIONS

DAVID B. EVERHART LICENSED 18806 PROFESSIONAL ENGINEER
11-1-16

A Renovation Project for:

Polk Plaza

1312 SW Polk Plaza St
Topeka, KS 66612

ARCHITECT inc
906 S KANSAS AVE #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE

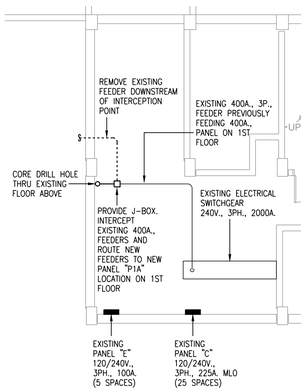
FIRST FLOOR PLAN - FIRE ALARM

JOB:	16-016
DRAWN BY:	CAD
PROJECT MGR:	DBE
PRINCIPAL:	DBE
DATE:	11/01/16

POLK PLAZA

SHEET

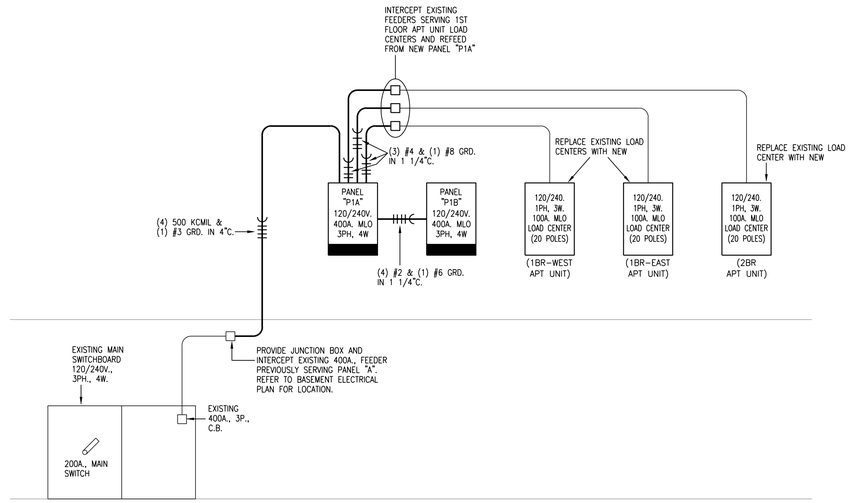
FA-101



1 PARTIAL BASEMENT PLAN

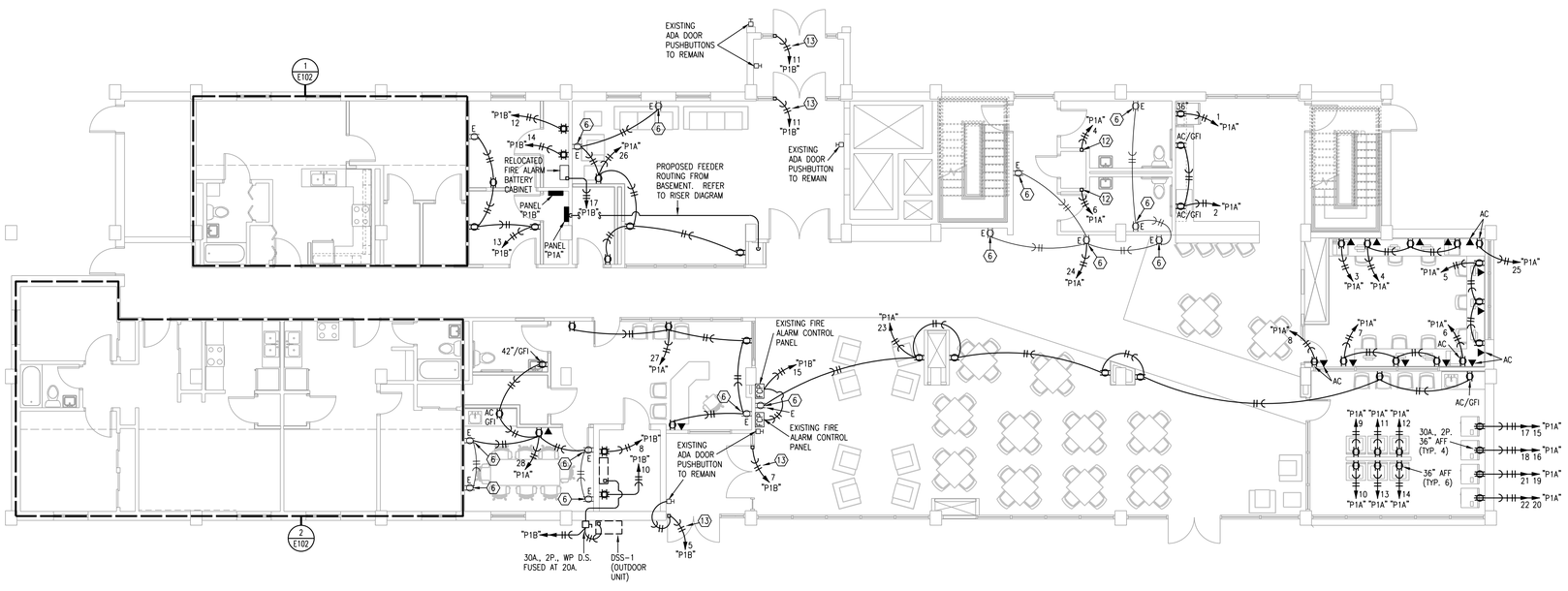
1/8"=1'-0" POWER

NORTH



3 ELECTRICAL DISTRIBUTION RISER DIAGRAM

NO SCALE



2 FIRST FLOOR PLAN

1/8"=1'-0" POWER

NORTH

NOTES:

1. VERIFY ALL LOCATIONS OF RECEPTACLES, VOICE, DATA AND TV LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
2. ALL 120V., 1PH., 15A. AND 20A. RECEPTACLES SHALL BE TAMPER RESISTANT.
3. FIELD VERIFY EXISTING RECEPTACLES SHOWN ON PLAN EXISTING WALLS TO REMAIN. MAINTAIN EXISTING CIRCUITING TO RECEPTACLES.
4. ALL EXISTING AND NEW WIRING, CONDUITS ETC. ROUTED ABOVE EXPOSED AREAS WITH NO CEILING IN THE COMMON AREAS SHALL BE SUPPORTED/RE-SUPPORTED TIGHT TO CONCRETE DECK ABOVE AND FIELD PAINTED. CONTRACTOR SHALL ROUTE ALL CONDUITS, WIRING, ETC. STRAIGHT AND FLUSH, PARALLEL TO BUILDING LINES AS REQUIRED.

LEGEND:

1. (4) #10 IN 3/4"C.
2. ROUTE CIRCUIT TO ARC-FAULT PROTECTED CIRCUIT BREAKER.
3. (3) #10 IN 3/4"C. ROUTE TO 30A., 2P. CIRCUIT BREAKER IN UNIT PANEL.
4. REPLACE EXISTING LOAD CENTER WITH NEW 120/240V., 1PH., 3W., 100A. MLO LOAD CENTER WITH (20) POLES. PROVIDE BREAKERS TO MATCH EXISTING LOADS AS REQUIRED. REUSE EXISTING FEEDERS SERVING EXISTING LOAD CENTER.
5. RANGE HOOD/MICROWAVE CONNECTION. ROUTE TO 20A., 1P. CIRCUIT BREAKER IN UNIT PANEL.
6. REPLACE EXISTING RECEPTACLE WITH NEW DEVICE AND COVERPLATE. REUSE EXISTING BACKBOX.
7. NOT USED.
8. NOT USED.
9. NOT USED.
10. ROUTE TO 20A., 2P., CIRCUIT BREAKER IN RESPECTIVE UNIT PANEL.
11. PROVIDE NEW STAND ALONE 120V., SMOKE ALARM. CIRCUIT WITH OTHER SMOKE ALARMS IN UNIT SUCH THAT IF ONE DETECTS SMOKE, ALL SHALL SOUND AN ALARM TOGETHER.
12. RECIRCUIT EXISTING HAND DRYER CIRCUIT TO NEW PANEL LOCATION AS SHOWN.
13. RECIRCUIT EXISTING ADA DOOR MOTOR TO NEW PANEL LOCATION AS SHOWN.
14. ROUTE TO 20A., 1P., CIRCUIT BREAKER IN UNIT PANEL.
15. (3) #8 & (1) #10 GRD. IN 1"C. TO 40A./2P. CIRCUIT BREAKER IN UNIT PANEL.
16. FEEDER FROM BASEMENT MAIN SWITCHBOARD TO PANEL "P1A". REFER TO ELECTRICAL RISER DIAGRAM.

LS&A
Latimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com
LSA PROJECT NO. 1607008

POLK PLAZA

REVISIONS

DAVID B. EVERHART LICENSED 18806 PROFESSIONAL ENGINEER 11-1-16

A Renovation Project for:

Polk Plaza

1312 SW Polk Plaza St Topeka, KS 66612

ARCHITECT inc
906 S KANSAS AVE. #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE

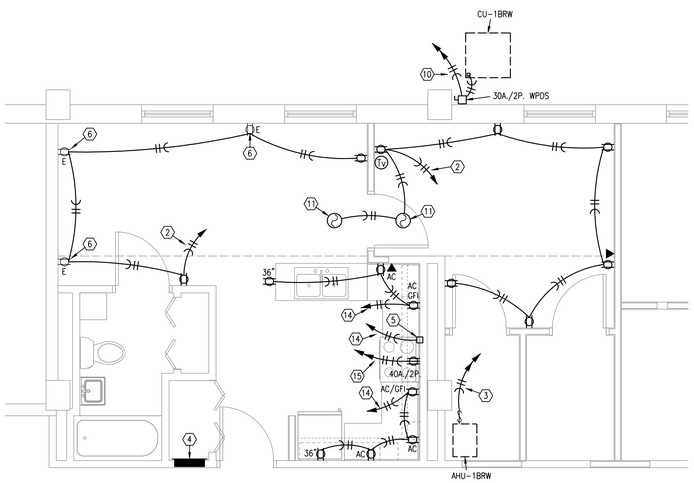
FIRST FLOOR PLAN - POWER

JOB:	16-016
DRAWN BY:	CAD
PROJECT MGR:	DBE
PRINCIPAL:	DBE
DATE:	11/01/16

POLK PLAZA

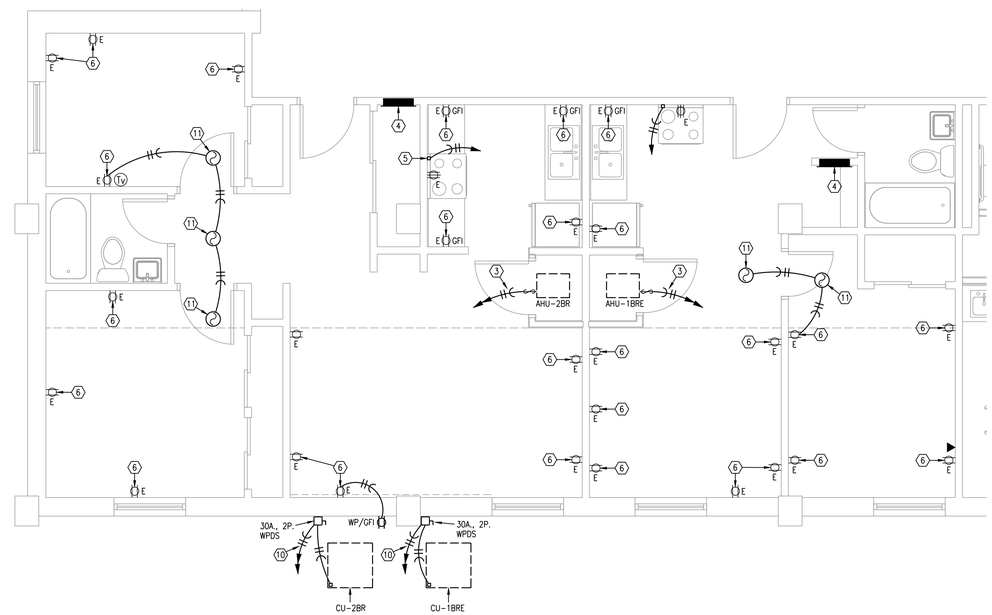
SHEET

E-101



1 PARTIAL FIRST FLOOR PLAN
1/4"=1'-0" POWER

NORTH



2 PARTIAL FIRST FLOOR PLAN
1/4"=1'-0" POWER

NORTH

NOTES:

1. VERIFY ALL LOCATIONS OF RECEPTACLES, VOICE, DATA AND TV LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
2. ALL 120V., 1PH., 15A. AND 20A. RECEPTACLES SHALL BE TAMPER RESISTANT.
3. FIELD VERIFY EXISTING RECEPTACLES SHOWN ON PLAN EXISTING WALLS TO REMAIN. MAINTAIN EXISTING CIRCUITING TO RECEPTACLES.
4. ALL EXISTING AND NEW WIRING, CONDUITS ETC. ROUTED ABOVE EXPOSED AREAS WITH NO CEILING IN THE COMMON AREAS SHALL BE SUPPORTED/RE-SUPPORTED TIGHT TO CONCRETE DECK ABOVE AND FIELD PAINTED. CONTRACTOR SHALL ROUTE ALL CONDUITS, WIRING, ETC. STRAIGHT AND FLUSH, PARALLEL TO BUILDING LINES AS REQUIRED.

LEGEND:

1. (4) #10 IN 3/4"C.
2. ROUTE CIRCUIT TO ARC-FAULT PROTECTED CIRCUIT BREAKER.
3. (3) #10 IN 3/4"C. ROUTE TO 30A., 2P. CIRCUIT BREAKER IN UNIT PANEL.
4. REPLACE EXISTING LOAD CENTER WITH NEW 120/240V., 1PH., 3W., 100A. MLO LOAD CENTER WITH (20) POLES. PROVIDE BREAKERS TO MATCH EXISTING LOADS AS REQUIRED. REUSE EXISTING FEEDERS SERVING EXISTING LOAD CENTER.
5. RANGE HOOD/MICROWAVE CONNECTION. ROUTE TO 20A., 1P. CIRCUIT BREAKER IN UNIT PANEL.
6. REPLACE EXISTING RECEPTACLE WITH NEW DEVICE AND COVERPLATE. REUSE EXISTING BACKBOX.
7. NOT USED.
8. NOT USED.
9. NOT USED.
10. ROUTE TO 20A., 2P., CIRCUIT BREAKER IN RESPECTIVE UNIT PANEL.
11. PROVIDE NEW STAND ALONE 120V., SMOKE ALARM. CIRCUIT WITH OTHER SMOKE ALARMS IN UNIT SUCH THAT IF ONE DETECTS SMOKE, ALL SHALL SOUND AN ALARM TOGETHER.
12. RECIRCUIT EXISTING HAND DRYER CIRCUIT TO NEW PANEL LOCATION AS SHOWN.
13. RECIRCUIT EXISTING ADA DOOR MOTOR TO NEW PANEL LOCATION AS SHOWN.
14. ROUTE TO 20A., 1P., CIRCUIT BREAKER IN UNIT PANEL.
15. (3) #8 & (1) #10 GRD. IN 1"C. TO 40A./2P. CIRCUIT BREAKER IN UNIT PANEL.
16. FEEDER FROM BASEMENT MAIN SWITCHBOARD TO PANEL "P1A". REFER TO ELECTRICAL RISER DIAGRAM.

LS&A Latimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com
LSA PROJECT NO. 1607008

POLK PLAZA

REVISIONS

DAVID B. EVERHART LICENSED 18806 PROFESSIONAL ENGINEER
11-1-16

A Renovation Project for:

Polk Plaza

1312 SW Polk Plaza St
Topeka, KS 66612

ARCHITECT inc
906 S KANSAS AVE #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE

FIRST FLOOR PLAN - POWER

JOB:	16-016
DRAWN BY:	CAD
PROJECT MGR:	DBE
PRINCIPAL:	DBE
DATE:	11/01/16

POLK PLAZA

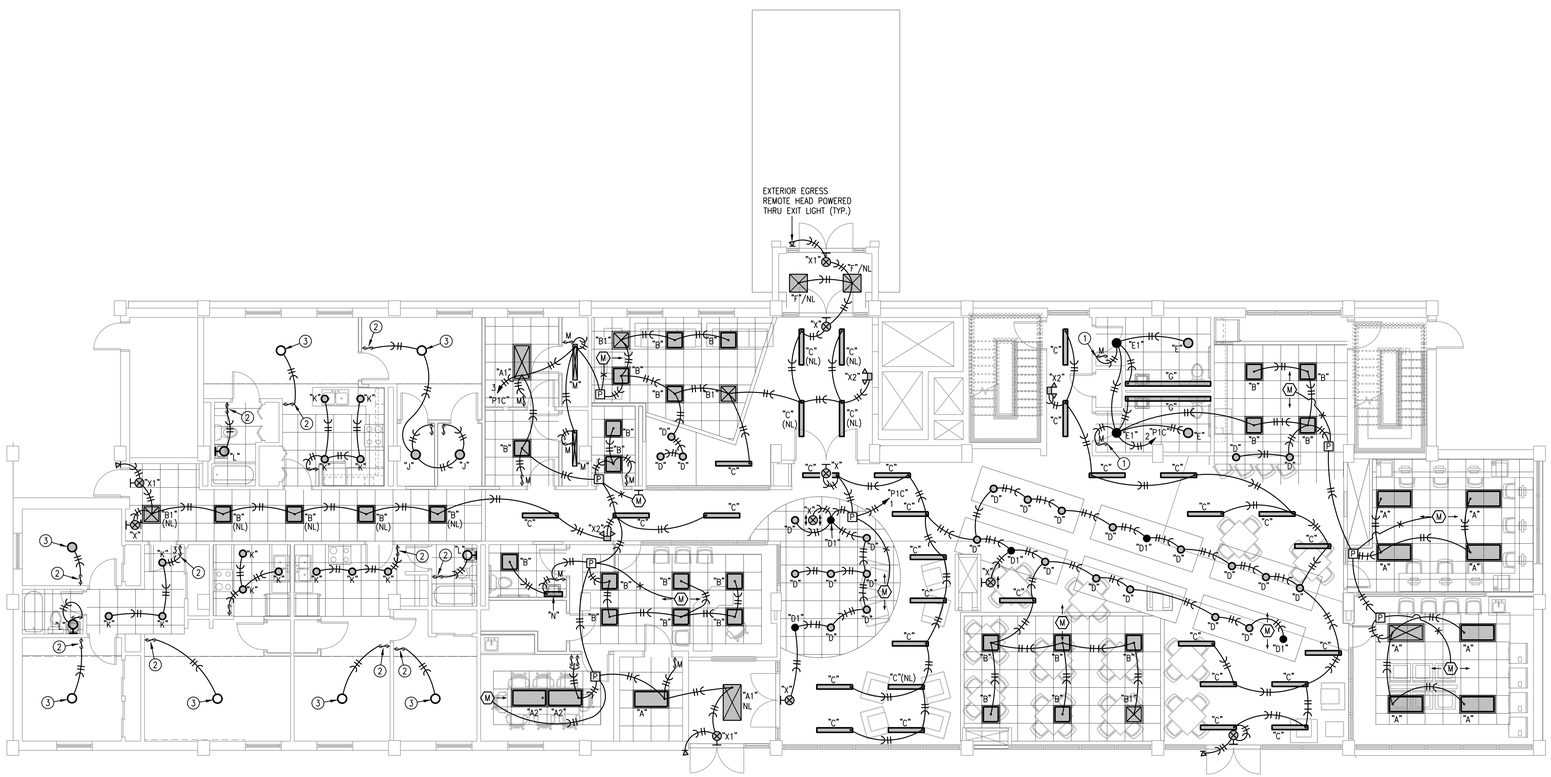
SHEET

E-102

LIGHTING FIXTURE SCHEDULE													
MARK	MANUFACTURER	CATALOG NUMBER	MOUNTING			FINISH	LAMPS						REMARKS
			RECESS.	SURF.	WALL		INCAND.	FLUOR.	HID.	LED	CODE	QUAN.	
"A"	WILLIAMS	LT-24-L73/840-AF-DRV-UNV	X			WHITE				X	4000K, 82CRI	-	
"A1"	WILLIAMS	LT-24-L73/840-AF-EM/10W-DRV-UNV	X			WHITE				X	4000K, 82CRI	-	1
"A2"	WILLIAMS	LT-24-L73/840-AF-SD40-UNV	X			WHITE				X	4000K, 82CRI		4
"B"	WILLIAMS	LT-22-L34/840-AF-DRV-UNV	X			WHITE				X	4000K, 82CRI	-	
"B1"	WILLIAMS	LT-22-L34/840-AF-EM/10W-DRV-UNV	X			WHITE				X	4000K, 82CRI	-	1
"C"	WILLIAMS	AX2D-4-L33/835-S-D-DRV-UNV		PENDANT		ALUMINUM				X	4000K, 82CRI	-	2
"D"	WILLIAMS	L45-L20C-840-CS/M-DRV-UNV	X			WHITE				X	4000K, 80CRI	-	
"D1"	WILLIAMS	L45-L20C-840-CS/M-DRV-EM/12W-UNV	X			WHITE				X	4000K, 80CRI	-	1
"E"	WILLIAMS	L60-L15C-840-CS/M-DRV-120	X			WHITE				X	4000K, 80CRI		
"E1"	WILLIAMS	L60-L15C-840-CS/M-EM/12W-DRV-120	X			WHITE				X	4000K, 80CRI		1
"F"	WILLIAMS	12-2-L43-840-AF12125-DRV-UNV		X		WHITE				X	4000K, 80CRI		
"F1"	WILLIAMS	12-2-L43-840-AF12125-DRV-EM/10W-UNV		X		WHITE				X	4000K, 80CRI		1
"G"	EATON COOPER NEO RAY	79PF-1L40-XX-UNV-STD-1-W	X			WHITE					4000K, 80CRI		5
"H"	PROGRESS LIGHTING	P2500-30-P2602-30		PENDANT		WHITE				X	60W EQUIV		6
"J"	KENALL LIGHTING	MLHA12-RV-MW-CP-67L35-IS-1-120		X		WHITE				X	3500K, 80CRI		
"K"	EATON COOPER HALO	ML5609835-592W	X			WHITE				X	3500K, 80CRI		
"L"	KENALL LIGHTING	MLHA5V-24-RV-MW-PP-25L35K-IS-1-120			X	WHITE				X	3500K, 80CRI	-	
"M"	WILLIAMS	80-4-232-EM-EB2		PENDANT		WHITE		X			F32T8	2	1
"N"	WILLIAMS	WMA-2-L30-EM/10W-DRV-UNV			X	WHITE				X	4000K, 80CRI		1
"X"	DUAL LITE	LX-U-R-W-E			X	WHITE				X	-		1
"X1"	DUAL LITE	HCX-U-R-W-0-RC12			X	WHITE				X			3
"X2"	DUAL LITE	EZ-2			X	WHITE							1

REMARKS

1. Provide with emergency battery.
2- Suspend fixture at 9'-0" AFF from concrete deck above with aircraft cable.
3 - Provide fixture with integral emergency battery and remote exterior head for egress illumination (#OCR-S-Z-6-05)
4- Provide with 40% step dimming ballast for dual level switching.
5- Confirm length requirements on plans.
6- Ceiling fan with light kit. Provide as part of add alternate pricing.



1 **FIRST FLOOR PLAN**
1/8"=1'-0" LIGHTING

NORTH

NOTES:

1. COORDINATE LOCATION OF ALL FIXTURES MOUNTED IN SUSPENDED CEILINGS WITH OTHER CEILING MOUNTED DEVICES, HVAC DIFFUSERS, ETC.
2. ALL SUSPENDED TYPE "C" AND "C1" FIXTURES SHALL BE HUNG AT 9'-0" AFF.
3. LIGHTING WORK IN APARTMENTS SHALL CONSIST OF REPLACING EXISTING FIXTURES WITH NEW AS SHOWN ON DRAWINGS. REUSE EXISTING CIRCUITING TO UNIT PANEL AS REQUIRED.

LEGEND:

1. REPLACE EXISTING SWITCH WITH NEW OCCUPANCY SENSOR/SWITCH.
2. REPLACE EXISTING SWITCH/COVERPLATE WITH NEW. REUSE BACK BOX/CIRCUITING.
3. BASE BID SHALL INCLUDE PROVIDING A SURFACE MOUNT "J" FIXTURE. PROVIDE ALTERNATIVE PRICE TO PROVIDE TYPE "H" CEILING FAN.

OCCUPANCY SENSOR SYMBOL SCHEDULE	
MARK	DESCRIPTION
$M	WALL MOUNTED OCCUPANCY SENSOR WITH MANUAL OVERRIDE EQUIVALENT TO HUBBELL #AD1277X1.
(M)	CEILING OCCUPANCY SENSOR EQUIVALENT TO HUBBELL #ATD2000C. MOUNT IN CENTER OF ROOM. PROVIDE WITH POWER PACK/CONTROL UNIT
(M)	CEILING OCCUPANCY SENSOR EQUIVALENT TO HUBBELL #ATD1000C. MOUNT AT END OF ROOM FACING ENTRANCE. PROVIDE WITH POWER PACK/CONTROL UNIT
P	POWER PACK/CONTROL UNIT EQUIVALENT TO HUBBELL #CU300A TO POWER UP TO (3) OCCUPANCY SENSORS. PROVIDE LOW VOLTAGE WIRING BETWEEN CONTROL UNIT AND OCCUPANCY SENSOR AS REQUIRED.

LS&A
Latimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com

LSA PROJECT NO. 1607008

POLK PLAZA

REVISIONS

DAVID B. EVERHART LICENSED 18806 PROFESSIONAL ENGINEER
11-1-16

A Renovation Project for:

Polk Plaza

1312 SW Polk Plaza St Topeka, KS 66612

ARCHITECT inc
906 S KANSAS AVE. #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE

FIRST FLOOR PLAN - LIGHTING

JOB:	16-016
DRAWN BY:	CAD
PROJECT MGR:	DBE
PRINCIPAL:	DBE
DATE:	11/01/16

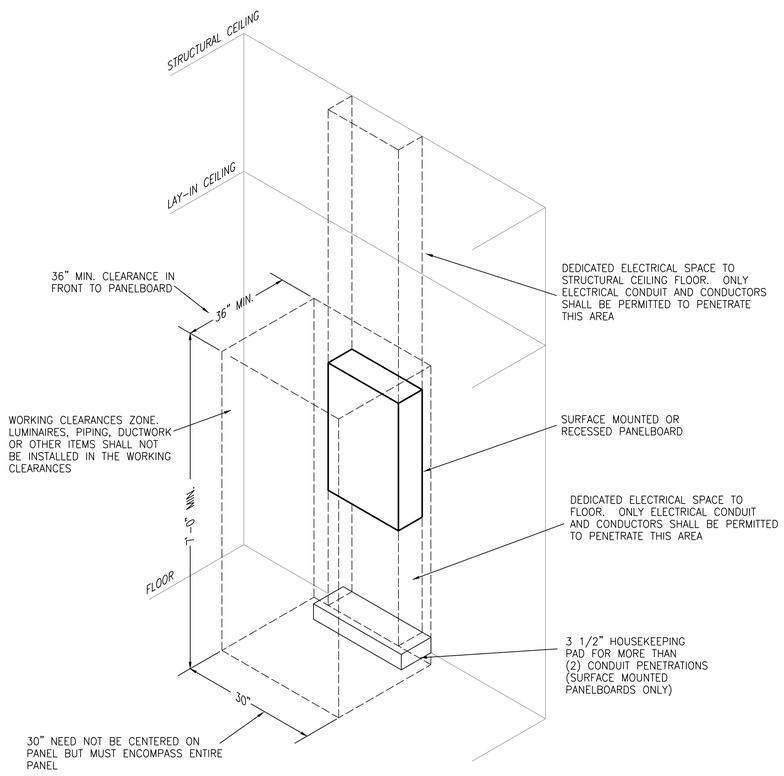
POLK PLAZA

SHEET

E-201

ELECTRICAL PANEL SCHEDULE

PANEL: P1A				LOCATION: 1st Floor Elect. Room						MOUNTING: Recessed		
BUS: 400 A, NF Panel	MAINS:	MLO		VOLTAGE:		120/240		PHASE/WIRE:		3/4		KAIC: 42
	WATTS					POLE			WATTS			
DESCRIPTION	A	B	C	BRKR	WIRE		WIRE	BRKR	A	B	C	DESCRIPTION
Refrigerator	1000			20	12	1 2	12	20	400			Receptacles
Copier		500		20	12	3 4	12	20		600		Receptacles
Receptacles			600	20	12	5 6	12	20			500	Copier
Receptacles	600			20	12	7 8	12	20	500			Copier
Washing Machine		1200		20	12	9 10	12	20		1200		Washing Machine
Washing Machine			1200	20	12	11 12	12	20			1200	Washing Machine
Washing Machine	1200			20	12	13 14	12	20	1200			Washing Machine
Dryer		2500		30	10	15 16	10	30		2500		Dryer
			2500	2P	10	17 18	10	2P			2500	
Dryer	2500			30	10	19 20	10	30	2500			Dryer
		2500		2P	10	21 22	10	2P		2500		
Receptacles			1400	20	12	23 24	12	20			1000	Receptacles
Copier	500			20	12	25 26	12	20	1200			Receptacles
Receptacles		1000		20	12	27 28	12	20		1200		Receptacles
SPARE				20		29 30		20			1000	SPARE
SPARE				20		31 32		20	500			SPARE
SPARE				20		33 34	2	100		5500		Panel "P1B"
2 BR Unit Panel			7080	70	4	35 36	2				5500	
	7080			2P	4	37 38	2	3P	5500			
1 BR (West) Unit Panel		6960		70	4	39 40	4	70		6840		1 BR (East) Unit Panel
			6960	2P	4	41 42	4	2P			6840	
CONNECTED LOAD-WATTS	24680	35000	38280						FEEDER LOAD-WATTS			97960
CONNECTED LOAD-AMPS	206	292	319						FEEDER LOAD-AMPS			236
CONTINUOUS LOAD									FEEDER WIRE			
RECEPTACLES									FEEDER OCP			
NON-CONTINUOUS LOAD												
OTHER DIVERSIFIED LOAD				@	0.5							



NOTE:

COORDINATE ALL WORK WITH OTHER TRADES. MAINTAIN ALL OTHER NEC CLEARANCES AND REQUIREMENTS.

1 TYPICAL PANELBOARD INSTALLATION DETAIL

NO SCALE

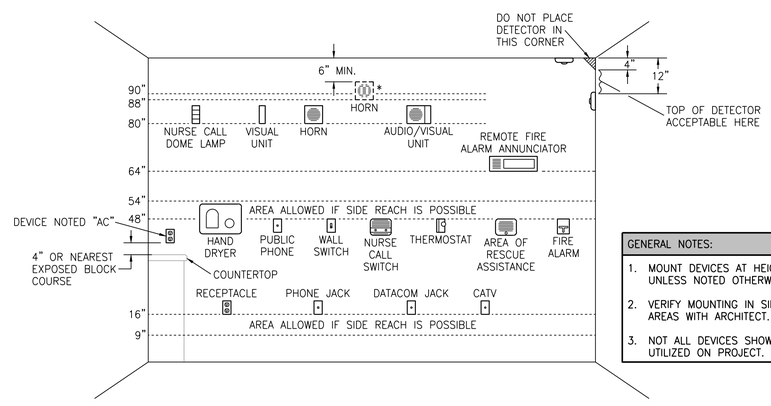
ELECTRICAL PANEL SCHEDULE

PANEL: P1B				LOCATION: 1st Floor Elect Room						MOUNTING: Recessed		
BUS: 100 A, NF Panel	MAINS:	MLO		VOLTAGE:		120/208		PHASE/WIRE:		3/4		KAIC: 42
	WATTS					POLE			WATTS			
DESCRIPTION	A	B	C	BRKR	WIRE		WIRE	BRKR	A	B	C	DESCRIPTION
LIGHTING	1600			20	12	1 2	12	20	1000			LIGHTING
LIGHTING		1600		20	12	3 4	12	20		1500		HAND DRYER
ADA DOOR			500	20	12	5 6	12	20			1500	HAND DRYER
ADA DOOR	500			20	12	7 8	12	20	1000			TELE/DATA
ADA DOOR		500		20	12	9 10	12	20		1000		TELE/DATA
ADA DOOR			500	20	12	11 12	12	20			1000	TELE/DATA
RECEPTACLES	800			20	12	13 14	12	20	1000			TELE/DATA
FACP		1000		20	12	15 16	12	20		2040		DSS-1
FACP BATTERY CHARGER			1500	20	12	17 18	12	2P			2040	
SPARE				20		19 20		20				SPARE
SPARE				20		21 22		20				SPARE
SPARE				20		23 24		20				SPARE
SPACE						25 26						SPACE
SPACE						27 28						SPACE
SPACE						29 30						SPACE
CONNECTED LOAD-WATTS	5900	7640	7040						FEEDER LOAD-WATTS			20580
CONNECTED LOAD-AMPS	49	64	59						FEEDER LOAD-AMPS			50
CONTINUOUS LOAD									FEEDER WIRE			
RECEPTACLES									FEEDER OCP			
NON-CONTINUOUS LOAD												
OTHER DIVERSIFIED LOAD				@	0.5							

ELECTRICAL SYMBOLS LEGEND

	CONDUIT CONCEALED IN CEILING OR WALL		SWITCH – SINGLE POLE
	CONDUIT CONCEALED IN FLOOR SLAB	3, 4	3-WAY, 4-WAY
	EXPOSED CONDUIT	"A"	LIGHT FIXTURE AND TYPE
	HOMERUN – ARROW INDICATES CKT., LINES INDICATE WIRES		FLUORESCENT LIGHT FIXTURE
	GROUND WIRE		EMERGENCY LIGHT FIXTURE WITH BATTERY PACK
	GROUNDING ROD		FIXTURE ON LIFE SAFETY BRANCH OF EMERGENCY SYSTEM
	SINGLE RECEPTACLE		INCANDESCENT OR H.I.D. LIGHT FIXTURE
	DUPLEX RECEPTACLE (20 AMP UNLESS NOTED)		INCANDESCENT OR H.I.D. LIGHT FIXTURE (WALL MOUNTED)
	FOURPLEX RECEPTACLE		EXIT LIGHT (CEILING OR WALL MOUNTED)
	208 OR 240 VOLT RECEPTACLE (20 AMP UNLESS NOTED)		FLUSH PANELBOARD (LIGHT & RECEPTACLES)
C	CLOCK RECEPTACLE		SURFACE PANELBOARD (LIGHT & RECEPTACLES)
	TELE/DATA OUTLET *		DISTRIBUTION PANEL OR SWITCHBOARD
	TELE/DATA OUTLET *	AC	DEVICE LOCATED ABOVE COUNTER
	PUSHBUTTON	AFF	ABOVE FINISHED FLOOR
S	CEILING SPEAKER	D	DIMMER
	BELL	E	INDICATES EXISTING DEVICE
	MOTOR	EDF	ELECTRIC DRINKING FOUNTAIN
	FUSIBLE SWITCH (BUSSMAN SSU)	GFI	GROUND FAULT INTERRUPTER
	DISCONNECT SWITCH (D.S.)	NL	NIGHTLIGHT FIXTURE, WIRED HOT
	COMBINATION MOTOR STARTER (CMS)	WP	WEATHERPROOF
R	RELAY		CONNECT NEW TO EXISTING
	JUNCTION BOX		LOCKABLE GUARD
	THERMOSTAT		

NOTES: ALL SYMBOLS SHOWN ABOVE MAY NOT APPEAR ON PLANS. REFER TO MECHANICAL SYMBOLS LEGEND FOR MECHANICAL SYMBOLS THAT MAY BE SHOWN ON ELECTRICAL PLANS. * 4x4 BACKBOX WITH SINGLE GANG PLASTER RING AND A 1 1/4" CONDUIT TO ABOVE ACCESSIBLE CEILING.



GENERAL NOTES:

1. MOUNT DEVICES AT HEIGHT INDICATED UNLESS NOTED OTHERWISE ON PLANS.
2. VERIFY MOUNTING IN SIDE REACH AREAS WITH ARCHITECT.
3. NOT ALL DEVICES SHOWN MAY BE UTILIZED ON PROJECT.

DEVICE MOUNTING NOTES:

1. VISUAL UNIT
   DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING; WHICHEVER IS LOWER (ADA 1993).
2. AUDIO UNIT
   DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING; WHICHEVER IS LOWER (ADA 1993).
   * TOP OF UNIT NOT LESS THAN 90" ABOVE FLOOR AND NOT LESS THAN 6" BELOW CEILING (NFPA) (BOTTOM AT 88" WITH BLOCK COURSES). MOUNT AT NFPA HEIGHT ONLY IF REQUIRED BY LOCAL AHJ.
3. AUDIO/VISUAL UNIT
   DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING; WHICHEVER IS LOWER (ADA 1993).
4. PULL STATION
   HIGHEST OPERABLE PART SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR (FRONT APPROACH) (ADA 1993).

2 ELECTRICAL DEVICE MOUNTING HEIGHTS

NO SCALE

LS&A
Latimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com
LSA PROJECT NO. 1607008

POLK PLAZA

REVISIONS

DAVID B. EVERHART LICENSED 18806 PROFESSIONAL ENGINEER 11-1-16

A Renovation Project for:

Polk Plaza

1312 SW Polk Plaza St
Topeka, KS 66612

ARCHITECT
906 S KANSAS AVE. #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTOMEPA.COM

SHEET TITLE

ELECTRICAL DETAILS AND SCHEDULES

JOB:	16-016
DRAWN BY:	CAD
PROJECT MGR:	DBE
PRINCIPAL:	DBE
DATE:	11/01/16

POLK PLAZA

SHEET

E-301

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Instructions to Bidders for Contracts Public and Indian Housing Programs

Instructions to Bidders for Contracts

Public and Indian Housing Programs

Table of Contents

Clause	Page
1. Bid Preparation and Submission	1
2. Explanations and Interpretations to Prospective Bidders	1
3. Amendments to Invitations for Bids	1
4. Responsibility of Prospective Contractor	1
5. Late Submissions, Modifications, and Withdrawal of Bids	1
6. Bid Opening	2
7. Service of Protest	2
8. Contract Award	2
9. Bid Guarantee	3
10. Assurance of Completion	3
11. Preconstruction Conference	3
12. Indian Preference Requirements	3

1. Bid Preparation and Submission

(a) Bidders are expected to examine the specifications, drawings, all instructions, and, if applicable, the construction site (see also the contract clause entitled **Site Investigation and Conditions Affecting the Work** of the *General Conditions of the Contract for Construction*). Failure to do so will be at the bidders' risk.

(b) All bids must be submitted on the forms provided by the Public Housing Agency/Indian Housing Authority (PHA/IHA). Bidders shall furnish all the information required by the solicitation. Bids must be signed and the bidder's name typed or printed on the bid sheet and each continuation sheet which requires the entry of information by the bidder. Erasures or other changes must be initialed by the person signing the bid. Bids signed by an agent shall be accompanied by evidence of that agent's authority. (Bidders should retain a copy of their bid for their records.)

(c) Bidders must submit as part of their bid a completed form HUD-5369-A, "Representations, Certifications, and Other Statements of Bidders."

(d) All bid documents shall be sealed in an envelope which shall be clearly marked with the words "Bid Documents," the Invitation for Bids (IFB) number, any project or other identifying number, the bidder's name, and the date and time for receipt of bids.

(e) If this solicitation requires bidding on all items, failure to do so will disqualify the bid. If bidding on all items is not required, bidders should insert the words "No Bid" in the space provided for any item on which no price is submitted.

(f) Unless expressly authorized elsewhere in this solicitation, alternate bids will not be considered.

(g) Unless expressly authorized elsewhere in this solicitation, bids submitted by telegraph or facsimile (fax) machines will not be considered.

(h) If the proposed contract is for a Mutual Help project (as described in 24 CFR Part 905, Subpart E) that involves Mutual Help contributions of work, material, or equipment, supplemental information regarding the bid advertisement is provided as an attachment to this solicitation.

2. Explanations and Interpretations to Prospective Bidders

(a) Any prospective bidder desiring an explanation or interpretation of the solicitation, specifications, drawings, etc., must request it at least 7 days before the scheduled time for bid opening. Requests may be oral or written. Oral requests must be confirmed in writing. The only oral clarifications that will be provided will be those clearly related to solicitation procedures, i.e., not substantive technical information. No other oral explanation or interpretation will be provided. Any information given a prospective bidder concerning this solicitation will be furnished promptly to all other prospective bidders as a written amendment to the solicitation, if that information is necessary in submitting bids, or if the lack of it would be prejudicial to other prospective bidders.

(b) Any information obtained by, or provided to, a bidder other than by formal amendment to the solicitation shall not constitute a change to the solicitation.

3. Amendments to Invitations for Bids

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Bidders shall acknowledge receipt of any amendment to this solicitation (1) by signing and returning the amendment, (2) by identifying the amendment number and date on the bid form, or (3) by letter, telegram, or facsimile, if those methods are authorized in the solicitation. The PHA/IHA must receive acknowledgement by the time and at the place specified for receipt of bids. Bids which fail to acknowledge the bidder's receipt of any amendment will result in the rejection of the bid if the amendment(s) contained information which substantively changed the PHA's/IHA's requirements.

(c) Amendments will be on file in the offices of the PHA/IHA and the Architect at least 7 days before bid opening.

4. Responsibility of Prospective Contractor

(a) The PHA/IHA will award contracts only to responsible prospective contractors who have the ability to perform successfully under the terms and conditions of the proposed contract. In determining the responsibility of a bidder, the PHA/IHA will consider such matters as the bidder's:

(1) Integrity;

(2) Compliance with public policy;

(3) Record of past performance; and

(4) Financial and technical resources (including construction and technical equipment).

(b) Before a bid is considered for award, the bidder may be requested by the PHA/IHA to submit a statement or other documentation regarding any of the items in paragraph (a) above. Failure by the bidder to provide such additional information shall render the bidder nonresponsible and ineligible for award.

5. Late Submissions, Modifications, and Withdrawal of Bids

(a) Any bid received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it:

(1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);

(2) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the PHA/IHA that the late receipt was due solely to mishandling by the PHA/IHA after receipt at the PHA/IHA; or

(3) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and observed holidays.

(b) Any modification or withdrawal of a bid is subject to the same conditions as in paragraph (a) of this provision.

(c) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date or the bid, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, bidders should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(d) The only acceptable evidence to establish the time of receipt at the PHA/IHA is the time/date stamp of PHA/IHA on the proposal wrapper or other documentary evidence of receipt maintained by the PHA/IHA.

(e) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, bidders should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and Failure by a bidder to acknowledge receipt of the envelope or wrapper.

(f) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful bid that makes its terms more favorable to the PHA/IHA will be considered at any time it is received and may be accepted.

(g) Bids may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission received at any time before the exact time set for opening of bids; provided that written confirmation of telegraphic or facsimile withdrawals over the signature of the bidder is mailed and postmarked prior to the specified bid opening time. A bid may be withdrawn in person by a bidder or its authorized representative if, before the exact time set for opening of bids, the identity of the person requesting withdrawal is established and the person signs a receipt for the bid.

6. Bid Opening

All bids received by the date and time of receipt specified in the solicitation will be publicly opened and read. The time and place of opening will be as specified in the solicitation. Bidders and other interested persons may be present.

7. Service of Protest

(a) Definitions. As used in this provision:

"Interested party" means an actual or prospective bidder whose direct economic interest would be affected by the award of the contract.

"Protest" means a written objection by an interested party to this solicitation or to a proposed or actual award of a contract pursuant to this solicitation.

(b) Protests shall be served on the Contracting Officer by obtaining written and dated acknowledgement from —

[Contracting Officer designate the official or location where a protest may be served on the Contracting Officer]

(c) All protests shall be resolved in accordance with the PHA's/IHA's protest policy and procedures, copies of which are maintained at the PHA/IHA.

8. Contract Award

(a) The PHA/IHA will evaluate bids in response to this solicitation without discussions and will award a contract to the responsible bidder whose bid, conforming to the solicitation, will be most advantageous to the PHA/IHA considering only price and any price-related factors specified in the solicitation.

(b) If the apparent low bid received in response to this solicitation exceeds the PHA's/IHA's available funding for the proposed contract work, the PHA/IHA may either accept separately priced items (see 8(e) below) or use the following procedure to determine contract award. The PHA/IHA shall apply in turn to each bid (proceeding in order from the apparent low bid to the high bid) each of the separately priced bid deductible items, if any, in their priority order set forth in this solicitation. If upon the application of the first deductible item to all initial bids, a new low bid is within the PHA's/IHA's available funding, then award shall be made to that bidder. If no bid is within the available funding amount, then the PHA/IHA shall apply the second deductible item. The PHA/IHA shall continue this process until an evaluated low bid, if any, is within the PHA's/IHA's available funding. If upon the application of all deductibles, no bid is within the PHA's/IHA's available funding, or if the solicitation does not request separately priced deductibles, the PHA/IHA shall follow its written policy and procedures in making any award under this solicitation.

(c) In the case of tie low bids, award shall be made in accordance with the PHA's/IHA's written policy and procedures.

(d) The PHA/IHA may reject any and all bids, accept other than the lowest bid (e.g., the apparent low bid is unreasonably low), and waive informalities or minor irregularities in bids received, in accordance with the PHA's/IHA's written policy and procedures.

(e) Unless precluded elsewhere in the solicitation, the PHA/IHA may accept any item or combination of items bid.

(f) The PHA/IHA may reject any bid as nonresponsive if it is materially unbalanced as to the prices for the various items of work to be performed. A bid is materially unbalanced when it is based on prices significantly less than cost for some work and prices which are significantly overstated for other work.

(g) A written award shall be furnished to the successful bidder within the period for acceptance specified in the bid and shall result in a binding contract without further action by either party.

9. **Bid Guarantee** (applicable to construction and equipment contracts exceeding $25,000)

All bids must be accompanied by a negotiable bid guarantee which shall not be less than five percent (5%) of the amount of the bid. The bid guarantee may be a certified check, bank draft, U.S. Government Bonds at par value, or a bid bond secured by a surety company acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. In the case where the work under the contract will be performed on an Indian reservation area, the bid guarantee may also be an irrevocable Letter of Credit (see provision 10, Assurance of Completion, below). Certified checks and bank drafts must be made payable to the order of the PHA/IHA. The bid guarantee shall insure the execution of the contract and the furnishing of a method of assurance of completion by the successful bidder as required by the solicitation. Failure to submit a bid guarantee with the bid shall result in the rejection of the bid. Bid guarantees submitted by unsuccessful bidders will be returned as soon as practicable after bid opening.

10. Assurance of Completion

(a) Unless otherwise provided in State law, the successful bidder shall furnish an assurance of completion prior to the execution of any contract under this solicitation. This assurance may be [Contracting Officer check applicable items] —

[ ] (1) a performance and payment bond in a penal sum of 100 percent of the contract price; or, as may be required or permitted by State law;

[ ] (2) separate performance and payment bonds, each for 50 percent or more of the contract price;

[ ] (3) a 20 percent cash escrow;

[ ] (4) a 25 percent irrevocable letter of credit; or,

[ ] (5) an irrevocable letter of credit for 10 percent of the total contract price with a monitoring and disbursements agreement with the IHA (applicable only to contracts awarded by an IHA under the Indian Housing Program).

(b) Bonds must be obtained from guarantee or surety companies acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. Individual sureties will not be considered. U.S. Treasury Circular Number 570, published annually in the Federal Register, lists companies approved to act as sureties on bonds securing Government contracts, the maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business. Use of companies listed in this circular is mandatory. Copies of the circular may be downloaded on the U.S. Department of Treasury website **http://www.fms.treas.gov/c570/index.html**, or ordered for a minimum fee by contacting the Government Printing Office at (202) 512-2168.

(c) Each bond shall clearly state the rate of premium and the total amount of premium charged. The current power of attorney for the person who signs for the surety company must be attached to the bond. The effective date of the power of attorney shall not precede the date of the bond. The effective date of the bond shall be on or after the execution date of the contract.

(d) Failure by the successful bidder to obtain the required assurance of completion within the time specified, or within such extended period as the PHA/IHA may grant based upon reasons determined adequate by the PHA/IHA, shall render the bidder ineligible for award. The PHA/IHA may then either award the contract to the next lowest responsible bidder or solicit new bids. The PHA/IHA may retain the ineligible bidder's bid guarantee.

11. **Preconstruction Conference** (applicable to construction contracts)

After award of a contract under this solicitation and prior to the start of work, the successful bidder will be required to attend a preconstruction conference with representatives of the PHA/IHA and its architect/engineer, and other interested parties convened by the PHA/IHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract (e.g., Equal Employment Opportunity, Labor Standards). The PHA/IHA will provide the successful bidder with the date, time, and place of the conference.

12. **Indian Preference Requirements** (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

(a) HUD has determined that the contract awarded under this solicitation is subject to the requirements of section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e(b)). Section 7(b) requires that any contract or subcontract entered into for the benefit of Indians shall require that, to the greatest extent feasible

(1) Preferences and opportunities for training and employment (other than core crew positions; see paragraph (h) below) in connection with the administration of such contracts or subcontracts be given to qualified "Indians." The Act defines "Indians" to mean persons who are members of an Indian tribe and defines "Indian tribe" to mean any Indian tribe, band, nation, or other organized group or community, including any Alaska Native village or regional or village corporation as defined in or established pursuant to the Alaska Native Claims Settlement Act, which is recognized as eligible for the special programs and services provided by the United States to Indians because of their status as Indians; and,

(2) Preference in the award of contracts or subcontracts in connection with the administration of contracts be given to Indian organizations and to Indian-owned economic enterprises, as defined in section 3 of the Indian Financing Act of 1974 (25 U.S.C. 1452). That Act defines "economic enterprise" to mean any Indian-owned commercial, industrial, or business activity established or organized for the purpose of profit, except that the Indian ownership must constitute not less than 51 percent of the enterprise; "Indian organization" to mean the governing body of any Indian tribe or entity established or recognized by such governing body; "Indian" to mean any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act; and Indian "tribe" to mean any Indian tribe, band, group, pueblo, or community including Native villages and Native groups (including

corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

(b) (1) The successful Contractor under this solicitation shall comply with the requirements of this provision in awarding all subcontracts under the contract and in providing training and employment opportunities.

(2) A finding by the IHA that the contractor, either (i) awarded a subcontract without using the procedure required by the IHA, (ii) falsely represented that subcontracts would be awarded to Indian enterprises or organizations; or, (iii) failed to comply with the contractor's employment and training preference bid statement shall be grounds for termination of the contract or for the assessment of penalties or other remedies.

(c) If specified elsewhere in this solicitation, the IHA may restrict the solicitation to qualified Indian-owned enterprises and Indian organizations. If two or more (or a greater number as specified elsewhere in the solicitation) qualified Indian-owned enterprises or organizations submit responsive bids, award shall be made to the qualified enterprise or organization with the lowest responsive bid. If fewer than the minimum required number of qualified Indian-owned enterprises or organizations submit responsive bids, the IHA shall reject all bids and readvertise the solicitation in accordance with paragraph (d) below.

(d) If the IHA prefers not to restrict the solicitation as described in paragraph (c) above, or if after having restricted a solicitation an insufficient number of qualified Indian enterprises or organizations submit bids, the IHA may advertise for bids from non-Indian as well as Indian-owned enterprises and Indian organizations. Award shall be made to the qualified Indian enterprise or organization with the lowest responsive bid if that bid is -

(1) Within the maximum HUD-approved budget amount established for the specific project or activity for which bids are being solicited; and

(2) No more than the percentage specified in 24 CFR 905.175(c) higher than the total bid price of the lowest responsive bid from any qualified bidder. If no responsive bid by a qualified Indian-owned economic enterprise or organization is within the stated range of the total bid price of the lowest responsive bid from any qualified enterprise, award shall be made to the bidder with the lowest bid.

(e) Bidders seeking to qualify for preference in contracting or subcontracting shall submit proof of Indian ownership with their bids. Proof of Indian ownership shall include but not be limited to:

(1) Certification by a tribe or other evidence that the bidder is an Indian. The IHA shall accept the certification of a tribe that an individual is a member.

(2) Evidence such as stock ownership, structure, management, control, financing and salary or profit sharing arrangements of the enterprise.

(f) (1) All bidders must submit with their bids a statement describing how they will provide Indian preference in the award of subcontracts. The specific requirements of that statement and the factors to used by the IHA in determining the statement's adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement shall be rejected as nonresponsive. The IHA may require that comparable statements be provided by subcontractors to the successful Contractor, and may require the Contractor to reject any bid or proposal by a subcontractor that fails to include the statement.

(2) Bidders and prospective subcontractors shall submit a certification (supported by credible evidence) to the IHA in any instance where the bidder or subcontractor believes it is infeasible to provide Indian preference in subcontracting. The acceptance or rejection by the IHA of the certification shall be final. Rejection shall disqualify the bid from further consideration.

(g) All bidders must submit with their bids a statement detailing their employment and training opportunities and their plans to provide preference to Indians in implementing the contract; and the number or percentage of Indians anticipated to be employed and trained. Comparable statements from all proposed subcontractors must be submitted. The criteria to be used by the IHA in determining the statement(s)'s adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement(s), or that includes a statement that does not meet minimum standards required by the IHA shall be rejected as nonresponsive.

(h) Core crew employees. A core crew employee is an individual who is a bona fide employee of the contractor at the time the bid is submitted; or an individual who was not employed by the bidder at the time the bid was submitted, but who is regularly employed by the bidder in a supervisory or other key skilled position when work is available. Bidders shall submit with their bids a list of all core crew employees.

(i) Preference in contracting, subcontracting, employment, and training shall apply not only on-site, on the reservation, or within the IHA's jurisdiction, but also to contracts with firms that operate outside these areas (e.g., employment in modular or manufactured housing construction facilities).

(j) Bidders should contact the IHA to determine if any additional local preference requirements are applicable to this solicitation.

(k) The IHA [ ] does [ ] does not [Contracting Officer check applicable box] maintain lists of Indian-owned economic enterprises and Indian organizations by specialty (e.g., plumbing, electrical, foundations), which are available to bidders to assist them in meeting their responsibility to provide preference in connection with the administration of contracts and subcontracts.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Representations, Certifications, and Other Statements of Bidders

Public and Indian Housing Programs

Representations, Certifications, and Other Statements of Bidders

Public and Indian Housing Programs

Table of Contents

Clause		Page
1.	Certificate of Independent Price Determination	1
2.	Contingent Fee Representation and Agreement	1
3.	Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions	1
4.	Organizational Conflicts of Interest Certification	2
5.	Bidder's Certification of Eligibility	2
6.	Minimum Bid Acceptance Period	2
7.	Small, Minority, Women-Owned Business Concern Representation	2
8.	Indian-Owned Economic Enterprise and Indian Organization Representation	2
9.	Certification of Eligibility Under the Davis-Bacon Act	3
10.	Certification of Nonsegregated Facilities	3
11.	Clean Air and Water Certification	3
12.	Previous Participation Certificate	3
13.	Bidder's Signature	3

1. Certificate of Independent Price Determination

(a) The bidder certifies that--

(1) The prices in this bid have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder or competitor relating to (i) those prices, (ii) the intention to submit a bid, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid have not been and will not be knowingly disclosed by the bidder, directly or indirectly, to any other bidder or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a competitive proposal solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder to induce any other concern to submit or not to submit a bid for the purpose of restricting competition.

(b) Each signature on the bid is considered to be a certification by the signatory that the signatory--

(1) Is the person in the bidder's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(l) through (a)(3) above; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(l) through (a)(3) above.

_____ [insert full name of person(s) in the bidder's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder's organization];

(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder deletes or modifies subparagraph (a)2 above, the bidder must furnish with its bid a signed statement setting forth in detail the circumstances of the disclosure.

[ ] [Contracting Officer check if following paragraph is applicable]

(d) Non-collusive affidavit. (applicable to contracts for construction and equipment exceeding $50,000)

(1) Each bidder shall execute, in the form provided by the PHA/IHA, an affidavit to the effect that he/she has not colluded with any other person, firm or corporation in regard to any bid submitted in response to this solicitation. If the successful bidder did not submit the affidavit with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the affidavit by that date may render the bid nonresponsive. No contract award will be made without a properly executed affidavit.

(2) A fully executed "Non-collusive Affidavit" [ ] is, [ ] is not included with the bid.

2. Contingent Fee Representation and Agreement

(a) Definitions. As used in this provision:

"Bona fide employee" means a person, employed by a bidder and subject to the bidder's supervision and control as to time, place, and manner of performance, who neither exerts, nor proposes to exert improper influence to solicit or obtain contracts nor holds out as being able to obtain any contract(s) through improper influence.

"Improper influence" means any influence that induces or tends to induce a PHA/IHA employee or officer to give consideration or to act regarding a PHA/IHA contract on any basis other than the merits of the matter.

(b) The bidder represents and certifies as part of its bid that, except for full-time bona fide employees working solely for the bidder, the bidder:

(1) [ ] has, [ ] has not employed or retained any person or company to solicit or obtain this contract; and

(2) [ ] has, [ ] has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(c) If the answer to either (a)(1) or (a)(2) above is affirmative, the bidder shall make an immediate and full written disclosure to the PHA/IHA Contracting Officer.

(d) Any misrepresentation by the bidder shall give the PHA/IHA the right to (1) terminate the contract; (2) at its discretion, deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions (applicable to contracts exceeding $100,000)

(a) The definitions and prohibitions contained in Section 1352 of title 31, United States Code, are hereby incorporated by reference in paragraph (b) of this certification.

(b) The bidder, by signing its bid, hereby certifies to the best of his or her knowledge and belief as of December 23, 1989 that:

(1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation;

(2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the bidder shall complete and submit, with its bid, OMB standard form LLL, "Disclosure of Lobbying Activities;" and

(3) He or she will include the language of this certification in all subcontracts at any tier and require that all recipients of subcontract awards in excess of $100,000 shall certify and disclose accordingly.

(c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than $10,000, and not more than $100,000, for each such failure.

(d) Indian tribes (except those chartered by States) and Indian organizations as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B) are exempt from the requirements of this provision.

4. Organizational Conflicts of Interest Certification

The bidder certifies that to the best of its knowledge and belief and except as otherwise disclosed, he or she does not have any organizational conflict of interest which is defined as a situation in which the nature of work to be performed under this proposed contract and the bidder's organizational, financial, contractual, or other interests may, without some restriction on future activities:

(a) Result in an unfair competitive advantage to the bidder; or,

(b) Impair the bidder's objectivity in performing the contract work.

[ ] In the absence of any actual or apparent conflict, I hereby certify that to the best of my knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement.

5. Bidder's Certification of Eligibility

(a) By the submission of this bid, the bidder certifies that to the best of its knowledge and belief, neither it, nor any person or firm which has an interest in the bidder's firm, nor any of the bidder's subcontractors, is ineligible to:

(1) Be awarded contracts by any agency of the United States Government, HUD, or the State in which this contract is to be performed; or,

(2) Participate in HUD programs pursuant to 24 CFR Part 24.

(b) The certification in paragraph (a) above is a material representation of fact upon which reliance was placed when making award. If it is later determined that the bidder knowingly rendered an erroneous certification, the contract may be terminated for default, and the bidder may be debarred or suspended from participation in HUD programs and other Federal contract programs.

6. Minimum Bid Acceptance Period

(a) "Acceptance period," as used in this provision, means the number of calendar days available to the PHA/IHA for awarding a contract from the date specified in this solicitation for receipt of bids.

(b) This provision supersedes any language pertaining to the acceptance period that may appear elsewhere in this solicitation.

(c) The PHA/IHA requires a minimum acceptance period of [Contracting Officer insert time period] calendar days.

(d) In the space provided immediately below, bidders may specify a longer acceptance period than the PHA's/IHA's minimum requirement. The bidder allows the following acceptance period: calendar days.

(e) A bid allowing less than the PHA's/IHA's minimum acceptance period will be rejected.

(f) The bidder agrees to execute all that it has undertaken to do, in compliance with its bid, if that bid is accepted in writing within (1) the acceptance period stated in paragraph (c) above or (2) any longer acceptance period stated in paragraph (d) above.

7. Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer that it --

(a) [ ] is, [ ] is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) [ ] is, [ ] is not a women-owned business enterprise. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) [ ] is, [ ] is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are:

(Check the block applicable to you)

[ ] Black Americans	[ ] Asian Pacific Americans
[ ] Hispanic Americans	[ ] Asian Indian Americans
[ ] Native Americans	[ ] Hasidic Jewish Americans

8. Indian-Owned Economic Enterprise and Indian Organization Representation (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

The bidder represents and certifies that it:

(a) [ ] is, [ ] is not an Indian-owned economic enterprise. "Economic enterprise," as used in this provision, means any commercial, industrial, or business activity established or organized for the purpose of profit, which is at least 51 percent Indian owned. "Indian," as used in this provision, means any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act.

(b) [ ] is, [ ] is not an Indian organization. "Indian organization," as used in this provision, means the governing body of any Indian tribe or entity established or recognized by such governing body. Indian "tribe" means any Indian tribe, band, group, pueblo, or

community including Native villages and Native groups (including corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

9. Certification of Eligibility Under the Davis-Bacon Act (applicable to construction contracts exceeding $2,000)

(a) By the submission of this bid, the bidder certifies that neither it nor any person or firm who has an interest in the bidder's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(b) No part of the contract resulting from this solicitation shall be subcontracted to any person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(c) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

10. Certification of Nonsegregated Facilities (applicable to contracts exceeding $10,000)

(a) The bidder's attention is called to the clause entitled **Equal Employment Opportunity** of the General Conditions of the Contract for Construction.

(b) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.

(c) By the submission of this bid, the bidder certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Employment Opportunity clause in the contract.

(d) The bidder further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) prior to entering into subcontracts which exceed $10,000 and are not exempt from the requirements of the Equal Employment Opportunity clause, it will:

(1) Obtain identical certifications from the proposed subcontractors;

(2) Retain the certifications in its files; and

(3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

Notice to Prospective Subcontractors of Requirement for Certifications of Nonsegregated Facilities

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract exceeding $10,000 which is not exempt from the provisions of the Equal Employment Opportunity clause of the prime contract. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

Note: The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.

11. Clean Air and Water Certification (applicable to contracts exceeding $100,000)

The bidder certifies that:

(a) Any facility to be used in the performance of this contract [ ] is, [ ] is not listed on the Environmental Protection Agency List of Violating Facilities:

(b) The bidder will immediately notify the PHA/IHA Contracting Officer, before award, of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the bidder proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and,

(c) The bidder will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract.

12. Previous Participation Certificate (applicable to construction and equipment contracts exceeding $50,000)

(a) The bidder shall complete and submit with his/her bid the Form HUD-2530, "Previous Participation Certificate." If the successful bidder does not submit the certificate with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the certificate by that date may render the bid nonresponsive. No contract award will be made without a properly executed certificate.

(b) A fully executed "Previous Participation Certificate"

[ ] is, [ ] is not included with the bid.

13. Bidder's Signature

The bidder hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

_____
(Signature and Date)

_____
(Typed or Printed Name)

_____
(Title)

_____
(Company Name)

(Company Address)

General Conditions for Construction Contracts - Public Housing Programs

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157 (exp. 1/31/2017)

Applicability. This form is applicable to any construction/development contract greater than $100,000.

This form includes those clauses required by OMB's common rule on grantee procurement, implemented at HUD in 24 CFR 85.36, and those requirements set forth in Section 3 of the Housing and Urban Development Act of 1968 and its amendment by the Housing and Community Development Act of 1992, implemented by HUD at 24 CFR Part 135. The form is required for construction contracts awarded by Public Housing Agencies (PHAs).
The form is used by Housing Authorities in solicitations to provide necessary contract clauses. If the form were not used, HAs would be unable to enforce their contracts.
Public reporting burden for this collection of information is estimated to average 1.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Responses to the collection of information are required to obtain a benefit or to retain a benefit.
The information requested does not lend itself to confidentiality.
HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB number.

Clause		Page	Clause		Page
1.	Definitions	2		**Administrative Requirements**	
2.	Contractor's Responsibility for Work	2	25.	Contract Period	9
3.	Architect's Duties, Responsibilities and Authority	2	26.	Order of Precedence	9
4.	Other Contracts	3	27.	Payments	9
	Construction Requirements		28.	Contract Modifications	10
5.	Preconstruction Conference and Notice to Proceed	3	29.	Changes	10
6.	Construction Progress Schedule	3	30.	Suspension of Work	11
7.	Site Investigation and Conditions Affecting the Work	3	31.	Disputes	11
8.	Differing Site Conditions	4	32.	Default	11
9.	Specifications and Drawings for Construction	4	33.	Liquidated	12
10.	As-Built Drawings	5	34.	Termination of Convenience	12
11.	Material and Workmanship	5	35.	Assignment of Contract	12
12.	Permits and Codes	5	36.	Insurance	12
13.	Health, Safety, and Accident Prevention	6	37.	Subcontracts	13
14.	Temporary Buildings and Transportation Materials	6	38.	Subcontracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms	13
15.	Availability and Use of Utility Services	6	39.	Equal Employment Opportunity	13
16.	Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements	6	40.	Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968	14
17.	Temporary Buildings and Transportation Materials	7	41.	Interest of Members of Congress	15
18.	Clean Air and Water	7	42.	Interest of Members, Officers, or Employees and Former Members, Officers, or Employees	15
19.	Energy Efficiency	7	43.	Limitations on Payments Made to Influence	15
20.	Inspection and Acceptance of Construction	7	44.	Royalties and Patents	15
21.	Use and Possession Prior to Completion	8	45.	Examination and Retention of Contractor's Records	15
22.	Warranty of Title	8	46.	Labor Standards-Davis-Bacon and Related Acts	15
23.	Warranty of Construction	8	47.	Non-Federal Prevailing Wage Rates	19
24.	Prohibition Against Liens	9	48.	Procurement of Recovered Materials	19

1. Definitions

(a) "Architect" means the person or other entity engaged by the PHA to perform architectural, engineering, design, and other services related to the work as provided for in the contract. When a PHA uses an engineer to act in this capacity, the terms "architect" and "engineer" shall be synonymous. The Architect shall serve as a technical representative of the Contracting Officer. The Architect's authority is as set forth elsewhere in this contract.

(b) "Contract" means the contract entered into between the PHA and the Contractor. It includes the forms of Bid, the Bid Bond, the Performance and Payment Bond or Bonds or other assurance of completion, the Certifications, Representations, and Other Statements of Bidders (form HUD-5370), these General Conditions of the Contract for Construction (form HUD-5370), the applicable wage rate determinations from the U.S. Department of Labor, any special conditions included elsewhere in the contract, the specifications, and drawings. It includes all formal changes to any of those documents by addendum, change order, or other modification.

(c) "Contracting Officer" means the person delegated the authority by the PHA to enter into, administer, and/or terminate this contract and designated as such in writing to the Contractor. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer also designated in writing. The Contracting Officer shall be deemed the authorized agent of the PHA in all dealings with the Contractor.

(d) "Contractor" means the person or other entity entering into the contract with the PHA to perform all of the work required under the contract.

(e) "Drawings" means the drawings enumerated in the schedule of drawings contained in the Specifications and as described in the contract clause entitled Specifications and Drawings for Construction herein.

(f) "HUD" means the United States of America acting through the Department of Housing and Urban Development including the Secretary, or any other person designated to act on its behalf. HUD has agreed, subject to the provisions of an Annual Contributions Contract (ACC), to provide financial assistance to the PHA, which includes assistance in financing the work to be performed under this contract. As defined elsewhere in these General Conditions or the contract documents, the determination of HUD may be required to authorize changes in the work or for release of funds to the PHA for payment to the Contractor. Notwithstanding HUD's role, nothing in this contract shall be construed to create any contractual relationship between the Contractor and HUD.

(g) "Project" means the entire project, whether construction or rehabilitation, the work for which is provided for in whole or in part under this contract.

(h) "PHA" means the Public Housing Agency organized under applicable state laws which is a party to this contract.

(j) "Specifications" means the written description of the technical requirements for construction and includes the criteria and tests for determining whether the requirements are met.

(l) "Work" means materials, workmanship, and manufacture and fabrication of components.

2. Contractor's Responsibility for Work

(a) The Contractor shall furnish all necessary labor, materials, tools, equipment, and transportation necessary for performance of the work. The Contractor shall also furnish all necessary water, heat, light, and power not made available to the Contractor by the PHA pursuant to the clause entitled Availability and Use of Utility Services herein.

(b) The Contractor shall perform on the site, and with its own organization, work equivalent to at least [ ] (12 percent unless otherwise indicated) of the total amount of work to be performed under the order. This percentage may be reduced by a supplemental agreement to this order if, during performing the work, the Contractor requests a reduction and the Contracting Officer determines that the reduction would be to the advantage of the PHA.

(c) At all times during performance of this contract and until the work is completed and accepted, the Contractor shall directly superintend the work or assign and have on the work site a competent superintendent who is satisfactory to the Contracting Officer and has authority to act for the Contractor.

(d) The Contractor shall be responsible for all damages to persons or property that occur as a result of the Contractor's fault or negligence, and shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. The Contractor shall hold and save the PHA, its officers and agents, free and harmless from liability of any nature occasioned by the Contractor's performance. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.

(e) The Contractor shall lay out the work from base lines and bench marks indicated on the drawings and be responsible for all lines, levels, and measurements of all work executed under the contract. The Contractor shall verify the figures before laying out the work and will be held responsible for any error resulting from its failure to do so.

(f) The Contractor shall confine all operations (including storage of materials) on PHA premises to areas authorized or approved by the Contracting Officer.

(g) The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. After completing the work and before final inspection, the Contractor shall (1) remove from the premises all scaffolding, equipment, tools, and materials (including rejected materials) that are not the property of the PHA and all rubbish caused by its work; (2) leave the work area in a clean, neat, and orderly condition satisfactory to the Contracting Officer; (3) perform all specified tests; and, (4) deliver the installation in complete and operating condition.

(h) The Contractor's responsibility will terminate when all work has been completed, the final inspection made, and the work accepted by the Contracting Officer. The Contractor will then be released from further obligation except as required by the warranties specified elsewhere in the contract.

3. Architect's Duties, Responsibilities, and Authority

(a) The Architect for this contract, and any successor, shall be designated in writing by the Contracting Officer.

(b) The Architect shall serve as the Contracting Officer's technical representative with respect to architectural, engineering, and design matters related to the work performed under the contract. The Architect may provide direction on contract performance. Such direction shall be within the scope of the contract and may not be of a nature which: (1) institutes additional work outside the scope of the contract; (2) constitutes a change as defined in the Changes clause herein; (3) causes an increase or decrease in the cost of the contract; (4) alters the Construction Progress Schedule; or (5) changes any of the other express terms or conditions of the contract.

(c) The Architect's duties and responsibilities may include but shall not be limited to:

(1) Making periodic visits to the work site, and on the basis of his/her on-site inspections, issuing written reports to the PHA which shall include all observed deficiencies. The Architect shall file a copy of the report with the Contractor's designated representative at the site;

(2) Making modifications in drawings and technical specifications and assisting the Contracting Officer in the preparation of change orders and other contract modifications for issuance by the Contracting Officer;

(3) Reviewing and making recommendations with respect to - (i) the Contractor's construction progress schedules; (ii) the Contractor's shop and detailed drawings; (iii) the machinery, mechanical and other equipment and materials or other articles proposed for use by the Contractor; and, (iv) the Contractor's price breakdown and progress payment estimates; and,

(4) Assisting in inspections, signing Certificates of Completion, and making recommendations with respect to acceptance of work completed under the contract.

4. Other Contracts

The PHA may undertake or award other contracts for additional work at or near the site of the work under this contract. The Contractor shall fully cooperate with the other contractors and with PHA employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contracting Officer. The Contractor shall not commit or permit any act that will interfere with the performance of work by any other contractor or by PHA employees

Construction Requirements

5. Pre-construction Conference and Notice to Proceed

(a) Within ten calendar days of contract execution, and prior to the commencement of work, the Contractor shall attend a preconstruction conference with representatives of the PHA, its Architect, and other interested parties convened by the PHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract. The PHA will provide the Contractor with the date, time, and place of the conference.

(b) The contractor shall begin work upon receipt of a written Notice to Proceed from the Contracting Officer or designee. The Contractor shall not begin work prior to receiving such notice.

6. Construction Progress Schedule

(a) The Contractor shall, within five days after the work commences on the contract or another period of time determined by the Contracting Officer, prepare and submit to the Contracting Officer for approval three copies of a practicable schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work (including acquiring labor, materials, and equipment). The schedule shall be in the form of a progress chart of suitable scale to indicate appropriately the percentage of work scheduled for completion by any given date during the period. If the Contractor fails to submit a schedule within the time prescribed, the Contracting Officer may withhold approval of progress payments or take other remedies under the contract until the Contractor submits the required schedule.

(b) The Contractor shall enter the actual progress on the chart as required by the Contracting Officer, and immediately deliver three copies of the annotated schedule to the Contracting Officer. If the Contracting Officer determines, upon the basis of inspection conducted pursuant to the clause entitled Inspection and Acceptance of Construction, herein that the Contractor is not meeting the approved schedule, the Contractor shall take steps necessary to improve its progress, including those that may be required by the Contracting Officer, without additional cost to the PHA. In this circumstance, the Contracting Officer may require the Contractor to increase the number of shifts, overtime operations, days of work, and/or the amount of construction plant, and to submit for approval any supplementary schedule or schedules in chart form as the Contracting Officer deems necessary to demonstrate how the approved rate of progress will be regained.

(c) Failure of the Contractor to comply with the requirements of the Contracting Officer under this clause shall be grounds for a determination by the Contracting Officer that the Contractor is not prosecuting the work with sufficient diligence to ensure completion within the time specified in the Contract. Upon making this determination, the Contracting Officer may terminate the Contractor's right to proceed with the work, or any separable part of it, in accordance with the Default clause of this contract.

7. Site Investigation and Conditions Affecting the Work

(a) The Contractor acknowledges that it has taken steps reasonably necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to, (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and roads;(3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during work performance. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is

reasonably ascertainable from an inspection of the site, including all exploratory work done by the PHA, as well as from the drawings and specifications made a part of this contract. Any failure of the Contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the PHA.

(b) The PHA assumes no responsibility for any conclusions or interpretations made by the Contractor based on the information made available by the PHA. Nor does the PHA assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before the execution of this contract, unless that understanding or representation is expressly stated in this contract.

8. Differing Site Conditions

(a) The Contractor shall promptly, and before the conditions are disturbed, give a written notice to the Contracting Officer of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this contract, or (2) unknown physical conditions at the site(s), of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in the contract.

(b) The Contracting Officer shall investigate the site conditions promptly after receiving the notice. Work shall not proceed at the affected site, except at the Contractor's risk, until the Contracting Officer has provided written instructions to the Contractor. If the conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the work under this contract, whether or not changed as a result of the conditions, the Contractor shall file a claim in writing to the PHA within ten days after receipt of such instructions and, in any event, before proceeding with the work. An equitable adjustment in the contract price, the delivery schedule, or both shall be made under this clause and the contract modified in writing accordingly.

(c) No request by the Contractor for an equitable adjustment to the contract under this clause shall be allowed, unless the Contractor has given the written notice required; provided, that the time prescribed in (a) above for giving written notice may be extended by the Contracting Officer.

(d) No request by the Contractor for an equitable adjustment to the contract for differing site conditions shall be allowed if made after final payment under this contract.

9. Specifications and Drawings for Construction

(a) The Contractor shall keep on the work site a copy of the drawings and specifications and shall at all times give the Contracting Officer access thereto. Anything mentioned in the specifications and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both. In case of difference between drawings and specifications, the specifications shall govern. In case of discrepancy in the figures, in the drawings, or in the specifications, the matter shall be promptly submitted to the Contracting Officer, who shall promptly make a determination in writing. Any adjustment by the Contractor without such a determination shall be at its own risk and expense. The Contracting Officer shall furnish from time to time such detailed drawings and other information as considered necessary, unless otherwise provided.

(b) Wherever in the specifications or upon the drawings the words "directed", "required", "ordered", "designated", "prescribed", or words of like import are used, it shall be understood that the "direction", "requirement", "order", "designation", or "prescription", of the Contracting Officer is intended and similarly the words "approved", "acceptable", "satisfactory", or words of like import shall mean "approved by", or "acceptable to", or "satisfactory to" the Contracting Officer, unless otherwise expressly stated.

(c) Where " shown" " indicated", " detailed", or words of similar import are used, it shall be understood that the reference is made to the drawings accompanying this contract unless stated otherwise. The word "provided" as used herein shall be understood to mean "provide complete in place" that is "furnished and installed".

(d) "Shop drawings" means drawings, submitted to the PHA by the Contractor, subcontractor, or any lower tier subcontractor, showing in detail (1) the proposed fabrication and assembly of structural elements and (2) the installation (i.e., form, fit, and attachment details) of materials of equipment. It includes drawings, diagrams, layouts, schematics, descriptive literature, illustrations, schedules, performance and test data, and similar materials furnished by the Contractor to explain in detail specific portions of the work required by the contract. The PHA may duplicate, use, and disclose in any manner and for any purpose shop drawings delivered under this contract.

(e) If this contract requires shop drawings, the Contractor shall coordinate all such drawings, and review them for accuracy, completeness, and compliance with other contract requirements and shall indicate its approval thereon as evidence of such coordination and review. Shop drawings submitted to the Contracting Officer without evidence of the Contractor's approval may be returned for resubmission. The Contracting Officer will indicate an approval or disapproval of the shop drawings and if not approved as submitted shall indicate the PHA's reasons therefore. Any work done before such approval shall be at the Contractor's risk. Approval by the Contracting Officer shall not relieve the Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract, except with respect to variations described and approved in accordance with (f) below.

(f) If shop drawings show variations from the contract requirements, the Contractor shall describe such variations in writing, separate from the drawings, at the time of submission. If the Architect approves any such variation and the Contracting Officer concurs, the Contracting Officer shall issue an appropriate modification to the contract, except that, if the variation is minor or does not involve a change in price or in time of performance, a modification need not be issued.

(g) It shall be the responsibility of the Contractor to make timely requests of the PHA for such large scale and full size drawings, color schemes, and other additional information, not already in his possession, which shall be

required in the planning and production of the work. Such requests may be submitted as the need arises, but each such request shall be filed in ample time to permit appropriate action to be taken by all parties involved so as to avoid delay.

(h) The Contractor shall submit to the Contracting Officer for approval four copies (unless otherwise indicated) of all shop drawings as called for under the various headings of these specifications. Three sets (unless otherwise indicated) of all shop drawings, will be retained by the PHA and one set will be returned to the Contractor. As required by the Contracting Officer, the Contractor, upon completing the work under this contract, shall furnish a complete set of all shop drawings as finally approved. These drawings shall show all changes and revisions made up to the time the work is completed and accepted.

(i) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all shop drawings prepared by subcontractors are submitted to the Contracting Officer.

10. As-Built Drawings

(a) "As-built drawings," as used in this clause, means drawings submitted by the Contractor or subcontractor at any tier to show the construction of a particular structure or work as actually completed under the contract. "As-built drawings" shall be synonymous with "Record drawings."

(b) As required by the Contracting Officer, the Contractor shall provide the Contracting Officer accurate information to be used in the preparation of permanent as-built drawings. For this purpose, the Contractor shall record on one set of contract drawings all changes from the installations originally indicated, and record final locations of underground lines by depth from finish grade and by accurate horizontal offset distances to permanent surface improvements such as buildings, curbs, or edges of walks.

(c) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all as-built drawings prepared by subcontractors are submitted to the Contracting Officer.

11. Material and Workmanship

(a) All equipment, material, and articles furnished under this contract shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in this contract. References in the contract to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limiting competition. The Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of, and as approved by the Contracting Officer, is equal to that named in the specifications, unless otherwise specifically provided in this contract.

(b) Approval of equipment and materials.

(1) The Contractor shall obtain the Contracting Officer's approval of the machinery and mechanical and other equipment to be incorporated into the work. When requesting approval, the Contractor shall furnish to the Contracting Officer the name of the manufacturer, the model number, and other information concerning the performance, capacity, nature, and rating of the machinery and mechanical and other equipment. When required by this contract or by the Contracting Officer, the Contractor shall also obtain the Contracting Officer's approval of the material or articles which the Contractor contemplates incorporating into the work. When requesting approval, the Contractor shall provide full information concerning the material or articles. Machinery, equipment, material, and articles that do not have the required approval shall be installed or used at the risk of subsequent rejection.

(2) When required by the specifications or the Contracting Officer, the Contractor shall submit appropriately marked samples (and certificates related to them) for approval at the Contractor's expense, with all shipping charges prepaid. The Contractor shall label, or otherwise properly mark on the container, the material or product represented, its place of origin, the name of the producer, the Contractor's name, and the identification of the construction project for which the material or product is intended to be used.

(3) Certificates shall be submitted in triplicate, describing each sample submitted for approval and certifying that the material, equipment or accessory complies with contract requirements. The certificates shall include the name and brand of the product, name of manufacturer, and the location where produced.

(4) Approval of a sample shall not constitute a waiver of the PHA right to demand full compliance with contract requirements. Materials, equipment and accessories may be rejected for cause even though samples have been approved.

(5) Wherever materials are required to comply with recognized standards or specifications, such specifications shall be accepted as establishing the technical qualities and testing methods, but shall not govern the number of tests required to be made nor modify other contract requirements. The Contracting Officer may require laboratory test reports on items submitted for approval or may approve materials on the basis of data submitted in certificates with samples. Check tests will be made on materials delivered for use only as frequently as the Contracting Officer determines necessary to insure compliance of materials with the specifications. The Contractor will assume all costs of retesting materials which fail to meet contract requirements and/or testing materials offered in substitution for those found deficient.

(6) After approval, samples will be kept in the Project office until completion of work. They may be built into the work after a substantial quantity of the materials they represent has been built in and accepted.

(c) Requirements concerning lead-based paint. The Contractor shall comply with the requirements concerning lead-based paint contained in the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) as implemented by 24 CFR Part 35.

12. Permits and Codes

(a) The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules and regulations. Notwithstanding the requirement of the Contractor to comply with the drawings and specifications in the contract, all work installed shall comply with all applicable codes and regulations as amended by any

waivers. Before installing the work, the Contractor shall examine the drawings and the specifications for compliance with applicable codes and regulations bearing on the work and shall immediately report any discrepancy it may discover to the Contracting Officer. Where the requirements of the drawings and specifications fail to comply with the applicable code or regulation, the Contracting Officer shall modify the contract by change order pursuant to the clause entitled Changes herein to conform to the code or regulation.

(b) The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work. Where the PHA can arrange for the issuance of all or part of these permits, fees and licenses, without cost to the Contractor, the contract amount shall be reduced accordingly.

13. Health, Safety, and Accident Prevention

(a) In performing this contract, the Contractor shall:
(1) Ensure that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his/her health and/or safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation;
(2) Protect the lives, health, and safety of other persons;
(3) Prevent damage to property, materials, supplies, and equipment; and,
(4) Avoid work interruptions.

(b) For these purposes, the Contractor shall:
(1) Comply with regulations and standards issued by the Secretary of Labor at 29 CFR Part 1926. Failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54, 83 Stat. 96), 40 U.S.C. 3701 et seq.; and
(2) Include the terms of this clause in every subcontract so that such terms will be binding on each subcontractor.

(c) The Contractor shall maintain an accurate record of exposure data on all accidents incident to work performed under this contract resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment, and shall report this data in the manner prescribed by 29 CFR Part 1904.

(d) The Contracting Officer shall notify the Contractor of any noncompliance with these requirements and of the corrective action required. This notice, when delivered to the Contractor or the Contractor's representative at the site of the work, shall be deemed sufficient notice of the noncompliance and corrective action required. After receiving the notice, the Contractor shall immediately take corrective action. If the Contractor fails or refuses to take corrective action promptly, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. The Contractor shall not base any claim or request for equitable adjustment for additional time or money on any stop order issued under these circumstances.

(e) The Contractor shall be responsible for its subcontractors' compliance with the provisions of this clause. The Contractor shall take such action with respect to any subcontract as the PHA, the Secretary of Housing and Urban Development, or the Secretary of Labor shall direct as a means of enforcing such provisions.

14. Temporary Heating

The Contractor shall provide and pay for temporary heating, covering, and enclosures necessary to properly protect all work and materials against damage by dampness and cold, to dry out the work, and to facilitate the completion of the work. Any permanent heating equipment used shall be turned over to the PHA in the condition and at the time required by the specifications.

15. Availability and Use of Utility Services

(a) The PHA shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. Unless otherwise provided in the contract, the amount of each utility service consumed shall be charged to or paid for by the Contractor at prevailing rates charged to the PHA or, where the utility is produced by the PHA, at reasonable rates determined by the Contracting Officer. The Contractor shall carefully conserve any utilities furnished without charge.

(b) The Contractor, at its expense and in a manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of each utility used for the purpose of determining charges. Before final acceptance of the work by the PHA, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.

16. Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements

(a) The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which are not to be removed under this contract, and which do not unreasonably interfere with the work required under this contract.

(b) The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during performance of this contract, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contracting Officer.

(c) The Contractor shall protect from damage all existing improvements and utilities (1) at or near the work site and (2) on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. Prior to disturbing the ground at the construction site, the Contractor shall ensure that all underground utility lines are clearly marked.

(d) The Contractor shall shore up, brace, underpin, secure, and protect as necessary all foundations and other parts of existing structures adjacent to, adjoining, and in the vicinity of the site, which may be affected by the excavations or other operations connected with the construction of the project.

(e) Any equipment temporarily removed as a result of work under this contract shall be protected, cleaned, and replaced in the same condition as at the time of award of this contract.

(f) New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the specifications.

(g) No structural members shall be altered or in any way weakened without the written authorization of the Contracting Officer, unless such work is clearly specified in the plans or specifications.

(h) If the removal of the existing work exposes discolored or unfinished surfaces, or work out of alignment, such surfaces shall be refinished, or the material replaced as necessary to make the continuous work uniform and harmonious. This, however, shall not be construed to require the refinishing or reconstruction of dissimilar finishes previously exposed, or finished surfaces in good condition, but in different planes or on different levels when brought together by the removal of intervening work, unless such refinishing or reconstruction is specified in the plans or specifications.

(i) The Contractor shall give all required notices to any adjoining or adjacent property owner or other party before the commencement of any work.

(j) The Contractor shall indemnify and save harmless the PHA from any damages on account of settlement or the loss of lateral support of adjoining property, any damages from changes in topography affecting drainage, and from all loss or expense and all damages for which the PHA may become liable in consequence of such injury or damage to adjoining and adjacent structures and their premises.

(k) The Contractor shall repair any damage to vegetation, structures, equipment, utilities, or improvements, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contracting Officer may have the necessary work performed and charge the cost to the Contractor.

17. Temporary Buildings and Transportation of Materials

(a) Temporary buildings (e.g., storage sheds, shops, offices, sanitary facilities) and utilities may be erected by the Contractor only with the approval of the Contracting Officer and shall be built with labor and materials furnished by the Contractor without expense to the PHA. The temporary buildings and utilities shall remain the property of the Contractor and shall be removed by the Contractor at its expense upon completion of the work. With the written consent of the Contracting Officer, the buildings and utilities may be abandoned and need not be removed.

(b) The Contractor shall, as directed by the Contracting Officer, use only established roadways, or use temporary roadways constructed by the Contractor when and as authorized by the Contracting Officer. When materials are transported in prosecuting the work, vehicles shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any federal, state, or local law or regulation. When it is necessary to cross curbs or sidewalks, the Contractor shall protect them from damage. The Contractor shall repair or pay for the repair of any damaged curbs, sidewalks, or roads.

18. Clean Air and Water

The contactor shall comply with the Clean Air Act, as amended, 42 USC 7401 et seq., the Federal Water Pollution Control Water Act, as amended, 33 U.S.C. 1251 et seq., and standards issued pursuant thereto in the facilities in which this contract is to be performed.

19. Energy Efficiency

The Contractor shall comply with mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under the contract is performed.

20. Inspection and Acceptance of Construction

(a) Definitions. As used in this clause -

(1) “Acceptance” means the act of an authorized representative of the PHA by which the PHA approves and assumes ownership of the work performed under this contract. Acceptance may be partial or complete.

(2) “Inspection” means examining and testing the work performed under the contract (including, when appropriate, raw materials, equipment, components, and intermediate assemblies) to determine whether it conforms to contract requirements.

(3) “Testing” means that element of inspection that determines the properties or elements, including functional operation of materials, equipment, or their components, by the application of established scientific principles and procedures.

(b) The Contractor shall maintain an adequate inspection system and perform such inspections as will ensure that the work performed under the contract conforms to contract requirements. All work is subject to PHA inspection and test at all places and at all reasonable times before acceptance to ensure strict compliance with the terms of the contract.

(c) PHA inspections and tests are for the sole benefit of the PHA and do not: (1) relieve the Contractor of responsibility for providing adequate quality control measures; (2) relieve the Contractor of responsibility for loss or damage of the material before acceptance; (3) constitute or imply acceptance; or, (4) affect the continuing rights of the PHA after acceptance of the completed work under paragraph (j) below.

(d) The presence or absence of the PHA inspector does not relieve the Contractor from any contract requirement, nor is the inspector authorized to change any term or condition of the specifications without the Contracting Officer’s written authorization. All instructions and approvals with respect to the work shall be given to the Contractor by the Contracting Officer.

(e) The Contractor shall promptly furnish, without additional charge, all facilities, labor, and material reasonably needed for performing such safe and convenient inspections and tests as may be required by the Contracting Officer. The PHA may charge to the Contractor any additional cost of inspection or test when work is not ready at the time specified by the Contractor for inspection or test, or when prior rejection makes reinspection or retest necessary. The PHA shall perform all inspections and tests in a manner that will not unnecessarily delay the work. Special, full size, and performance tests shall be performed as described in the contract.

(f) The PHA may conduct routine inspections of the construction site on a daily basis.

(g) The Contractor shall, without charge, replace or correct work found by the PHA not to conform to contract requirements, unless the PHA decides that it is in its interest to accept the work with an appropriate adjustment in contract price. The Contractor shall promptly segregate and remove rejected material from the premises.

(h) If the Contractor does not promptly replace or correct rejected work, the PHA may (1) by contract or otherwise, replace or correct the work and charge the cost to the Contractor, or (2) terminate for default the Contractor's right to proceed.

(i) If any work requiring inspection is covered up without approval of the PHA, it must, if requested by the Contracting Officer, be uncovered at the expense of the Contractor. If at any time before final acceptance of the entire work, the PHA considers it necessary or advisable, to examine work already completed by removing or tearing it out, the Contractor, shall on request, promptly furnish all necessary facilities, labor, and material. If such work is found to be defective or nonconforming in any material respect due to the fault of the Contractor or its subcontractors, the Contractor shall defray all the expenses of the examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, the Contracting Officer shall make an equitable adjustment to cover the cost of the examination and reconstruction, including, if completion of the work was thereby delayed, an extension of time.

(j) The Contractor shall notify the Contracting Officer, in writing, as to the date when in its opinion all or a designated portion of the work will be substantially completed and ready for inspection. If the Architect determines that the state of preparedness is as represented, the PHA will promptly arrange for the inspection. Unless otherwise specified in the contract, the PHA shall accept, as soon as practicable after completion and inspection, all work required by the contract or that portion of the work the Contracting Officer determines and designates can be accepted separately. Acceptance shall be final and conclusive except for latent defects, fraud, gross mistakes amounting to fraud, or the PHA's right under any warranty or guarantee.

21. Use and Possession Prior to Completion

(a) The PHA shall have the right to take possession of or use any completed or partially completed part of the work. Before taking possession of or using any work, the Contracting Officer shall furnish the Contractor a list of items of work remaining to be performed or corrected on those portions of the work that the PHA intends to take possession of or use. However, failure of the Contracting Officer to list any item of work shall not relieve the Contractor of responsibility for complying with the terms of the contract. The PHA's possession or use shall not be deemed an acceptance of any work under the contract.

(b) While the PHA has such possession or use, the Contractor shall be relieved of the responsibility for (1) the loss of or damage to the work resulting from the PHA's possession or use, notwithstanding the terms of the clause entitled Permits and Codes herein; (2) all maintenance costs on the areas occupied; and, (3) furnishing heat, light, power, and water used in the areas occupied without proper remuneration therefore. If prior possession or use by the PHA delays the progress of the work or causes additional expense to the Contractor, an equitable adjustment shall be made in the contract price or the time of completion, and the contract shall be modified in writing accordingly.

22. Warranty of Title

The Contractor warrants good title to all materials, supplies, and equipment incorporated in the work and agrees to deliver the premises together with all improvements thereon free from any claims, liens or charges, and agrees further that neither it nor any other person, firm or corporation shall have any right to a lien upon the premises or anything appurtenant thereto.

23. Warranty of Construction

(a) In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (j) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or workmanship performed by the Contractor or any subcontractor or supplier at any tier. This warranty shall continue for a period of _____ (one year unless otherwise indicated) from the date of final acceptance of the work. If the PHA takes possession of any part of the work before final acceptance, this warranty shall continue for a period of (one year unless otherwise indicated) from the date that the PHA takes possession.

(b) The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. In addition, the Contractor shall remedy, at the Contractor's expense, any damage to PHA-owned or controlled real or personal property when the damage is the result of—

(1) The Contractor's failure to conform to contract requirements; or

(2) Any defects of equipment, material, workmanship or design furnished by the Contractor.

(c) The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for (one year unless otherwise indicated) from the date of repair or replacement.

(d) The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect or damage.

(e) If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the PHA shall have the right to replace, repair or otherwise remedy the failure, defect, or damage at the Contractor's expense.

(f) With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall:

(1) Obtain all warranties that would be given in normal commercial practice;

(2) Require all warranties to be executed in writing, for the benefit of the PHA; and,

(3) Enforce all warranties for the benefit of the PHA.

(g) In the event the Contractor's warranty under paragraph (a) of this clause has expired, the PHA may bring suit at its own expense to enforce a subcontractor's, manufacturer's or supplier's warranty.

(h) Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defect of material or design furnished by the PHA nor for the repair of any damage that results from any defect in PHA furnished material or design.

(i) Notwithstanding any provisions herein to the contrary, the establishment of the time periods in paragraphs (a) and (c) above relate only to the specific obligation of the Contractor to correct the work, and have no relationship to the time within which its obligation to comply with the contract 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 its obligation other than specifically to correct the work.

(j) This warranty shall not limit the PHA's rights under the Inspection and Acceptance of Construction clause of this contract with respect to latent defects, gross mistakes or fraud.

24. Prohibition Against Liens

The Contractor is prohibited from placing a lien on the PHA's property. This prohibition shall apply to all subcontractors at any tier and all materials suppliers.

Administrative Requirements

25. Contract Period

The Contractor shall complete all work required on this contract within 120 calendar days of the effective date of the contract, or within the time schedule established in the notice to proceed issued by the Contracting Officer.

26. Order of Provisions

In the event of a conflict between these General Conditions and the Specifications, the General Conditions shall prevail. In the event of a conflict between the contract and any applicable state or local law or regulation, the state or local law or regulation shall prevail; provided that such state or local law or regulation does not conflict with, or is less restrictive than applicable federal law, regulation, or Executive Order. In the event of such a conflict, applicable federal law, regulation, and Executive Order shall prevail.

27. Payments

(a) The PHA shall pay the Contractor the price as provided in this contract.

(b) The PHA shall make progress payments approximately every 30 days as the work proceeds, on estimates of work accomplished which meets the standards of quality established under the contract, as approved by the Contracting Officer. The PHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses.

(c) Before the first progress payment under this contract, the Contractor shall furnish, in such detail as requested by the Contracting Officer, a breakdown of the total contract price showing the amount included therein for each principal category of the work, which shall substantiate the payment amount requested in order to provide a basis for determining progress payments. The breakdown shall be approved by the Contracting Officer and must be acceptable to HUD. If the contract covers more than one project, the Contractor shall furnish a separate breakdown for each. The values and quantities employed in making up this breakdown are for determining the amount of progress payments and shall not be construed as a basis for additions to or deductions from the contract price. The Contractor shall prorate its overhead and profit over the construction period of the contract.

(d) The Contractor shall submit, on forms provided by the PHA, periodic estimates showing the value of the work performed during each period based upon the approved breakdown of the contract price. Such estimates shall be submitted not later than 15 days in advance of the date set for payment and are subject to correction and revision as required. The estimates must be approved by the Contracting Officer with the concurrence of the Architect prior to payment. If the contract covers more than one project, the Contractor shall furnish a separate progress payment estimate for each.

(e) Along with each request for progress payments and the required estimates, the Contractor shall furnish the following certification, or payment shall not be made: I hereby certify, to the best of my knowledge and belief, that:

(1) The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the contract;

(2) Payments to subcontractors and suppliers have been made from previous payments received under the contract, and timely payments will be made from the proceeds of the payment covered by this certification, in accordance with subcontract agreements; and,

(3) This request for progress payments does not include any amounts which the prime contractor intends to withhold or retain from a subcontractor or supplier in accordance with the terms and conditions of the subcontract.

_____
Name:

_____
Title:

_____
Date:

(f) Except as otherwise provided in State law, the PHA shall retain ten (10) percent of the amount of progress payments until completion and acceptance of all work under the contract; except, that if upon completion of 50 percent of the work, the Contracting Officer, after consulting with the Architect, determines that the Contractor's performance and progress are satisfactory, the PHA may make the remaining payments in full for the work subsequently completed. If the Contracting Officer subsequently determines that the Contractor's performance and progress are unsatisfactory, the PHA shall reinstate the ten (10) percent (or other percentage as provided in State law) retainage until such time as the Contracting Officer determines that performance and progress are satisfactory.

(g) The Contracting Officer may authorize material delivered on the site and preparatory work done to be taken into consideration when computing progress payments.

Material delivered to the Contractor at locations other than the site may also be taken into consideration if the Contractor furnishes satisfactory evidence that (1) it has acquired title to such material; (2) the material is properly stored in a bonded warehouse, storage yard, or similar suitable place as may be approved by the Contracting Officer; (3) the material is insured to cover its full value; and (4) the material will be used to perform this contract. Before any progress payment which includes delivered material is made, the Contractor shall furnish such documentation as the Contracting Officer may require to assure the protection of the PHA's interest in such materials. The Contractor shall remain responsible for such stored material notwithstanding the transfer of title to the PHA.

(h) All material and work covered by progress payments made shall, at the time of payment become the sole property of the PHA, but this shall not be construed as (1) relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work; or, (2) waiving the right of the PHA to require the fulfillment of all of the terms of the contract. In the event the work of the Contractor has been damaged by other contractors or persons other than employees of the PHA in the course of their employment, the Contractor shall restore such damaged work without cost to the PHA and to seek redress for its damage only from those who directly caused it.

(i) The PHA shall make the final payment due the Contractor under this contract after (1) completion and final acceptance of all work; and (2) presentation of release of all claims against the PHA arising by virtue of this contract, other than claims, in stated amounts, that the Contractor has specifically excepted from the operation of the release. Each such exception shall embrace no more than one claim, the basis and scope of which shall be clearly defined. The amounts for such excepted claims shall not be included in the request for final payment. A release may also be required of the assignee if the Contractor's claim to amounts payable under this contract has been assigned.

(j) Prior to making any payment, the Contracting Officer may require the Contractor to furnish receipts or other evidence of payment from all persons performing work and supplying material to the Contractor, if the Contracting Officer determines such evidence is necessary to substantiate claimed costs.

(k) The PHA shall not; (1) determine or adjust any claims for payment or disputes arising there under between the Contractor and its subcontractors or material suppliers; or, (2) withhold any moneys for the protection of the subcontractors or material suppliers. The failure or refusal of the PHA to withhold moneys from the Contractor shall in nowise impair the obligations of any surety or sureties under any bonds furnished under this contract.

28. Contract Modifications

(a) Only the Contracting Officer has authority to modify any term or condition of this contract. Any contract modification shall be authorized in writing.

(b) The Contracting Officer may modify the contract unilaterally (1) pursuant to a specific authorization stated in a contract clause (e.g., Changes); or (2) for administrative matters which do not change the rights or responsibilities of the parties (e.g., change in the PHA address). All other contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.

(c) When a proposed modification requires the approval of HUD prior to its issuance (e.g., a change order that exceeds the PHA's approved threshold), such modification shall not be effective until the required approval is received by the PHA.

29. Changes

(a) The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be a change order, make changes in the work within the general scope of the contract including changes:
(1) In the specifications (including drawings and designs);
(2) In the method or manner of performance of the work;
(3) PHA-furnished facilities, equipment, materials, services, or site; or,
(4) Directing the acceleration in the performance of the work.

(b) Any other written order or oral order (which, as used in this paragraph (b), includes direction, instruction, interpretation, or determination) from the Contracting Officer that causes a change shall be treated as a change order under this clause; provided, that the Contractor gives the Contracting Officer written notice stating (1) the date, circumstances and source of the order and (2) that the Contractor regards the order as a change order.

(c) Except as provided in this clause, no order, statement or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment.

(d) If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for the performance of any part of the work under this contract, whether or not changed by any such order, the Contracting Officer shall make an equitable adjustment and modify the contract in writing. However, except for a adjustment based on defective specifications, no proposal for any change under paragraph (b) above shall be allowed for any costs incurred more than 20 days (5 days for oral orders) before the Contractor gives written notice as required. In the case of defective specifications for which the PHA is responsible, the equitable adjustment shall include any increased cost reasonably incurred by the Contractor in attempting to comply with the defective specifications.

(e) The Contractor must assert its right to an adjustment under this clause within 30 days after (1) receipt of a written change order under paragraph (a) of this clause, or (2) the furnishing of a written notice under paragraph (b) of this clause, by submitting a written statement describing the general nature and the amount of the proposal. If the facts justify it, the Contracting Officer may extend the period for submission. The proposal may be included in the notice required under paragraph (b) above. No proposal by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this contract.

(f) The Contractor's written proposal for equitable adjustment shall be submitted in the form of a lump sum proposal supported with an itemized breakdown of all increases and decreases in the contract in at least the following details:

(1) Direct Costs. Materials (list individual items, the quantity and unit cost of each, and the aggregate cost); Transportation and delivery costs associated with materials; Labor breakdowns by hours or unit costs (identified with specific work to be performed); Construction equipment exclusively necessary for the change; Costs of preparation and/ or revision to shop drawings resulting from the change; Worker's Compensation and Public Liability Insurance; Employment taxes under FICA and FUTA; and, Bond Costs when size of change warrants revision.

(2) Indirect Costs. Indirect costs may include overhead, general and administrative expenses, and fringe benefits not normally treated as direct costs.

(3) Profit. The amount of profit shall be negotiated and may vary according to the nature, extent, and complexity of the work required by the change. The allowability of the direct and indirect costs shall be determined in accordance with the Contract Cost Principles and Procedures for Commercial Firms in Part 31 of the Federal Acquisition Regulation (48 CFR 1-31), as implemented by HUD Handbook 2210.18, in effect on the date of this contract. The Contractor shall not be allowed a profit on the profit received by any subcontractor. Equitable adjustments for deleted work shall include a credit for profit and may include a credit for indirect costs. On proposals covering both increases and decreases in the amount of the contract, the application of indirect costs and profit shall be on the net-change in direct costs for the Contractor or subcontractor performing the work.

(g) The Contractor shall include in the proposal its request for time extension (if any), and shall include sufficient information and dates to demonstrate whether and to what extent the change will delay the completion of the contract in its entirety.

(h) The Contracting Officer shall act on proposals within 30 days after their receipt, or notify the Contractor of the date when such action will be taken.

(i) Failure to reach an agreement on any proposal shall be a dispute under the clause entitled Disputes herein. Nothing in this clause, however, shall excuse the Contractor from proceeding with the contract as changed.

(j) Except in an emergency endangering life or property, no change shall be made by the Contractor without a prior order from the Contracting Officer.

30. Suspension of Work

(a) The Contracting Officer may order the Contractor in writing to suspend, delay, or interrupt all or any part of the work of this contract for the period of time that the Contracting Officer determines appropriate for the convenience of the PHA.

(b) If the performance of all or any part of the work is, for an unreasonable period of time, suspended, delayed, or interrupted (1) by an act of the Contracting Officer in the administration of this contract, or (2) by the Contracting Officer's failure to act within the time specified (or within a reasonable time if not specified) in this contract an adjustment shall be made for any increase in the cost of performance of the contract (excluding profit) necessarily caused by such unreasonable suspension, delay, or interruption and the contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent that performance would have been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor or for which any equitable adjustment is provided for or excluded under any other provision of this contract.

(c) A claim under this clause shall not be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the Contracting Officer in writing of the act or failure to act involved (but this requirement shall not apply as to a claim resulting from a suspension order); and, (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of the suspension, delay, or interruption, but not later than the date of final payment under the contract.

31. Disputes

(a) "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to the contract. A claim arising under the contract, unlike a claim relating to the contract, is a claim that can be resolved under a contract clause that provides for the relief sought by the claimant. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim. The submission may be converted to a claim by complying with the requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.

(b) Except for disputes arising under the clauses entitled Labor Standards - Davis Bacon and Related Acts, herein, all disputes arising under or relating to this contract, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.

(c) All claims by the Contractor shall be made in writing and submitted to the Contracting Officer for a written decision. A claim by the PHA against the Contractor shall be subject to a written decision by the Contracting Officer.

(d) The Contracting Officer shall, within 60 (unless otherwise indicated) days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.

(e) The Contracting Officer's decision shall be final unless the Contractor (1) appeals in writing to a higher level in the PHA in accordance with the PHA's policy and procedures, (2) refers the appeal to an independent mediator or arbitrator, or (3) files suit in a court of competent jurisdiction. Such appeal must be made within (30 unless otherwise indicated) days after receipt of the Contracting Officer's decision.

(f) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under or relating to the contract, and comply with any decision of the Contracting Officer.

32. Default

(a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with the diligence that will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within this time, the Contracting Officer may, by written notice to the Contractor, terminate the right to

proceed with the work (or separable part of the work) that has been delayed. In this event, the PHA may take over the work and complete it, by contract or otherwise, and may take possession of and use any materials, equipment, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to the PHA resulting from the Contractor's refusal or failure to complete the work within the specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the PHA in completing the work.

(b) The Contractor's right to proceed shall not be terminated or the Contractor charged with damages under this clause if—

(1) The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include (i) acts of God, or of the public enemy, (ii) acts of the PHA or other governmental entity in either its sovereign or contractual capacity, (iii) acts of another contractor in the performance of a contract with the PHA, (iv) fires, (v) floods, (vi) epidemics, (vii) quarantine restrictions, (viii) strikes, (ix) freight embargoes, (x) unusually severe weather, or (xi) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the control and without the fault or negligence of both the Contractor and the subcontractors or suppliers; and

(2) The Contractor, within days (10 days unless otherwise indicated) from the beginning of such delay (unless extended by the Contracting Officer) notifies the Contracting Officer in writing of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of the delay. If, in the judgment of the Contracting Officer, the findings of fact warrant such action, time for completing the work shall be extended by written modification to the contract. The findings of the Contracting Officer shall be reduced to a written decision which shall be subject to the provisions of the Disputes clause of this contract.

(c) If, after termination of the Contractor's right to proceed, it is determined that the Contractor was not in default, or that the delay was excusable, the rights and obligations of the parties will be the same as if the termination had been for convenience of the PHA.

33. Liquidated Damages

(a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, as specified in the clause entitled Default of this contract, the Contractor shall pay to the PHA as liquidated damages, the sum of $_____250.00 (two hundred and fifty dollars) for each day of delay. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed. To the extent that the Contractor's delay or nonperformance is excused under another clause in this contract, liquidated damages shall not be due the PHA. The Contractor remains liable for damages caused other than by delay.

(b) If the PHA terminates the Contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final completion of the work together with any increased costs occasioned the PHA in completing the work.

(c) If the PHA does not terminate the Contractor's right to proceed, the resulting damage will consist of liquidated damages until the work is completed or accepted.

34. Termination for Convenience

(a) The Contracting Officer may terminate this contract in whole, or in part, whenever the Contracting Officer determines that such termination is in the best interest of the PHA. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of the work under the contract is terminated, and the date upon which such termination becomes effective.

(b) If the performance of the work is terminated, either in whole or in part, the PHA shall be liable to the Contractor for reasonable and proper costs resulting from such termination upon the receipt by the PHA of a properly presented claim setting out in detail: (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the PHA to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the PHA; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.

(c) The Contracting Officer will act on the Contractor's claim within days (60 days unless otherwise indicated) of receipt of the Contractor's claim.

(d) Any disputes with regard to this clause are expressly made subject to the provisions of the Disputes clause of this contract.

35. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; except that claims for monies due or to become due from the PHA under the contract may be assigned to a bank, trust company, or other financial institution. Such assignments of claims shall only be made with the written concurrence of the Contracting Officer. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership as approved by the Contracting Officer.

36. Insurance

(a) Before commencing work, the Contractor and each subcontractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract:

(1) Workers' Compensation, in accordance with state or Territorial Workers' Compensation laws.

(2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than $ _____ 1,000,000.00 (one million dollars)

per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.

(3) Automobile Liability on owned and non -owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than $ _____ 1,000,000.00 (one million dollars) per occurrence.

(b) Before commencing work, the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at the building site(s), including foundations and building equipment, is in force. The Builder's Risk Insurance shall be for the benefit of the Contractor and the PHA as their interests may appear and each shall be named in the policy or policies as an insured. The Contractor in installing equipment supplied by the PHA shall carry insurance on such equipment from the time the Contractor takes possession thereof until the Contract work is accepted by the PHA. The Builder's Risk Insurance need not be carried on excavations, piers, footings, or foundations until such time as work on the superstructure is started. It need not be carried on landscape work. Policies shall furnish coverage at all times for the full cash value of all completed construction, as well as materials in place and/or stored at the site(s), whether or not partial payment has been made by the PHA. The Contractor may terminate this insurance on buildings as of the date taken over for occupancy by the PHA. The Contractor is not required to carry Builder's Risk Insurance for modernization work which does not involve structural alterations or additions and where the PHA's existing fire and extended coverage policy can be endorsed to include such work.

(c) All insurance shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Contracting Officer. All certificates of insurance, as evidence of coverage, shall provide that no coverage may be canceled or non-renewed by the insurance company until at least 30 days prior written notice has been given to the Contracting Officer.

37. Subcontracts

(a) Definitions. As used in this contract -

(1) "Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime contract or a subcontract.

(2) "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another subcontractor.

(b) The Contractor shall not enter into any subcontract with any subcontractor who has been temporarily denied participation in a HUD program or who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or of the state in which the work under this contract is to be performed.

(c) The Contractor shall be as fully responsible for the acts or omissions of its subcontractors, and of persons either directly or indirectly employed by them as for the acts or omissions of persons directly employed by the Contractor.

(d) The Contractor shall insert appropriate clauses in all subcontracts to bind subcontractors to the terms and conditions of this contract insofar as they are applicable to the work of subcontractors.

(e) Nothing contained in this contract shall create any contractual relationship between any subcontractor and the PHA or between the subcontractor and HUD.

38. Subcontracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms

The Contractor shall take the following steps to ensure that, whenever possible, subcontracts are awarded to small business firms, minority firms, women's business enterprises, and labor surplus area firms:

(a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

(b) Ensuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;

(c) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;

(d) Establishing delivery schedules, where the requirements of the contract permit, which encourage participation by small and minority businesses and women's business enterprises; and

(e) Using the services and assistance of the U.S. Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce, and State and local governmental small business agencies.

39. Equal Employment Opportunity

During the performance of this contract, the Contractor agrees as follows:

(a) The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or handicap.

(b) The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, national origin, or handicap. Such action shall include, but not be limited to, (1) employment, (2) upgrading, (3) demotion, (4) transfer, (5) recruitment or recruitment advertising, (6) layoff or termination, (7) rates of pay or other forms of compensation, and (8) selection for training, including apprenticeship.

(c) The Contractor shall post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer that explain this clause.

(d) The Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, or handicap.

(e) The Contractor shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.

(f) The Contractor shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.

(g) The Contractor shall furnish all information and reports required by Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor shall permit access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(h) In the event of a determination that the Contractor is not in compliance with this clause or any rule, regulation, or order of the Secretary of Labor, this contract may be canceled, terminated, or suspended in whole or in part, and the Contractor may be declared ineligible for further Government contracts, or Federally assisted construction contracts under the procedures authorized in Executive Order 11246, as amended. In addition, sanctions may be imposed and remedies invoked against the Contractor as provided in Executive Order 11246, as amended, the rules, regulations, and orders of the Secretary of Labor, or as otherwise provided by law.

(i) The Contractor shall include the terms and conditions of this clause in every subcontract or purchase order unless exempted by the rules, regulations, or orders of the Secretary of Labor issued under Executive Order 11246, as amended, so that these terms and conditions will be binding upon each subcontractor or vendor. The Contractor shall take such action with respect to any subcontract or purchase order as the Secretary of Housing and Urban Development or the Secretary of Labor may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that if the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

(j) Compliance with the requirements of this clause shall be to the maximum extent consistent with, but not in derogation of, compliance with section 7(b) of the Indian Self-Determination and Education Assistance Act and the Indian Preference clause of this contract.

40. Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968.

(a) The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

(b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.

(c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

(d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.

(e) The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.

(f) Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

(g) With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b)agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

41. Interest of Members of Congress

No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

42. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees

No member, officer, or employee of the PHA, no member of the governing body of the locality in which the project is situated, no member of the governing body of the locality in which the PHA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.

43. Limitations on Payments made to Influence Certain Federal Financial Transactions

(a) The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.

(b) The Contractor further agrees to comply with the requirement of the Act to furnish a disclosure (OMB Standard Form LLL, Disclosure of Lobbying Activities) if any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a Federal contract, grant, loan, or cooperative agreement.

44. Royalties and Patents

The Contractor shall pay all royalties and license fees. It shall defend all suits or claims for infringement of any patent rights and shall save the PHA harmless from loss on account thereof; except that the PHA shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified and the Contractor has no reason to believe that the specified design, process, or product is an infringement. If, however, the Contractor has reason to believe that any design, process or product specified is an infringement of a patent, the Contractor shall promptly notify the Contracting Officer. Failure to give such notice shall make the Contractor responsible for resultant loss.

45. Examination and Retention of Contractor's Records

(a) The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.

(b) The Contractor agrees to include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract," as used in this clause, excludes purchase orders not exceeding $10,000.

(c) The periods of access and examination in paragraphs (a) and (b) above for records relating to (1) appeals under the Disputes clause of this contract, (2) litigation or settlement of claims arising from the performance of this contract, or (3) costs and expenses of this contract to which the PHA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

46. Labor Standards - Davis-Bacon and Related Acts

If the total amount of this contract exceeds $2,000, the Federal labor standards set forth in the clause below shall apply to the development or construction work to be performed under the contract.

(a) Minimum Wages.

(1) All laborers and mechanics employed under this contract in the development or construction of the project(s) involved will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the regular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits in the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall

be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(2) (i) Any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when all the following criteria have been met: (A) The work to be performed by the classification requested is not performed by a classification in the wage determination; and (B) The classification is utilized in the area by the construction industry; and (C) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(ii) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employee Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(iii) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (a)(2)(ii) or (iii) of this clause shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in classification.

(3) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(4) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program; provided, that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

(b) Withholding of funds. HUD or its designee shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working in the construction or development of the project, all or part of the wages required by the contract, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.

(c) Payrolls and basic records.

(1) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working in the construction or development of the project. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found, under 29 CFR 5.5(a)(1)(iv), that the wages of any laborer or mechanic include the amount of costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

(2) (i) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under subparagraph (c)(1) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The Contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1214-0149.)

(ii) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(A) That the payroll for the payroll period contains the information required to be maintained under paragraph (c) (1) of this clause and that such information is correct and complete;

(B) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3; and

(C) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(iii) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirements for submission of the "Statement of Compliance" required by subparagraph (c)(2)(ii) of this clause.

(iv) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.

(3) The Contractor or subcontractor shall make the records required under subparagraph (c)(1) available for inspection, copying, or transcription by authorized representatives of HUD or its designee, the Contracting Officer, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

(d) (1) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship and Training, Employer and Labor Services (OATELS), or with a State Apprenticeship Agency recognized by OATELS, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator of the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event OATELS, or a State Apprenticeship Agency recognized by OATELS, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(2) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under

the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(3) Equal employment opportunity. The utilization of apprentices, trainees, and journeymen under this clause shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

(e) Compliance with Copeland Act requirements. The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract.

(f) Contract termination; debarment. A breach of this contract clause may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.

(g) Compliance with Davis-Bacon and related Act requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.

(h) Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this clause shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.

(i) Certification of eligibility.

(1) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a United States Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(3) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

(j) Contract Work Hours and Safety Standards Act. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics, including watchmen and guards, shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the provisions set forth in subparagraph (j)(1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic (including watchmen and guards) employed in violation of the provisions set forth in subparagraph (j)(1) of this clause, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in subparagraph (j)(1) of this clause.

(3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in subparagraph (j)(2) of this clause.

(k) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this clause, and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these provisions.

47. Non-Federal Prevailing Wage Rates

(a) Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State or tribal law to be prevailing, with respect to any employee in any trade or position employed under the contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate exceeds:
(1) The applicable wage rate determined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141 et seq.) to be prevailing in the locality with respect to such trade;
(b) An applicable apprentice wage rate based thereon specified in an apprenticeship program registered with the U.S. Department of Labor (DOL) or a DOL-recognized State Apprenticeship Agency; or
(c) An applicable trainee wage rate based thereon specified in a DOL-certified trainee program.

48. Procurement of Recovered Materials.

(a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.
(b) Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of $10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of $10,000 of the item both under and outside that contract.