

TOWN OF PENNINGTON GAP

BAILEY ROBBINS BUILDING

RENOVATIONS

Pennington Gap, Virginia



Project Manual

BID SET

October 1, 2023

Owner

Town of Pennington Gap
Keith Harless, Town Manager
528 Industrial Road
Pennington Gap, VA 24277
276-546-1177
Keith.harless@townofpenningtonva.gov

Architect

Hill Studio
Fred Esenwein, PhD, RA, Project Manager
120 Campbell Ave SW
Roanoke VA 24011
540-342-5263
fesenwein@hillstudio.com

Structural Engineer

Prosim Engineering
Allan Long, PE
108 S Iron St
Marion, VA 24354

Mechanical & Plumbing Engineer

MDR Engineering
Melinda Ruble, PE
PO Box 20812
Roanoke, VA 24018

Electrical Engineer

Carbo, Inc
W. Boyce Blanchard, PE
PO Box 186
Rocky Mount, VA 24151

Hill Studio Commission No. 2310

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ARCHITECT

INVITATION FOR BIDS

BID TITLE: BAILEY ROBBINS RENOVATION

BID NUMBER: IFB # 23-BR001

ISSUE DATE: OCTOBER 9TH, 2023/ 8:00 AM

BID DUE DATE: NOVEMBER 13TH, 2023/3:00 PM

BID OPENING: NOVEMBER 13TH, 2023 /4:00PM

NOTE: A MANDATORY pre-bid will be held Monday, October 23, 2023 @ 10:00 AM at the job site located at 41669 West Morgan Ave, Pennington Gap, VA 24277.

NOTE: A file labeled “Drawing and Specifications for IFB # 23-BR001” will be available for downloading on the Town’s Website (www.townofpenningtonva.gov), and on the Commonwealth of Virginia’s e-procurement portal, eVA. This file consists of drawings and specifications. This file is a part of this IFB.

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I. PUBLIC NOTICE

INVITATION FOR BIDS IFB # 23-BR001 Town of Pennington Gap

The Town of Pennington Gap is soliciting competitive sealed bids from qualified firms for the renovation of the Bailey Robbins Building per the specifications stated in the IFB.

A MANDATORY pre-bid will be held Monday, October 23, 2023 @ 10:00 AM at the job site located at 41669 West Morgan Ave, Pennington Gap, VA 24277.

Sealed bids should be clearly marked, "IFB # 23-BR001" and must be received the Town Hall Office before 3:00:00 p.m. (local prevailing time), 2023. Bids received after this time will not be opened.

Bid documents are available at the town hall office, 528 Industrial Drive, Pennington Gap, VA 24277, phone 276-546-1177. Bid documents can also be found on-line at www.townofpenningtonva.gov.

Each bidder must be an Equal Opportunity Employer as defined by Federal and State laws and the Code of Virginia §11-51.

The Town of Pennington Gap reserves the right to reject any and all proposals, to waive informalities, and to negotiate with the successful offeror(s).

INVITATION FOR BIDS
Town of Pennington Gap
IFB # 23-BR001

II. INTRODUCTION AND BACKGROUND

- A. The intent of this "INVITATION FOR BIDS" (hereinafter known as "this document") and resulting contract is to obtain the services of a qualified firm (hereinafter known as "Vendor") renovate the Bailey Robbins Building, as listed in this document, for the Town of Pennington Gap (hereinafter known as "TOPG").
- B. The Town of Pennington Gap has hired Hill Studios, Roanoke, VA to provide the architectural and engineering drawings and specifications for this project.
- C. Vendors shall include the costs of all fuel, travel, equipment, material, insurance, and administrative resources, etc., needed to successfully fulfill the requirements of this IFB.
- D. Vendors will be asked to price the project based on the bid response form included in this IFB.
- E. The award(s) shall be based on the bidder(s)' ability to meet all IFB requirements. The selected vendor must be determined to be responsive and responsible by TOPG before awarding a contract.
- F. The provisions set forth herein are for contractual goods/services rendered to the Town of Pennington Gap, VA. All offerors are bound by these provisions. Further, these conditions and requirements become part of any contract awarded between TOPG and the successful vendor.
- G. Any contract resulting from this solicitation shall be governed in any respects by the laws of Virginia, and any litigation with respect thereto shall be brought in the courts of the Commonwealth of Virginia. The Contract shall comply with all applicable federal, state, and local laws and regulations.
- H. TOPG intends to utilize a single firm for this construction contract.

I. BID INQUIRES AND CORRESPONDENCE

1. Vendors are expected to inspect the jobsite before submitting a bid. Please schedule your inspection time at least 24 hours in advance.
2. All procurement questions should be done in writing via email to jeannie.stidham@townofpenningtonva.gov, technical questions should be emailed to keith.harless@townofpenningtonva.gov
3. Questions will either be answered directly by an email or through an addendum.
4. Note that a designated employee from Hill Studios (contracted A/E vendor) will oversee the construction contract and will be the selected vendor's main point of contact during the duration of the contract.
5. Should you need to contact someone regarding this document, the following names are listed for your convenience. Please be sure to contact the person best suited to answer your questions or concerns.

NAME	TITLE	VOICE
Keith Harless	Town Manager	276-546-1177
Hunter Greene	Project Manager, Hill Studio	276-540-5263
Brian Skidmore	Assistant Town Manager	276-546-1177
Tina Rowe	Accounts Payable	276-546-1177
Jeannie Stidham	Purchasing	276-546-1177

J. Bid Due Date

Bids must be received in the town hall office (528 Industrial Drive, Pennington Gap, VA 24277), before 3:00:00 p.m. (local prevailing time) on Monday, November 13, 2023. Late bids will not be opened.

K. Timeframe

1. Work can begin as soon as TOPG issues a Notice to Proceed. Work should be completed no later than 16 months from the date on the Notice to Proceed.

2. The following is an estimated time frame for the completion of this project:

IFB ADVERTISED	October 9th, 2023
Mandatory Pre-Bid	October 23 rd , 2023, 10:00 AM at the job site, 41669 West Morgan Ave, Pennington Gap, VA 24277
BIDS DUE	Must be received in Town Hall Office before 3:00:00 p.m. on November 13th, 2023.
BID AWARD	Estimated 1-3 weeks after Bid Due Date
PROJECT TIME FRAME	Work can begin as soon as the TOPG gives notice to proceed and must be completed within 16 months from the date on the notice to proceed.

Please note that the above dates are simply estimated time frames; The Town of Pennington Gap reserves the right to change dates as deemed necessary in the best interest of its constituents.

L. Addenda

1. Addenda may occur prior to bid opening. It is the vendor's responsibility to check the website (www.townofpenningtongapva.gov) listing frequently to ensure that all solicitation information is complete and accurate. Upon award, this document in its entirety including any forms and addenda shall be referred to as the contract.
2. TOPG will attempt to notify all vendors that are known to have a complete set of Bid Documents; however, it is ultimately the responsibility of each company to check the Town's website (www.townofpenningtonva.gov), for addendums.
3. Copies of Addenda will be made available for inspection wherever Bid Documents are on file for that purpose.
4. No Addenda will be issued later than two (2) days prior to the date of receipt for Bids except:
 - a. any Addendum withdrawing the Invitation for Bids
 - b. any Addendum that includes postponement of the date of receipt for Bids.
5. Each Vendor shall ascertain before submitting a bid how many Addenda, if any, were issued.
6. Each Vendor shall certify on the Response Form the number of additional addenda received.

M. Notice of Award

All Notices of Award and Notices of Intent to Award will be posted on the towns' website, www.townofpenningtonva.gov.

N. Reference Form - Attachment A

Each vendor should complete and submit the Reference Form with the names of four (4) most recent references, preferably in Virginia, which can be verified as to the quality of service and/or work, provided by the Vendor.

O. Use of Subcontractors

1. Vendor should supply a list of all Subcontractors and Subcontractors(s)' references, to Town Hall with Proposal Price Response Form.
2. TOPG reserves the right to reject the Vendor's selection of Subcontractors.

II. SPECIAL TERMS AND CONDITIONS

- A. Payment and performance bonds are required.
- B. Vendors are responsible for all costs associated with preparing a bid submittal. The Town will not pay for any costs associated with preparing a bid.
- C. Insurance Requirements
 - 1. A Certificate of Insurance will be required from the selected vendor; please refer to General Terms and Conditions for complete instructions. Please include a sample of your Certificate of Insurance with your proposal. All vendors shall include the cost of insurance in their proposal pricing.
 - 2. Worker's Compensation Coverage is required for employers of three or more employees, to include the employer. Contractors who fail to notify TOPG of increases in the number of employees and subcontractors that change their workers' compensation requirements under the Code of Virginia during the course of the contract shall be in noncompliance with the contract.

Vendors (employers of three or more employees) shall include the cost of worker's compensation insurance in their bid pricing. The selected vendor (if employer of three or more employees) must provide evidence of Worker's Compensation Insurance coverage before starting any work. All vendors are solely responsible for ensuring their workers and themselves when doing work for TOPG.

A vendor (employers of three or more employees) without Worker's Compensation insurance can submit a bid; however, the selected vendor must purchase and show evidence of the Worker's Compensation to TOPG before receiving the contract or starting any work.

Employers with less than three employees are not required to have Worker's Compensation Coverage. Employers with less than three employees that do not have Worker's Compensation Coverage agree that by submitting a proposal that they are independent contractors and that the vendor and its employees are not employed by TOPG and are not covered by the Towns' worker's compensation coverage program.

- 3. Be sure to instruct your insurance carrier as to how the Certificate of Insurance is to be worded.
- 4. Vendor shall be responsible for requiring any subcontractors to have the required amount and types of insurance stated in this IFB.

5. If you have any questions regarding these limits, please contact the Towns' Office for clarification and discussion.
6. Note that the selected vendor shall furnish TOPG with all certificates of insurance, endorsements, declaration pages, and policies affecting coverage. The selected vendor must provide an endorsement letter that verifies that TOPG, its officers, officials, employees, volunteers and agents (as their interest may appear)" are additionally insured.
7. TOPG shall not be responsible for any injury (including death) of any vendor or subcontractor that is visiting, inspecting, climbing, or conducting any work related to this procurement and the contract awarded in response to this procurement.
8. The selected vendor agrees to accept responsibility for property damage, injury, or death caused by the acts or omissions of its employees or representatives to the fullest extent permitted by law.

G. Codes, Permits, Fees, Licenses and Notices

1. It is the responsibility of the Vendor to maintain all required licensing and training for his/her employees to provide the services as stated in this IFB.
2. Costs for these items shall be the responsibility of the Vendor and shall be included in the proposal price(s).
3. The Vendor shall supply copies of all licenses to TOPG, upon request.
4. The Vendor shall give all notices and comply with all laws, ordinances, rules, regulations, and lawful orders of any public authority bearing on the performance of the work.
5. TOPG Business License may be required. Please contact the Town of Pennington for more information. Only the selected vendor would be required to have a business license from the Town or County, if applicable.
6. It shall be the selected vendor's responsibility to pay for any other permits or licenses that may be required for this project. This includes a building permit, if applicable. Please contact the Lee County Building Department for more information.

H. Submittals

1. The following forms are provided for uniformity and should be completed (in entirety) and returned as part of your Bid:
2. Attachment A (Reference Form) and Attachment B (Bid Response Form).
3. Sample copy of Certificate of Insurance showing coverage.
4. A signed copy of any addendum issued before bid opening date and time.
5. Attachment C: SCC Form

Per § 2.2-4311.2 of the Virginia Public Procurement Act, any contractor/vendor organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership must be authorized to transact business in the Commonwealth of Virginia as a domestic or foreign business entity if so required by Title 13.1 or Title 50 or as otherwise required by law.

Vendors submitting a bid/proposal shall include the identification number that was issued to them by the State Corporation Commission. Any vendor that is not required to be authorized to transact business in the Commonwealth as a foreign business entity under Title 13.1 or Title 50 or as otherwise required by law shall include in its quote a statement describing why the vendor is not required to be so authorized.

6. Copy of Virginia Contractor's License, if applicable.
7. Also note that the authorized signature should be notarized.
8. The bid should be labeled "RFP #23-BR001, Bailey Robbins Renovation" and must be received at Town Hall, Pennington Gap, VA 24277) before 3:00:00 p.m. on November 13, 2023. Late submissions will not be opened.

I. Bid Requirements

1. Bids should be prepared simply and economically, providing a complete and concise description of capabilities to satisfy the requirements of the IFB. Emphasis should be placed on completeness and clarity of content.
2. Ownership of all data, materials, and documentation originated and prepared for the IFB shall belong exclusively to The Town of Pennington and shall be subject to public inspection in accordance with the Virginia Freedom of Information

Act. Trade secrets or proprietary information submitted by a vendor shall not be subject to public disclosure; however, the vendor must **clearly** identify the sections by marking “Proprietary” at the top of each applicable page and must explain why the protection is necessary.

J. Work Covered by Contract Documents

1. This section generally summarizes the Work, exclusions and special considerations applicable to the Contract. The Vendor shall thoroughly examine the entire Contract Documents, in addition to this section to determine the scope of work required under this Contract.
2. Where a specification section, which has been assigned to the Contract, refers to another specification section for standards, criteria, procedures, and methods of fabrication, it shall be deemed as included in the Contract by reference.
3. Any incidental work required to accomplish the work of the Contract shall be undertaken and completed at no additional cost to TOPG.
3. All work performed and all materials used shall be ADA compliant, including but not limited to all materials supplied to the Vendor by all tiers of Subcontractors.
4. Vendor will review the Scope of Work to become familiar with the entire project and will advise TOPG of any discrepancies.

K. Contract Method

1. This project will likely be awarded as one (1) contract.
2. Upon bid review and approval by TOPG, a purchase order or contract will be issued to the Vendor(s).
3. In most cases, receipt of purchase order or contract from TOPG by the Contractor shall be considered the “Notice to Proceed” and/or “Contract”.
4. A completed Certificate of Insurance with the Town of Pennington Gap (528 Industrial Drive, Pennington Gap, VA 24277) listed as Certificate Holder and as Additionally Insured is required to be on file with the TOPG before any work is allowed to begin.

L. Bid Evaluation Criteria

1. Pricing will be used as the bid evaluation criteria.
2. The selected vendor must be deemed to be responsible and responsive. TOPG will determine if the selected vendor is responsible and responsive.

M. Independent Contractor

The selected vendor will be hired as an independent contractor and thus, agrees and understands that they, the vendor and its employees, are not employed by The Town of Pennington Gap.

N. Vendor's Duties

1. All work performed under this contract shall be performed in accordance with all provisions of these specifications or plans and must be approved in writing by TOPG or an authorized representative.
2. The Vendor shall immediately upon discovery, bring to the attention of TOPG any conflicts that may occur among the various provisions of the specifications and plans.
3. Failure of the Vendor to bring conflicts or exceptions to the attention of TOPG shall allow TOPG to require any changes deemed necessary before acceptance by TOPG.
4. Vendor shall be responsible for all property damaged, or persons injured, by the Vendor's and/or subcontractors' negligence. This includes, but is not limited to, fences, trees, plants, grass, walks, drives, building surfaces – interior/exterior, visitors, visitors' belongings and vehicles, town equipment, building contents, etc.

O. Material Delivery, Storage and Handling (if applicable)

1. Vendor shall be responsible for (1) the protection of materials from deterioration during delivery, and while stored on site, and (2) all project related deliveries to the site, and materials stored on site.
2. TOPG is not responsible for any material or equipment that is stored or left on TOPG property.
3. Materials shall be stored in a neat and safe way as to prevent any type of accident.

P. Procedures for Authority, Workmanship, Inspection and Clean-up

1. Authority The extent and character of the services to be performed by the Vendor shall be subject to the general control and approval of the TOPG authorized representative.

- a) The Vendor shall comply with requests and/or orders issued by the authorized representative(s) acting within their authority for TOPG.

b) The Town Manager must approve any change to the contract in writing.

2. Workmanship All work under the resulting contract shall be performed in a skillful and workmanlike manner.

a) Vendor shall be responsible for conduct and supervision of its personnel.

3. Inspection TOPG may, from time to time, make inspections of the work performed under this contract. Any inspection by TOPG does not relieve the Vendor from any responsibility regarding defects or other failures to meet the contract requirements.

Q. Special Requirements

1. Accident Prevention and Safety – Each Vendor shall:

a) Comply with all applicable laws, ordinances, rules, regulations and orders of governing authorities having jurisdiction for the safety of all persons and property to protect them from damage, injury or loss.

III. SCOPE OF WORK

A. Purpose

1. The Town of Pennington Gap is soliciting bids from qualified vendors to renovate the Bailey Robbins Building, 41669 West Morgan Ave. Pennington Gap, VA 24277 as specified in this document.
2. The Town of Pennington Gap has hired Hill Studio's to develop a set of drawings and plans for this project.
3. **A file labeled "Drawing and Specifications for IFB # 23-BR00123-" will be available for downloading on the Town's Website (www.townofpenningtonva.gov), and on the Commonwealth of Virginia's e-procurement portal, eVA. This file consists of pages of drawings and specifications. This file is a part of this IFB.**

4. The award will be based on a vendor's ability to meet all IFB requirements and the contract will likely be awarded as one (1) complete project.
5. All work shall be performed according to the standards of the industry and to the complete satisfaction of TOPG.
6. All work performed under this contract shall be performed in accordance with all provisions, specifications, terms, and conditions stated within this document.
7. The Vendor agrees, in the performance of this contract, to require all employees to comply with the instructions pertaining to conduct and building regulations, issued by any of the TOPG's duly appointed officials and/or employees.
8. The Vendor shall take all precautions necessary to ensure the safety of its employees and equipment, as well as all persons and property (including, but not limited to, TOPG employees and their property and visitors/citizens and their property) while working on this project.
9. The Vendor, during the term of this agreement, shall be available for periodic inspections of the site at the request of TOPG.
10. The Vendor should issue one invoice at the successful completion of the job. Vendors may issue progress payment requests; however, each invoice shall clearly indicate the percentage of work completed, the amount charged, and a 10% retainage on each invoice. The total retainage would then be charged at the successful completion of the job.

B. Special Requirements

1. Accident Prevention and Safety - Each Vendor shall:
 - (1) Comply with all applicable laws, ordinances, rules, regulations, and orders of governing authorities having jurisdiction for the safety of all persons and property to protect them from damage, injury, or loss.

- (2) Erect and maintain, as required by conditions and progress of work, all necessary safeguards for safety and protection, including fences, railings, barricades, lighting, posting of danger signs and other warnings against hazards.
 - (3) Be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with this Contract.
 - (4) Be solely responsible for supplying and ensuring the use of all safety gear for all Vendor's employees and/or subcontractors.
2. Work adjacent to private property – Vendor shall conduct services in a manner that will not interfere with adjacent property.
3. Urgent reports - It is imperative that each Vendor immediately contact TOPG in the event of any of the following incidents:
- a) Accidents - report immediately.
 - b) Situations or circumstances that could delay work or give cause for claims for extensions or added costs.
 - c) Instructions and/or clarifications requested.
 - b) Please be sure to make contact with your on-site Director in any emergency or urgent situation.

ATTACHMENT A: REFERENCE FORM

This form should be completed and returned as part of your Proposal. Vendors should provide the following references for four (4) most recent and similar projects.

1. FIRM NAME	
CONTACT PERSON	TITLE
STREET ADDRESS, CITY, STATE, ZIP	
TELEPHONE	FAX
SPECIFIC INFORMATION	
2. FIRM NAME	
CONTACT PERSON	TITLE
STREET ADDRESS, CITY, STATE, ZIP	
TELEPHONE	FAX
SPECIFIC INFORMATION	
3. FIRM NAME	
CONTACT PERSON	TITLE
STREET ADDRESS, CITY, STATE, ZIP	
TELEPHONE	FAX
SPECIFIC INFORMATION	
4. FIRM NAME	
CONTACT PERSON	TITLE
STREET ADDRESS, CITY, STATE, ZIP	
TELEPHONE	FAX
SPECIFIC INFORMATION	

Attachment B – Bid Response Form

Note: **Sealed Bids** should be clearly marked, “IFB 23-Bailey Robbins Renovation” and must be received at TOPG Town Hall before 3:00:00 P.M., November 13, 2023. Bids received after this time will not be opened. The official time will be determined by the clock in Town Hall.

This form should be completed and returned as part of your proposal packet.

1. NAME AND ADDRESS OF FIRM

SIGNATURE		
BY (print name)		
TITLE	DATE	
COMPANY NAME		
STREET ADDRESS		
CITY, STATE, ZIP		
TELEPHONE	FAX	E-MAIL

SOCIAL SECURITY OR FEDERAL TAX I.D. #		
THE TOWN OF PENNINGTON GAP BUSINESS LICENSE #		
VIRGINIA CONTRACTOR'S LICENSE #	EXPIRATION DATE	CLASS
NAME OF INSURANCE CARRIER, BROKER OR AGENCY		

Pursuant to and in accordance with "INVITATION FOR BIDS #23-", the undersigned agrees to provide all equipment, fuel, insurance, labor, and material to complete the Bailey Robbins Renovation as priced on the next page.

All prices shall include:

- 1. all applicable sales and/or use taxes,
- 2. all insurance premiums required,
- 3. all applicable allowances of this Proposal Response Form

2. PRICING

Lump Sum Price to renovate the Bailey Robbins building as specified in this IFB # 23-BR00123-:

\$ _____

3. TIMING

Please indicate the estimated number of calendar days needed to complete the job from the date of award

_____ CALENDAR DAYS

4. SUBCONTRACTORS

The following Subcontractors are proposed for the item(s) of work listed. Trade contractors are subject to review per the General Conditions. List only firms that will supply any labor at this site. Submit a reference form for each Subcontractor listed.

ITEM OF WORK	SUBCONTRACTOR

5. RECEIPT OF CORRESPONDENCE

The undersigned acknowledges receipt and inclusion of the following into the bid: (If none, write "NONE".)

- A. Pre-bid minutes _____ Dated: _____
- B. Pre-bid minutes _____ Dated: _____
- C. Addendum No. _____ Dated: _____
- D. Addendum No. _____ Dated: _____

6. BID PRESENTATION

- A. The Contractor having carefully examined the Bid Documents and all other related documents, fully reviewed the existing site conditions, and having become familiar with all conditions affecting the proposed work, including the availability of labor, materials, and equipment, agrees to perform all Work required by the Bid Documents.
- B. The Contractor, if awarded a contract, agrees to commence the work on the date(s) specified in the Notice(s) to Proceed; to carry the work forward expeditiously with adequate forces; and subject to authorized adjustments, to achieve Interim Milestones, Substantial Completion and Final Completion in accordance with the dates or periods of performance set forth in the Contract Documents.

7. CONTRACTOR'S ORGANIZATION (strike out all conditions that do not apply)

- A. An individual or sole proprietorship
- B. A partnership
- C. A joint venture
- D. A corporation organized under the laws of the State of _____

8. ATTACHMENTS

The following is a checklist of items that should be included with the Bid Response Form and should be completed by the Contractor:

- A. _____ Attachment A: Reference Form
- B. _____ Attachment C: SCC Form
- C. _____ Sample Certificate of Insurance
- D. _____ Recognition of any addendum posted.
- E. _____ Copies of any required licenses or permits.

9. SIGNATURE AND SEAL

Signed and sealed this _____ day of _____, 20____

Bidders - SIGNATURE: _____

NAME: _____

TITLE: _____

_____, Seal

Notary Public

My commission expires the _____ day of _____, 20____

ATTACHMENT C:
THE TOWN OF PENNINGTON GAP
528 Industrial Drive
Pennington Gap, VA 24277

Compliance with Virginia Law for Transacting Business in Virginia.

The undersigned hereby agrees, if this Bid/Proposal is accepted by The Town of Pennington Gap, for such services and/or items that the undersigned has met the requirements of the Virginia Code Section 2.2-4311.2

Please complete the following by checking the appropriate line that applies and providing the requested information:

A. _____ Bidder/offeree is a Virginia business entity organized and authorized to transact business in Virginia by the SCC and such bidder's/offeree's Identification Number issued to it by the SCC is _____.

B. _____ Bidder/offeree is an out-of-state (foreign) business entity that is authorized to transact business in Virginia by the SCC and such bidder's/offeree's Identification Number issued to it by the SCC is _____.

C. _____ Bidder/offeree does not have an Identification Number issued to it by the SCC and such bidder/offeree is not required to be authorized to transact business in Virginia by the SCC for the following reason(s):

Please attach additional sheets of paper if you need to explain why such bidder/offeree is not required to be authorized to transact business in Virginia.

Legal Name of Company (as listed on W-9)

Legal Name of Bidder/Offeree

Date

Authorized Signature

Print or Type Name and Title

ATTACHMENT D:
Town of Pennington Gap, GENERAL TERMS AND CONDITIONS

These General Terms and Conditions are required for all sealed and unsealed written solicitations issued by the Town of Pennington Gap.

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A. COMPETITION INTENDED: It is The Town of Pennington Gap's intent that this document permits competition. It shall be the prospective bidder's responsibility to advise the Town Manager in writing if any language requirements, specifications, etc., or any combinations thereof, inadvertently restrict or limit the requirements stated in this document to a single source. The Town Manager must receive such notification not later than ten (10) calendar days prior to the date set for the bids to close.

B. INQUIRIES: If any prospective bidder has questions about the specifications or other solicitation documents, the prospective bidder shall contact the Town Manager, no later than seven (7) days before the due date.

Any changes after the bid is advertised will be official only when submitted in writing and signed by the Town Manager.

Any and all changes will be made by addendum and sent to all recorded holders of the bid documents.

All addenda issued will become part of the bid.

For a list of specific persons available to discuss this bid, see Points of Contact.

- C. **INCONSISTENCY IN PROVISIONS:** In the event there are inconsistencies between the General Terms and Conditions and any other schedules contained herein, the first shall govern.
- D. **COOPERATIVE PURCHASING:** It is the desire of The Town of Pennington Gap that all other jurisdictions be allowed to “ride the bid” and enter into a contract with any successful Contractor chosen by The Town of Pennington Gap, based on mutual agreement between successful Contractor(s) and other jurisdiction(s).

If this bid is used as a cooperative IFB issued by The Town of Pennington Gap, the following would apply:

1. The Town of Pennington Gap is acting as the “Contracting Agent” for the jurisdictions concerned and shall not be held liable for any costs, damages, etc., incurred by any other jurisdiction.
2. Each jurisdiction will execute its own purchase orders with the Contractor(s) and be invoiced accordingly, in accordance with each jurisdiction’s purchasing policy and procedures.
3. For copies of other jurisdictions’ terms and conditions, Contractor must contact them.

- E. **ETHICS IN PUBLIC CONTRACTING:** The provisions contained in Article 6 of the Virginia Public Procurement Act (VPPA) as set forth in the 1950 Code of Virginia, as amended, shall be applicable to all contracts solicited or entered in to by The Town of Pennington Gap. A copy of these provisions may be obtained from the Director of Joint Administrative Service upon request.

By submitting their bids, all bidders certify that their bids are made without collusion or fraud and that they have not offered or received any kickbacks or inducements from any other bidder, supplier, manufacturer or Subcontractor in connection with their bid, and that they have not conferred to any public employee having official responsibility for this procurement transaction any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.

The provisions referenced above supplement, but do not supersede, other provisions of law including, but not limited to, the Virginia Conflict of Interest Act (§2.2-3100 et. Seq.). The provisions apply notwithstanding the fact that the conduct described may not constitute a violation of the Virginia Conflict of Interests Act. To the extent that violations of the ethical standards of conduct constitute violations of the Code of Virginia, they shall be punishable as provided therein. Such sanctions shall be in addition to the civil remedies set forth.

By entering into a contract, the bidder conveys, sells, assigns, and transfers to The Town of Pennington Gap, all rights, title and interest in and to all causes of the action it may now have or hereafter acquire under the anti-trust laws of the United States and the Commonwealth of Virginia, relating to the particular goods or services purchased or acquired by The Town of Pennington Gap, under said contract.

Consistent and continued tie bidding could cause rejection of bids by The Town of Pennington Gap and/or investigation for anti-trust violations.

- F. **TAX-EXEMPT STATUS:** Since municipalities and school districts are exempt from all direct federal and state taxes, The Town of Pennington Gap is tax- exempt and will provide a tax-exempt certificate upon request. Contractor is responsible for paying any and all taxes on any purchases that it directly makes.
- G. **APPLICABLE LAWS AND COURTS:** This solicitation and any resulting contract shall be governed by the laws of the Commonwealth of Virginia. All Court proceedings shall be held in the Commonwealth of Virginia. The contractor shall comply with all applicable federal, state, and local laws, rules, ordinances, and regulations.
- H. **FIRM BID PRICING:** The Town of Pennington Gap requires the bid price to remain firm for ninety (90) days after the date of the bid opening, during which period bids may not be withdrawn. “Discount from list” bids are not acceptable unless requested.
- I. **TIE BIDS:** The Joint Administrative Services Department and all other departments of The Town of Pennington Gap making purchases of services, supplies, material, or equipment, shall, in making purchases of same, give preference to services, supplies, material or equipment sold by The Town of Pennington Gap and the State of Virginia vendors, in that order, in all cases of tie bids, quality and service being equal.
- J. **ANTI-DISCRIMINATION:** Every individual or firm bidding must be an Equal Opportunity Employer as defined by federal law and the Code of Virginia, Virginia Public Procurement Act as amended: “Section 2.2-4311, Employment Discrimination by Contractor Prohibited” which reads:

1. During the performance of this contract, the contractor agrees as follows:

a. The contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, age, disability, or other basis prohibited by state law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the contractor. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

- The contractor, in all solicitations or advertisements for employees placed by or on behalf of the contractor, will state that such contractor is an equal opportunity employer.
- Notices, advertisements, and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.

2. The contractor will include the provisions of the foregoing paragraphs a, b and c in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.

K. IMMIGRATION REFORM AND CONTROL ACT OF 1986: By submitting their bids, bidders certify that they do not and will not during the performance of this contract employ illegal alien workers or otherwise violate the provisions of the Federal Immigration Reform and Control Act of 1986.

L. DEBARMENT STATUS: By submitting a bid, the bidder certifies that they are not currently debarred by the Federal Government, Commonwealth of Virginia, or by any City, Town, or County from submitting bids or proposals on contracts for the type of goods and/or services covered by this solicitation, nor are they an agent of any person or entity that is currently so debarred.

M. RESPONSE FORM PROCEDURES:

1. Response Forms must be signed and received at the Town Hall Office, before the opening hour.
2. Sealed Bids and Sealed Proposals offered by fax and or telephone will not be accepted.
3. Quotes offered by fax will be accepted; however, telephone quotes will not be accepted.
4. All Response Forms delivered in person must be delivered to the Town Hall Office.
5. In submitting a Response Form, the bidder signifies that he/she is fully informed as to the extent and character of the supplies, materials, equipment and/or services necessary to perform this project in accordance with all documents constituting the bid and will comply satisfactorily with the bid documents.
6. Further, the bidder signifies that when necessary, he/she has inspected the site on which the work shall be done and is aware of all conditions affecting the execution of the work contained within the bid documents. Failure to visit the site will in no way relieve the successful bidder from performance under the contract.
7. All information required by the solicitation must be supplied to constitute a responsive bid. All information submitted, including prices, should be typed so as to insure legibility. However, the bidder's signature shall be handwritten in ink in order for the bid to be considered.
8. The bidder expressly warrants that the price or prices quoted herein are not the result of an agreement or understanding expressed or implied with any other bidder or bidders.
9. By submitting a Response Form, bidders certify that they are not currently debarred by The Town of Pennington Gap from submitting bids, proposals or quotes on contracts, nor are they an agent of any person or entity that is currently debarred by The Town of Pennington Gap from submitting bids, proposals, or quotes.
10. Any Response Form submitted with corrections must have corrections initialed by the person who signed the original. The unit price will prevail in the event an error is made in computing totals.
11. All prices for materials are to be F.O.B. Destination, prepaid and allowed. Except as otherwise specified herein, standard commercial packaging, packing, and shipping containers shall be used. All shipping containers shall be legibly marked or labeled on the outside with purchase order, commodity description, and quantity.
12. The successful bidder shall not assign, transfer, convey, sublet, or otherwise dispose of the contract or his/her right, title, or interest therein, or his/her power to execute written consent of The Town of Pennington Gap.
13. Bidders are encouraged to have a representative at the bid opening if information on the bids submitted is desired.

14. Bids will be opened at the advertised local prevailing time, but The Town of Pennington Gap officials reserve the right to take sufficient time to study the various bids and then make the awards. Bids will be awarded as promptly as possible after the closing date.

15. Sealed Bid envelopes must be clearly marked, with the IFB number and project name, on the outside, lower left corner as follows:

Sealed Bid – Do Not Open
IFB # 23-BR001 _____
PROJECT NAME _____

16. Sealed Bids will be received up to the advertised time and date at The Town of Pennington Gap Office and at the appointed time will be opened publicly and read aloud. The clock in the town hall office will be used to log the time each bid/proposal is received.
17. If more than one bid opening is held on the same date, bids will be opened in succession as numbered and lettered (A, B, C, etc.).
- a. Late bids will not be accepted. Bids received in the mail will be returned to the bidder unopened (provided properly sealed and marked as indicated above). Failure to comply with conditions set forth herein may result in removal of bid (all/part) from consideration.
 - b. All contracts, unless otherwise specifically stated, shall provide materials/commodities in new, first-class condition, fresh stock, latest model, design or pack. This shall include any containers suitable for shipment, usage and/or storage unless otherwise indicated within this document. Verbal agreements to the contrary will not be recognized.
 - c. Any items or parts of any equipment listed in this solicitation which are not fully described or are omitted from such specifications, and which are clearly necessary for the completion of such equipment and its appurtenance shall be considered a part of such equipment although not directly specified or called for in the specifications.
 - d. By law, The Town of Pennington Gap will not receive any materials, products, or chemicals that may be hazardous to an employee's health, unless accompanied by a Material Safety Data Sheet (MSDS) when products and/or chemicals are received. **MSDS must be submitted to The Town of Pennington Gap in triplicate.**

N. BID WITHDRAWALS

1. A bidder, for contract other than for public construction, may request withdrawal of his/her bid before award, by submitting a written request to Keith Harless, Town Manager.
2. After bid/proposal opening, corrections shall be permitted only to the extent that the vendor can show by clear and convincing evidence that a mistake of a nonjudgmental character was made, the nature of the mistake, and the price actually intended. After the opening, no changes in prices or other provisions of bids/proposals prejudicial to the interest of the Town or fair competition shall be permitted. In lieu of bid correction, a low bidder/offeror alleging a material mistake of fact may be permitted to withdraw its bid/proposal if:
 - a. the mistake is clearly evident on the face of the bid/proposal document, but the intended correct bid/proposal is not similarly evident; or
 - b. The vendor submits evidence which clearly and convincingly demonstrates that a mistake was made. All decisions to permit the correction or withdrawal of bids, or to cancel awards or contracts based on bid mistakes, shall be supported by a written determination made by the Town Manager.
3. If bid bonds were tendered with the bid, The Town of Pennington Gap may exercise its right of collection. No bid may be withdrawn under this paragraph when the result would be the awarding of the contract on another bid of the same bidder in which the ownership of the withdrawing bidders is more than five percent (5%).
4. If a bid is withdrawn under the authority of this paragraph, the lowest qualified remaining bid shall be deemed to be the low bid.
5. Except as otherwise provided by regulation, all decisions to permit the correction or withdrawal of bids, or to cancel awards or contracts based on bid mistakes shall be supported by a written determination made by the Town Manager.
6. No bidder who is permitted to withdraw a bid shall, for compensation, supply any material or labor or to perform any subcontract or other work agreement for the person or firm to whom the contract is awarded or otherwise benefit, directly or indirectly, from the performance of the project for which the withdrawn bid was submitted.

O. Award Specifics

The Town of Pennington Gap reserves the right to accept, reject and/or cancel all or any part of any Response Form, and to waive minor technicalities.

1. Awards will be made to the lowest responsive and responsible bidder(s), provided services and quality are considered to be equal to (or better than) that offered by other bidders, and the right is reserved to make the award to other than the lowest bidder when it is in the best interest of The Town of Pennington Gap. Further, The Town of Pennington Gap will be the sole judge as to conditions affecting such interest.
2. The Town of Pennington Gap may make such reasonable investigations as deemed proper and necessary to determine the ability of the bidder to perform the work and/or furnish the item(s), and the bidder shall furnish to The Town of Pennington Gap all such information and data for this purpose, as may be requested.
3. The Town of Pennington Gap reserves the right to inspect bidder's physical facilities before award to satisfy questions regarding the bidder's capabilities.
4. The Town of Pennington Gap further reserves the right to reject any bid, proposal or quote if the evidence submitted by, or investigations of, such bidder fails to satisfy The Town of Pennington Gap, that such bidder is properly qualified to carry out the obligations of the contract and to complete the work and/or furnish the item(s) contemplated therein.
5. The Town of Pennington Gap reserves the right to conduct any test/inspection it may deem advisable to assure supplies and services confirm to the specification.
6. A contract shall not be assigned by the Contractor, in whole or part, without the written consent of The Town of Pennington Gap.
7. Unless otherwise specified, the right is reserved to make an award based on all work and/or items, or on any part of work/items, whichever is in the best interest of The Town of Pennington Gap.
8. The right is reserved to cancel any contract and reject deliveries of any products or materials not in accordance with the specifications. All returns or exchanges will be at the Contractor's expense. The Town of Pennington Gap shall be the sole and final judge.
9. The Contractor shall pay all sales, consumer, use and other similar taxes for work or portions thereof provided by the Contractor which are legally enacted at the time bids are received, whether or not yet effective.
10. The right is reserved to decide when a deviation from specifications is of sufficient consequence, when measured against the purpose for which the item will be purchased, to justify including it for consideration. The Town of Pennington Gap shall be the sole and final judge.
 - a. Should the delivery of any part of an order be delayed beyond time specified, or should any portion of the products delivered fail to comply with the specifications, The Town of Pennington Gap shall have the right to buy at market price for immediately delivery, and any excess cost of same over the price named herein is to be paid by the Contractor or deducted from any money due him/her thereafter.
 - b. If delay is foreseen, the Contractor shall give thirty (30) days prior written notice to the Town Manager. The Town of Pennington Gap has the right to extend delivery date if reasons appear, in the sole discretion of The Town of Pennington Gap, to be valid. The Contractor must keep The Town of Pennington Gap advised at all times of status of order.
 - c. Default in promised delivery (without accepted reasons) or failure to meet specifications, authorizes the Joint Administrative Services Department to purchase supplies, equipment or services elsewhere and charge the full increase in cost and handling to the defaulting Contractor.
 - d. **The Town of Pennington Gap will permit NO SUBSTITUTIONS OR CANCELLATIONS after award without written approval.**
 - e. When The Town of Pennington Gap notifies a bidder, in writing, of its acceptance of the bidder's price(s) of any goods or services, this notification will signify the effective date of the acceptance of this contract.
 - f. Cancellation of a contract for any reason may result in the removal of the successful bidder's name from the mailing list for future bidding. If the cancellation is for non-performance of the contract, such cancellation may be at the successful bidder's expense.

- g. All guarantees and warranties required shall be furnished by the Contractor and shall be delivered to the Town Hall Office before final payment on the contract is made. Unless otherwise stated, the manufacturer's standard warranty applies.

11 JUSTIFICATION FOR TERMINATION

- a. The Town of Pennington Gap may terminate this contract in whole or part whenever the Town Manager shall determine that such a termination is in the best interest of The Town of Pennington Gap.
- b. Any such termination shall be effected by delivery to the Contractor at least ten (10) business days prior to the termination of a written Notice of Termination specifying the extent to which performance shall be terminated and the date upon which such termination becomes effective.
- c. An equitable adjustment in the contract price shall be made for completed service, but no amount shall be allowed for anticipated profit or unperformed services.
- d. If any work or service hereunder is in progress, but not completed as of the date of termination, then this contract may be extended upon written approval by The Town of Pennington Gap until said work or service is completed and accepted.
- e. Possible reasons for termination are:
 - i. Termination for Convenience – in the event this contract is terminated or cancelled upon request and for the convenience of The Town of Pennington Gap, without the required ten (10) days advance written notice, then The Town of Pennington Gap shall negotiate reasonable termination costs, if applicable.
 - ii. Termination for Cause – termination by The Town of Pennington Gap for cause, default or negligence on the part of the Contractor shall be excluded from the foregoing provision; termination costs, if any, shall not apply. The ten (10) days advance notice requirement is waived in the event of Termination for Cause.
 - iii. Termination Due to Unavailability of Funds in Succeeding Fiscal Years – when funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal year, the contract shall be cancelled and the Contractor shall be reimbursed for the reasonable value of any non-recurring costs incurred but not amortized in the price of the supplies or services delivered under the contract.

- 12 DRUG FREE WORKPLACE: Every individual or firm bidding must be an Equal Opportunity Employer as defined by federal law and the Code of Virginia, Virginia Public Procurement Act as amended: "Section 2.2-4312, Drug-free Workplace to be Maintained by Contractor; Required Contract Provisions" which reads:

All public bodies shall include in every contract over \$10,000 the following provisions:

During the performance of this contract, the contractor agrees to (i) provide a drug-free workplace for the contractor's employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the contractor's workplace and specifying the actions that will be taken against employees for violations of such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of the contractor that the contractor maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.

For the purposes of this section, "drug-free workplace" means a site for the performance of work done in connection with a specific contract awarded to a contractor in accordance with this chapter, the employees of whom are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the contract.

- 13 INSURANCE REQUIREMENTS: By signing and submitting a bid or proposal under this solicitation, the bidder or offeror certifies that if awarded the contract, it will have the following insurance coverage at the time the contract is awarded. For construction contracts, if any subcontractors are involved, the subcontractor will have workers' compensation insurance in accordance with §2.2-4332 and 65.2-800 et seq. of the Code of Virginia. The bidder or offeror further certifies that the contractor and any subcontractors, at any tier, will maintain these insurance coverage during the entire term of the contract and that all insurance coverage will be provided by insurance companies authorized to sell insurance in Virginia by the Virginia State Corporation Commission.

- a. Please note the below insurance requirements are guideline minimum amounts only, and, depending on the goods/services required, may be increased or decreased. **Any changes in insurance requirements will be referenced within this document, under Specific Reference to General Terms and Conditions.**
- b. The successful bidder shall procure, maintain, and provide proof of insurance coverage for injuries to Town of Pennington Gap

persons and/or property damage as may arise from, or in conjunction with, the work performed on behalf of The Town of Pennington Gap by the bidder, his/her agents, representatives, employees or Subcontractors.

c. Actual proof of coverage as contained herein shall be submitted to The Town of Pennington Gap Purchasing Office within five (5) days after the award has been made and before any work starts, services are provided, or goods are delivered.

d. The bidder shall maintain such coverage for the duration of the contract period for "occurrence" policies. "Claims made" policies must be in force, or that coverage purchased, for three (3) years after contract completion date.

e. The Certificate of Insurance shall be properly completed as follows:

i. It shall name "The Town of Pennington Gap, Virginia, its officers, officials, employees, volunteers and agents (as their interest may appear)" as "Certificate Holder".

ii. It shall list "The Town of Pennington Gap, Virginia, its officers, officials, employees, volunteers and agents (as their interest may appear) added as an additional insured" under "Description of Operations/Locations/Vehicles/Exclusions Added by Endorsement/Special Provisions".

iii. This provision may not apply to Professional Liability or Workers' Compensation/Employers' Liability.

f. The Certificate of Insurance shall be for a minimum of the following:

i. Worker's Compensation- Statutory requirements and benefits. Coverage is compulsory for employers of three or more employees, to include the employer. Contractors who fail to notify the TOPG of increases in the number of employees that change their workers' compensation requirements under the Code of Virginia during the course of the contract, shall be in noncompliance with the contract.

ii. **Employer's Liability - \$100,000**

iii. **General Liability – per occurrence \$1,000,000.00**

This coverage shall be as broad as: Comprehensive General Liability endorsed to include Broad Form, Bodily Injury and Property Damage, Personal and Advertising Injury, and Commercial General Liability form including Products/completed Liability Operations.

iv. **Automobile Liability – per occurrence \$1,000,000.00**

Coverage shall be sufficient to cover all vehicles owned, used, or hired by the bidder, his/her agents, representatives, employees and/or Subcontractors.

v. **Product Liability \$1,000,000.00**

Refer to General Liability above.

vi. **Professional Liability/Errors and Omissions Coverages are required when soliciting those services as follows:**

<u>Profession/Service</u>	<u>Limits</u>
Accounting	\$1,000,000 per occurrence, \$3,000,000 aggregate
Architecture	\$2,000,000 per occurrence, \$6,000,000 aggregate
Asbestos Design, Inspection or Abatement Contractors	\$1,000,000 per occurrence, \$3,000,000 aggregate
Health Care Practitioner (to include Dentists, Licensed Dental Hygienists, Optometrists, Registered or Licensed Practical Nurses, Pharmacists, Physicians, Podiatrists, Chiropractors, Physical Therapists, Physical Therapist Assistants, Clinical Psychologists, Clinical Social Workers, Professional Counselors, Hospitals, or Health Maintenance Organizations.)	\$2,350,000 per occurrence, \$7,050,000
**(This complies with §8.01-581.15 of the Code of Virginia)	

Insurance/Risk Management	\$1,000,000 per occurrence, \$3,000,000 aggregate
Landscape/Architecture	\$1,000,000 per occurrence, \$1,000,000 aggregate
Legal	\$1,000,000 per occurrence, \$5,000,000 aggregate
Professional Engineer	\$2,000,000 per occurrence, \$6,000,000 aggregate
Surveying	\$1,000,000 per occurrence, \$1,000,000 aggregate

- g. The Contractor's insurance company shall provide thirty (30) days written notice to The Town of Pennington Gap before any cancellation, suspension, or void of coverage, in whole or part, where such provision is reasonable.
- h. **Contractor shall be responsible for making sure any/all Subcontractors each provide a Certificate of Insurance and meet all of The Town of Pennington Gap's insurance requirements. All deductibles or self-insured retention shall appear on the certificate(s) and shall be subject to approval by The Town of Pennington Gap. At the option of The Town of Pennington Gap, either the insurer shall reduce or eliminate such deductible or self-insured retention; or the bidder shall be required to obtain a bond guaranteeing payment of losses and related claims expenses.**
- i. Failure to comply with any reporting provisions of the policy(ies) shall not affect coverage provided to The Town of Pennington Gap, its officers/officials, agents, employees, and volunteers.
- j. The insurer shall agree to waive all rights of subrogation against The Town of Pennington Gap, its officers/officials, agents, employees and volunteers for any act, omission, or condition of premises by which the parties may be held liable by reason of negligence.
- k. The bidder shall furnish The Town of Pennington Gap with the Certificate(s) of Insurance including endorsements affecting coverage. The certificates are to be signed by a person authorized by the insurance company(ies) to bind coverage on its behalf. If executed by a broker, a notarized copy of authorization to bind or certify coverage must be attached.
- l. All insurance shall be placed with insurers maintaining an **A.M. Best** rating of no less than **A: VII**. If **A.M. Best** rating is less than **A: VII**, approval must be received from the Town Manager.
- m. All coverage designated herein shall be as broad as the Insurance Services Office (SO) forms filed for use with the Commonwealth of Virginia.

14 BOND REQUIREMENTS

a. **Any necessary bonds will be referenced within this document, under Specific Reference to General Terms and Conditions** and the requirements are outlined below.

- i. **Bid Bonds** – Each bidder shall accompany their bid with a bid bond or certified check in the amount of five percent (5%) of the amount bid. Such bond shall serve as liquidated damages and be forfeited in the event the successful bidder fails to enter into the contract.

If a bid bond is required and stated in an invitation for bid and a bidder submits a bid without a bid bond, the bidder will be considered non-responsive and shall be disqualified.

- ii. **Performance and Payment Bonds** – The successful Contractor shall furnish both a performance and payment bond, each in the amount equal to one hundred percent (100%) of the contract as security for the faithful performance of this contract.

c.) One or more surety companies authorized to do business in Virginia shall execute each of the bonds and the contractor shall select the surety company. Required bonds shall be payable to the Town.

3. **Any other special bonding requirements will be listed under Specific Reference to General Terms and Conditions.**

4. All bonds shall be obtained at the bidder's expense and shall be included in the bid price.

15 PERMITS AND LICENSES

The Town will attempt to make reference, within this document, to any necessary permits and licenses under Special Terms and Conditions. However, the contractor is ultimately responsible for ensuring that he/she has all the required permits and licenses. **The Town does not waive any fees involved** in securing permits. Any required permits and licenses are to be obtained at bidder's or Contractor's expense and to be included in the bid price.

- a. All permit/license numbers must be indicated on or attached to the Response Form of this document.

16 PAYMENTS TO CONTRACTOR

- a. Contractor warrants having clear title to all materials and supplies by submission of invoice being presented for payment.
- b. All submitted invoices shall reflect the contract number and/or purchase order number, a detailed itemized breakdown of all charges, and (unless otherwise specified) shall be delivered to:

**The Town of Pennington Gap
Attention: Accounts Payable
528 Industrial Drive
Pennington Gap, VA 24277**

- i. All submitted invoices shall show payer identification as follows:
- ii. Individual Contractors shall provide social security numbers.
- iii. Proprietorships, Partnerships and/or Corporations shall provide their federal employer identification number.
- iv. Payment will be made thirty (30) days after receipt of proper invoice, or thirty (30) days after receipt of all goods or inspection and acceptance of work, whichever is later.
- v. Payment shall not preclude The Town of Pennington Gap from making a claim for adjustment on any item later found not to have been in accordance with the contract.
- vi. **Unreasonable Charges.** Under certain emergency procurements and for most time and material purchases, final job costs cannot be accurately determined at the time orders are placed. In such cases, contractors should be put on notice that final payment in full is contingent on a determination of reasonableness with respect to all invoiced charges. Charges that appear to be unreasonable will be researched and challenged, and that portion of the invoice held in abeyance until a settlement can be reached. Upon determining that invoiced charges are not reasonable, the Town of Pennington Gap shall promptly notify the contractor as to those charges that it considers unreasonable and the basis for the determination. A contractor may not institute legal action unless a settlement cannot be reached within thirty (30) days of notification.
- vii. Materials delivered shall be installed prior to invoicing, or else surety is to be provided.

17 PAYMENTS TO SUBCONTRACTORS

- a. Any mention of the term "subcontractor(s)" in this section shall include any and all sub-tier Contractors.
- b. A Contractor awarded the contract under this solicitation is hereby obligated to:
 - i. Pay the Subcontractor(s) within seven (7) days of the Contractor's receipt of payment from The Town of Pennington Gap for the proportionate share of payment received for work performed by the Subcontractor(s) under the contract or to notify The Town of Pennington Gap and the Subcontractor(s), in writing of the Contractor's intention to withhold payment and the reason.
 - ii. Pay the Subcontractor(s) interest at the rate of one percent (1%) per month (unless otherwise provided under the terms of the contract) on all amounts owed by the Contractor that remain unpaid seven (7) days following receipt of payment from The Town of Pennington Gap, except for amounts withheld as stated above.
 - iii. A Contractor's obligation to pay an interest charge to a Subcontractor may not be construed to be an obligation on the part of The Town of Pennington Gap.
 - iv. By submitting an invoice, the contractor agrees that all subcontractors have been paid or will be paid and the Contractor shall be responsible for resolving any and all claims submitted by the subcontractors.

18 DISPUTES

- a. Contractual claims, whether for money or other relief, shall be submitted in writing no later than sixty (60) calendar days after final payment; however, written notice of the Contractor's intention to file such claim shall have been given at the time of the occurrence or beginning of the work upon which the claim is based.
- b. Nothing herein shall preclude a contract from requiring submission of an invoice for final payment within a certain time after completion and acceptance of the work or acceptance of the goods. Pendency of claims shall not delay payment of amount agreed due in the final payment.

19 PROTEST OF AWARD OR DECISION TO AWARD

- a. Any bidder or offeror who desires to protest the award or decision to award a contract shall submit such protest, in writing, to the Town Manager, no later than ten (10) calendar days after the award announcement or decision to award, whichever occurs first.
- b. No protest shall lie for a claim that the selected bidder or offeror is not a responsible bidder or offeror.
- c. Written protest shall include basis for the protest and relief sought.

20 USE OF BRAND NAMES

- a. Unless otherwise provided within this document, the name of a certain brand, make or manufacturer does not restrict bidders to the specific brand, make or manufacturer names; it conveys the general style, type, character, and/or quality of the article desired, and any article which The Town of Pennington Gap in its sole discretion determines to be the equal of that specified, considering quality, workmanship, economy of operation, and suitability for the purpose intended, shall be accepted.
- b. Any catalog, brand name or manufacturer's reference used in the bid invitation is descriptive – **not restrictive** – it is to indicate the type and quality desired.
- c. Bids on brands of like nature and quality will be considered.
- d. If other than brand specified is offered, illustrations and complete description (manufacturer, brand or trade name, catalog number, etc.) must be submitted with bid. Please note that samples may be required.
- e. If bidder makes no other bid and takes no exception to the specifications or reference data, the bidder will be required to furnish brand names, numbers, etc., as specified.
- f. Bidders, by their signature and submission of bid, certify that any/all item(s) bid upon meet and/or exceed the specifications.

21 PAYMENT OF THE TOWN OF PENNINGTON GAP TAXES

- a. All bidders located or owning property in The Town of Pennington Gap shall assure that all real and personal property taxes are paid before submitting a bid.
- b. The Town of Pennington Gap will verify payment of all real and personal property taxes by the successful bidder before the award of any contract.

22 NOTICE OF REQUIRED DISABILITY LEGISLATION COMPLIANCE

- a. The Town of Pennington Gap is required to comply with state and federal disability legislation: §504 of The Rehabilitation Act (RA) of 1973, The Americans with Disabilities Act (ADA) for 1990 Title II, and the Virginians with Disabilities Act (VDA) of 1990.
- b. Specifically, The Town of Pennington Gap may not, through its contractual and/or financial arrangements, directly or indirectly, avoid compliance with Title II of the ADA, Public Law 101-336, which prohibits discrimination on the basis of disability by public entities.
- c. Subtitle A protects qualified individuals with disability from services, programs, or activities of all state and local governments. It extends the prohibition of discrimination in federally assisted programs established by the RA of 1973 Section 504 to all activities of state and local governments, including those that do not receive federal financial assistance, and incorporates specific prohibitions of discrimination on the basis of disability in Titles I, III, and V of the ADA. The VDA of 1990 follows the RA of 1973, Section 504.

23 CONTRACT QUANTITIES

- a. The quantities specified in this document are estimated only and are given for the information of bidders and not for the purpose of bid evaluation. They do not indicate the actual quantity to be ordered, since such volume will depend upon requirements that develop during the contract period.
- b. Quantities shown shall not be construed to represent any amount which The Town of Pennington Gap shall be obligated to purchase under the contract or relieve the Contractor of obligation to fill all orders placed by The Town of Pennington Gap.
- c. No bid will be considered which stipulates that The Town of Pennington Gap shall guarantee to order a specific quantity of any item.

24 **DEVIATIONS:** If there is any deviation in any bid from that prescribed in the Scope of Services, the appropriate line in the Scope of Work/Services shall be ruled out and the substitution clearly indicated and submitted with the Bid Response Form. The Town of Pennington Gap reserves the right to determine the responsiveness of any deviation(s).

25 SAFETY

- a. All Contractors and Subcontractors performing services for The Town of Pennington Gap are required to and shall comply with all Occupational Safety and Health Administration (OSHA), state and county Safety and Occupational Health Standards and any other applicable rules and regulations.
- b. Also, all Contractors and Subcontractors shall be held responsible for the safety of their employees and any unsafe acts or conditions that may cause injury or damage to any persons or property within and around the work site area under this contract.

26 **HOLD HARMLESS CLAUSE:** Bidders shall provide that, during the term of this contract, including any warranty period, for the firm indemnifying, defending and holding harmless of The Town of Pennington Gap, its officials, employees, agents, representatives thereof, from all suits, actions or claims of any kind, including attorney's fees, brought on account of any personal injuries, damages or violations of rights, sustained by any person or property in consequence of any neglect in safeguarding contract work or on account of any act or omission by the Contractor or Contractor's employees, or from any claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree. The bidder also agrees that this clause shall include claims involving infringement of patent or copyright.

27 **REFERENCES:** All bidders shall include with their Response Form a list of current references for whom comparable work has been performed or to whom comparable goods have been provided. A separate attachment has been provided and must be completed entirely and returned with the bid. Failure to include Reference Form may be ample cause for rejection of bid as non-responsive.

28 **FEDERAL/STATE LAWS AND COUNTY ORDINANCES:** Any and all Federal and Commonwealth of Virginia Laws and County Ordinances that are not referenced or stated in the County's General Terms and Conditions shall apply to all contracts/orders.

29 **ANTITRUST:** By entering into, a contract, the contractor conveys, sells, assigns, and transfers to the Town of Pennington Gap all rights, title and interest in and to all causes of action it may now have or hereafter acquire under the antitrust laws of the United States and the Commonwealth of Virginia, relating to the particular goods or services purchases or acquired by the Town of Pennington under said contract.

II. **DEFAULT:** In case of failure to deliver goods or services in accordance with the contract terms and conditions, Town, after due oral or written notice, may procure them from other sources and hold the contractor responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies that the Town may have.

JJ. **TYPES OF CONTRACT CLAUSES THAT THE TOWN SHALL ATTEMPT TO REMOVE FROM VENDOR CONTRACTS.** Some, but not all, examples of clauses that may delay or stop a contract from being signed are shown below:

- a. The Town shall attempt to remove late fee clauses.
- b. The Town shall attempt to remove one-time fee clauses, such as administrative, restocking, and documentation fees.
- c. The Town shall attempt to remove clauses involving the adjustment of payments due on a fixed-price contract (without prior Town's approval).
- d. The Town shall attempt to remove clauses that provide the vendor with an automatic renewal of a contract unless Town notification is provided within a particular time frame.

- e. The Town shall attempt to remove clauses where the Town is asked to provide a security deposit.
- f. The Town shall attempt to remove any clauses that disclaim warranties.
- g. The Town shall attempt to remove any clauses that put time constraints on the Town's right to file legal action.
- h. The Town shall attempt to remove indemnity clauses from all contracts. If the complete removal of an indemnity clause cannot be agreed upon, the Town shall ensure that the maximum amount of liability is satisfactory.
- i. The Town of Pennington Gap Treasurer must approve any contract that allows a vendor to directly debit/charge the Town's bank account.
- j. All Court proceedings shall be held in the Commonwealth of Virginia.

When a specific contract clause cannot be agreed upon, the TOPG reserves the right to end negotiations with the respective vendor and begin negotiations with another vendor.

KK. SEVERABILITY OF CONTRACT: In the event that any provision shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

LL. The Town of Pennington Gap reserves the right to waive or amend any of its General Terms and Conditions if the Town Manager and/or Town Council deem it to be in the best interest of the Town.

END OF GENERAL TERMS AND CONDITIONS
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EXISTING CONDITION INFORMATION

1.1 EXISTING CONDITION INFORMATION

- A. This Document with its referenced attachments is part of the Procurement and Contracting Requirements for Project. They provide Owner's information for Bidders' convenience and are intended to supplement rather than serve in lieu of the Bidders' own investigations. They are made available for Bidders' convenience and information, but are not a warranty of existing conditions. This Document and its attachments are not part of the Contract Documents.
- B. A building survey report that includes information on existing conditions, prepared by Hill Studio, dated July 28, 2022, is available for viewing at the office of the Owner.
- C. Inquirer Owner for any additional documentation on the building.
- D. Related Requirements:
 - 1. "Instructions to Bidders" for the Bidder's responsibilities for examination of Project site and existing conditions.
 - 2. "Existing Hazardous Material Information" for hazardous materials reports that are made available to bidders.

END OF DOCUMENT

EXISTING HAZARDOUS MATERIAL INFORMATION

1.1 EXISTING HAZARDOUS MATERIAL INFORMATION

- A. This Document with its referenced attachments is part of the Procurement and Contracting Requirements for Project. They provide Owner's information for Bidders' convenience and are intended to supplement rather than serve in lieu of Bidders' own investigations. They are made available for Bidders' convenience and information, but are not a warranty of existing conditions. This Document and its attachments are not part of the Contract Documents.
- B. An existing asbestos report for Project, prepared by Commonwealth Environment Associates, dated June 17, 2022, is available for viewing at the office of Owner. Asbestos abatement has been done, Owner has documentation.
- C. An existing lead report for Project, prepared by Commonwealth Environment Associates, dated June 17, 2022, is available for viewing at the office of Owner.
- D. An existing mold report for Project, prepared by Commonwealth Environment Associates, dated June 17, 2022, is available for viewing at the office of Owner.
- E. Asbestos abatement was done in May 2023. Owner has documentation of abatement.

END OF DOCUMENT

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Phased construction.
4. Work under Owner's separate contracts.
5. Owner-furnished/Contractor-installed (OFCI) products.
6. Contractor's use of site and premises.
7. Coordination with occupants.
8. Work restrictions.
9. Specification and Drawing conventions.

B. Related Requirements:

1. Section 015000 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.2 PROJECT INFORMATION

A. Project Identification: Bailey Robbins Building Rehabilitation.

1. Project Location: 41669 West Morgan Avenue, Pennington Gap, VA, 24277.

B. Owner: Town of Pennington Gap.

1. Owner's Representative: Keith Harless, Town Manager, 276-546-1177, keith.harless@townofpenningtonva.gov

C. Architect: Hill Studio.

1. Architect's Representative: Fred Esenwein, RA, Project Manager, 540-342-5263, fesenwein@hillstudio.com.

D. Architect's Consultants: Architect has retained the following design professionals, who have prepared designated portions of the Contract Documents:

1. Structural Engineer: Prosim Engineering.
 - a. Representative: Allan Long, PE. along@prosimeng.com.
2. Mechanical and Plumbing Engineer: MDR Engineering.

- a. Representative: Melinda Ruble, PE, melinda@mdengineering.com.
- 3. Electrical Engineer: Carbo, Inc.
 - a. Representative: Bud Blanchard, PE, carboinc@embarqmail.com.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following:
 - 1. The rehabilitation of a former retail building into a “white box” for future tenant upfitting. Work includes, but limited to, leveling cracked slab, infilling openings to make two separate tenant spaces, modifying toilet facilities to be ADA compliant, restoring the flat roof, upgrading mechanical, plumbing, and electrical systems, restoration of the exterior facades, and other Work indicated in the Contract Documents.
- B. Type of Contract:
 - 1. Project will be constructed under a single prime contract.

1.4 CONTRACTOR'S USE OF SITE AND PREMISES

- A. Unrestricted Use of Site: Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.
- B. Limits on Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 - 1. Driveways, Walkways, and Entrances: Keep entrances serving premises clear and available to emergency vehicles at all times. Do not use these areas for parking or for storage of materials.
- C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.5 WORK RESTRICTIONS

- A. Comply with restrictions on construction operations.
 - 1. Comply with limitations on use of public streets, work on public streets, rights of way, and other requirements of authorities having jurisdiction.
- B. Noise, Vibration, Dust, and Odors: Coordinate operations that may result in high levels of noise and vibration, dust, odors, or other disruption to Owner occupancy with Owner.
 - 1. Notify Owner not less than two days in advance of proposed disruptive operations.

- C. Smoking and Controlled Substance Restrictions: Use of tobacco products, alcoholic beverages, and other controlled substances within the existing building is not permitted.
- D. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.
 - 1. Maintain list of approved screened personnel with Owner's representative.

END OF SECTION 011000

SECTION 012200 - UNIT PRICES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for unit prices.

1.2 DEFINITIONS

- A. Unit price is an amount incorporated into the Agreement, applicable during the duration of the Work as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

1.3 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.
- B. Measurement and Payment: See individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A schedule of unit prices is included in Part 3. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

PART 2 - EXECUTION

2.1 SCHEDULE OF UNIT PRICES

- A. Unit Price No. 1: Masonry repairs.
 - 1. Description: Cracks in masonry walls. Repair design noted in structural drawings.
 - 2. Unit of Measurement: square feet of surface area.

END OF SECTION 012200

SECTION 012900 - PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements necessary to prepare and process Applications for Payment.

1.2 SCHEDULE OF VALUES

- A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.
 - 1. Coordinate line items in the schedule of values with items required to be indicated as separate activities in Contractor's construction schedule.
 - 2. Submit the schedule of values to Architect at earliest possible date, but no later than seven days before the date scheduled for submittal of initial Applications for Payment.
- B. Format and Content: Use Project Manual table of contents as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.
 - 1. Arrange schedule of values consistent with format of AIA Document G703.
 - 2. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports.
 - 3. Overhead Costs: Show cost of temporary facilities and other major cost items that are not direct cost of actual work-in-place as separate line items.
 - 4. Schedule of Values Revisions: Revise the schedule of values when Change Orders or Construction Change Directives result in a change in the Contract Sum. Include at least one separate line item for each Change Order and Construction Change Directive.

1.3 APPLICATIONS FOR PAYMENT

- A. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.
- B. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction work covered by each Application for Payment is the period indicated in the Agreement.
 - 1. Submit draft copy of Application for Payment seven days prior to due date for review by Architect.
- C. Application for Payment Forms: Use AIA Document G702 and AIA Document G703 as form for Applications for Payment.

- D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.
1. Entries shall match data on the schedule of values and Contractor's construction schedule. Use updated schedules if revisions were made.
 2. Include amounts for work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.
 3. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
- E. Transmittal: Submit three signed and notarized original copies of each Application for Payment to Architect by a method ensuring receipt within 24 hours. One copy shall include waivers of lien and similar attachments if required.
1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.
- F. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from entities lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment.
1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
 2. When an application shows completion of an item, submit conditional final or full waivers.
 3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
 4. Submit final Application for Payment with or preceded by conditional final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
 5. Waiver Forms: Submit executed waivers of lien on forms acceptable to Owner.
- G. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:
1. List of subcontractors.
 2. Schedule of values.
 3. Contractor's construction schedule (preliminary if not final).
 4. Products list (preliminary if not final).
 5. Submittal schedule (preliminary if not final).
 6. List of Contractor's staff assignments.
 7. Copies of building permits.
 8. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
 9. Certificates of insurance and insurance policies.
 10. Performance and payment bonds.
 11. Data needed to acquire Owner's insurance.

- H. Application for Payment at Substantial Completion: After Architect issues the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.
 - 1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
 - 2. This application shall reflect Certificate(s) of Substantial Completion issued previously for Owner occupancy of designated portions of the Work.
- I. Final Payment Application: After completing Project closeout requirements, submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:
 - 1. Evidence of completion of Project closeout requirements.
 - 2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
 - 3. Updated final statement, accounting for final changes to the Contract Sum.
 - 4. AIA Document G706 "Contractor's Affidavit of Payment of Debts and Claims."
 - 5. AIA Document G706A "Contractor's Affidavit of Release of Liens."
 - 6. AIA Document G707 "Consent of Surety to Final Payment."
 - 7. Evidence that claims have been settled.
 - 8. Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Substantial Completion or when Owner took possession of and assumed responsibility for corresponding elements of the Work.

END OF SECTION 012900

SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:
 - 1. General coordination procedures.
 - 2. Coordination drawings.
 - 3. RFIs.
 - 4. Digital project management procedures.
 - 5. Project meetings.
- B. Related Requirements:
 - 1. Section 017300 "Execution" for procedures for coordinating general installation and field-engineering services, including establishment of benchmarks and control points.
 - 2. Section 019113 "General Commissioning Requirements" for coordinating the Work with Owner's Commissioning Authority.

1.2 INFORMATIONAL SUBMITTALS

- A. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Include the following information in tabular form:
 - 1. Name, address, telephone number, and email address of entity performing subcontract or supplying products.

1.3 GENERAL COORDINATION PROCEDURES

- A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations included in different Sections 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 to ensure maximum performance and accessibility for required maintenance, service, and repair.
 - 3. Make adequate provisions to accommodate items scheduled for later installation.

- B. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:

1. Preparation of Contractor's construction schedule.
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. Project closeout activities.
7. Startup and adjustment of systems.

1.4 REQUEST FOR INFORMATION (RFI)

- A. General: Immediately on discovery of the need for additional information, clarification, or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.

1. Architect will return without response those RFIs submitted to Architect by other entities controlled by Contractor.
2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.
3. Frivolous RFIs are RFIs that can be answered in the Contract Documents. Architect will state RFI can be answered in Contract Documents.

- B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:

1. Owner name.
2. Owner's Project number.
3. Name of Architect.
4. Architect's Project number.
5. Date.
6. Name of Contractor.
7. RFI number, numbered sequentially.
8. RFI subject.
9. Specification Section number and title and related paragraphs, as appropriate.
10. Drawing number and detail references, as appropriate.
11. Field dimensions and conditions, as appropriate.
12. Contractor's suggested resolution. If Contractor's suggested resolution impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
13. Contractor's signature.
14. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.

- C. RFI Forms: Software-generated form with substantially the same content as indicated above, acceptable to Architect.

- D. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow seven days for Architect's response for each RFI. RFIs received by Architect after 1:00 p.m. will be considered as received the following working day.

1. The following Contractor-generated RFIs will be returned without action:
 - a. Requests for approval of submittals.
 - b. Requests for approval of substitutions.
 - c. Requests for approval of Contractor's means and methods.
 - d. Requests for coordination information already indicated in the Contract Documents.
 - e. Requests for adjustments in the Contract Time or the Contract Sum.
 - f. Requests for interpretation of Architect's actions on submittals.
 - g. Incomplete RFIs or inaccurately prepared RFIs.
2. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt by Architect of additional information.
3. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Section 012600 "Contract Modification Procedures."
 - a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within five days of receipt of the RFI response.

- E. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log with Pay Application. 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 returned without action or withdrawn.
5. RFI description.
6. Date the RFI was submitted.
7. Date Architect's response was received.

- F. 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 three days if Contractor disagrees with response.

1.5 DIGITAL PROJECT MANAGEMENT PROCEDURES

- A. Architect's Data Files Not Available: Architect will not provide Architect's CAD drawing digital data files for Contractor's use during construction.
- B. PDF Document Preparation: Where PDFs are required to be submitted to Architect, prepare as follows:

1. Assemble complete submittal package into a single indexed file incorporating submittal requirements of a single Specification Section and transmittal form with links enabling navigation to each item.
2. Name file with submittal number or other unique identifier, including revision identifier.
3. Certifications: Where digitally submitted certificates and certifications are required, provide a digital signature with digital certificate on where indicated.

1.6 PROJECT MEETINGS

- A. General: Schedule and conduct meetings and conferences at Project site unless otherwise indicated.
- B. Preconstruction Conference: Schedule with Owner and conduct 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.
 1. Attendees: Authorized representatives of Owner Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
 2. Agenda: Discuss items of significance that could affect progress, including the following:
 - a. Responsibilities and personnel assignments.
 - b. Tentative construction schedule.
 - c. Critical work sequencing and long lead items.
 - d. Designation of key personnel and their duties.
 - e. Lines of communications.
 - f. Procedures for processing field decisions and Change Orders.
 - g. Procedures for RFIs.
 - h. Procedures for testing and inspecting.
 - i. Procedures for processing Applications for Payment.
 - j. Distribution of the Contract Documents.
 - k. Submittal procedures.
 - l. Use of the premises and existing building.
 - m. Work restrictions.
 - n. Working hours.
 - o. Owner's occupancy requirements.
 - p. Responsibility for temporary facilities and controls.
 - q. Procedures for moisture and mold control.
 - r. Procedures for disruptions and shutdowns.
 - s. Construction waste management and recycling.
 - t. Parking availability.
 - u. Office, work, and storage areas.
 - v. Equipment deliveries and priorities.
 - w. First aid.
 - x. Security.
 - y. Progress cleaning.
 3. Minutes: Entity responsible for conducting meeting will record and distribute meeting minutes.

4. Attendees: Authorized representatives of Owner, Architect, and their consultants; Contractor and its superintendent and sustainable design coordinator; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.

C. Progress Meetings: Conduct progress meetings at biweekly intervals.

1. Coordinate dates of meetings with preparation of payment requests.
2. Attendees: In addition to representatives of Owner and Architect, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
3. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
 - a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
 - 1) Review schedule for next period.
 - b. Review present and future needs of each entity present, including the following:
 - 1) Interface requirements.
 - 2) Sequence of operations.
 - 3) Status of submittals.
 - 4) Deliveries.
 - 5) Off-site fabrication.
 - 6) Access.
 - 7) Site use.
 - 8) Temporary facilities and controls.
 - 9) Progress cleaning.
 - 10) Quality and work standards.
 - 11) Status of correction of deficient items.
 - 12) Field observations.
 - 13) Status of RFIs.
 - 14) Status of Proposal Requests.
 - 15) Pending changes.
 - 16) Status of Change Orders.
 - 17) Documentation of information for payment requests.
4. Minutes: Entity responsible for conducting the meeting will record and distribute the meeting minutes to each party present and to parties requiring information.

- a. Schedule Updating: Revise Contractor's construction schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

END OF SECTION 013100

SECTION 013233 - PHOTOGRAPHIC DOCUMENTATION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for the following:
 - 1. Preconstruction photographs.
 - 2. Concealed Work photographs.
 - 3. Periodic construction photographs.
 - 4. Final Completion construction photographs.
- B. Related Requirements:
 - 1. Section 017700 "Closeout Procedures" for submitting photographic documentation as Project Record Documents at Project closeout.
 - 2. Section 024119 "Selective Demolition" for photographic documentation before selective demolition operations commence.

1.2 INFORMATIONAL SUBMITTALS

- A. Key Plan: Submit key plan of Project site and building with notation of vantage points marked for location and direction of each photograph. Indicate elevation or story of construction. Include same information as corresponding photographic documentation.
- B. Digital Photographs: Submit image files within three days of taking photographs.
 - 1. Submit photos via email or thumb-drive. Reference where photo was taken.
 - 2. Identification: Provide the following information with each image description in file metadata tag:
 - a. Name of Project.
 - b. Date photograph was taken.
 - c. Description of location, vantage point, and direction.

1.3 FORMATS AND MEDIA

- A. Digital Photographs: Provide color images in JPG format, produced by a digital camera, and at an image resolution of not less than 3200 by 2400 pixels. Use flash in low light levels or backlit conditions.
- B. Digital Images: Submit digital media as originally recorded in the digital camera, without alteration, manipulation, editing, or modifications using image-editing software.
- C. Metadata: Record accurate date and time from camera.

- D. File Names: Name media files with date and sequential numbering suffix.

1.4 CONSTRUCTION PHOTOGRAPHS

- A. General: Take photographs with maximum depth of field and in focus.
1. Maintain key plan with each set of construction photographs that identifies each photographic location.
- B. Preconstruction Photographs: Before commencement of the Work, take photographs of Project site and surrounding properties, including existing items to remain during construction, from different vantage points, as directed by Architect.
1. Flag construction limits before taking construction photographs.
 2. Take photographs to show existing conditions adjacent to property before starting the Work.
 3. Take photographs of existing buildings either on or adjoining property to accurately record physical conditions at start of construction.
 4. Take additional photographs as required to record settlement or cracking of adjacent structures, pavements, and improvements.
- C. Concealed Work Photographs: Before proceeding with installing work that will conceal other work, take photographs sufficient in number, with annotated descriptions, to record nature and location of concealed Work, including, but not limited to, the following:
1. Underground utilities.
 2. Underslab services.
 3. Piping.
 4. Electrical conduit.
 5. Waterproofing and weather-resistant barriers.
- D. Periodic Construction Photographs: Take photographs weekly and coinciding with the cutoff date associated with each Application for Payment. Select vantage points to show status of construction and progress since last photographs were taken.
- E. Final Completion Construction Photographs: Take photographs after date of Substantial Completion for submission as Project Record Documents. Owner will inform photographer of desired vantage points.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 013233

SECTION 013300 - SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Submittal schedule requirements.
2. Administrative and procedural requirements for submittals.

1.2 DEFINITIONS

- A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action. Action submittals are those submittals indicated in individual Specification Sections as "action submittals."

1.3 SUBMITTAL SCHEDULE

- A. Submittal Schedule: Submit, as an action submittal, a list of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or revisions to submittals noted by Architect and additional time for handling and reviewing submittals required by those corrections.

1.4 SUBMITTAL FORMATS

A. Submittal Information: Include the following information in each submittal:

1. Project name.
2. Date.
3. Name of Architect.
4. Name of Contractor.
5. Name of firm or entity that prepared submittal.
6. Names of subcontractor, manufacturer, and supplier.
7. Unique submittal number, including revision identifier. Include Specification Section number with sequential alphanumeric identifier; and alphanumeric suffix for resubmittals.
8. Category and type of submittal.
9. Submittal purpose and description.
10. Number and title of Specification Section, with paragraph number and generic name for each of multiple items.
11. Drawing number and detail references, as appropriate.
12. Indication of full or partial submittal.
13. Other necessary identification.

14. Remarks.
15. Signature of transmitter.

- B. Options: Identify options requiring selection by Architect.
- C. Deviations and Additional Information: On each submittal, clearly indicate deviations from requirements in the Contract Documents, including minor variations and limitations; include relevant additional information and revisions, other than those requested by Architect on previous submittals. Indicate by highlighting on each submittal or noting on attached separate sheet.
- D. Electronic Submittals: Prepare submittals as PDF package, incorporating complete information into each PDF file. Name PDF file with submittal number.

1.5 SUBMITTAL PROCEDURES

- A. Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections.
 1. Email: Prepare submittals as PDF package, and transmit to Architect by sending via email. Include PDF transmittal form. Include information in email subject line as requested by Architect.
- B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.
 1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
 2. Submit all submittal items required for each Specification Section concurrently unless partial submittals for portions of the Work are indicated on approved submittal schedule.
 3. Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals.
- C. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
 1. Initial Review: Allow 7 days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
 2. Resubmittal Review: Allow 7 days for review of each resubmittal.
- D. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.
- E. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.

- F. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals that are marked with approval notation from Architect's action stamp.

1.6 SUBMITTAL REQUIREMENTS

- A. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
1. If information must be specially prepared for submittal because standard published data are unsuitable for use, submit as Shop Drawings, not as Product Data.
 2. Mark each copy of each submittal to show which products and options are applicable.
 3. Include the following information, as applicable:
 - a. Manufacturer's catalog cuts.
 - b. Manufacturer's product specifications.
 - c. Standard color charts.
 - d. Statement of compliance with specified referenced standards.
 - e. Testing by recognized testing agency.
 - f. Application of testing agency labels and seals.
 - g. Notation of coordination requirements.
 - h. Availability and delivery time information.
 4. For equipment, include the following in addition to the above, as applicable:
 - a. Wiring diagrams that show factory-installed wiring.
 - b. Printed performance curves.
 - c. Operational range diagrams.
 - d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.
 5. Submit Product Data before Shop Drawings, and before or concurrent with Samples.
- B. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data.
1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
 - a. Identification of products.
 - b. Schedules.
 - c. Compliance with specified standards.
 - d. Notation of coordination requirements.
 - e. Notation of dimensions established by field measurement.
 - f. Relationship and attachment to adjoining construction clearly indicated.
 - g. Seal and signature of professional engineer if specified.
- C. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other materials.

1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
 2. Identification: Permanently attach label on unexposed side of Samples that includes the following:
 - a. Project name and submittal number.
 - b. Generic description of Sample.
 - c. Product name and name of manufacturer.
 - d. Sample source.
 - e. Number and title of applicable Specification Section.
 - f. Specification paragraph number and generic name of each item.
 3. Email Transmittal: Provide PDF transmittal. Include digital image file illustrating Sample characteristics, and identification information for record.
 4. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.
 - a. Samples not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.
 5. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.
 - a. Number of Samples: Submit one full set(s) of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect will return submittal with options selected.
 6. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.
 - a. Number of Samples: Submit three sets of Samples. Architect will retain two Sample sets; remainder will be returned. Mark up and retain one returned Sample set as a project record Sample.
 - 1) Submit a single Sample where assembly details, workmanship, fabrication techniques, connections, operation, and other similar characteristics are to be demonstrated.
 - 2) If variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a Sample, submit at least three sets of paired units that show approximate limits of variations.
- D. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, contact information of architects and owners, and other information specified.

- E. Design Data: Prepare and submit written and graphic information indicating compliance with indicated performance and design criteria in individual Specification Sections. Include list of assumptions and summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Number each page of submittal.
- F. Certificates:
1. Certificates and Certifications Submittals: Submit a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity. Provide a notarized signature where indicated.
 2. Installer Certificates: Submit written statements on manufacturer's letterhead certifying that Installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific Project.
 3. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.
 4. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.
 5. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.
 6. Welding Certificates: Prepare written certification that welding procedures and personnel comply with requirements in the Contract Documents. Submit record of Welding Procedure Specification and Procedure Qualification Record on AWS forms. Include names of firms and personnel certified.
- G. Test and Research Reports:
1. Compatibility Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for substrate preparation and primers required.
 2. Field Test Reports: Submit written reports indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements in the Contract Documents.
 3. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
 4. Preconstruction Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements in the Contract Documents.
 5. Product Test Reports: Submit written reports indicating that current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.
 6. Research Reports: Submit written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code in effect for Project. Include the following information:
 - a. Name of evaluation organization.

- b. Date of evaluation.
- c. Time period when report is in effect.
- d. Product and manufacturers' names.
- e. Description of product.
- f. Test procedures and results.
- g. Limitations of use.

1.7 DELEGATED DESIGN SERVICES

- A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.
 - 1. If criteria indicated are insufficient to perform services or certification required, submit a written request for additional information to Architect.
- B. Delegated Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit digitally signed PDF file paper copies of certificate, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.
 - 1. Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services.

1.8 CONTRACTOR'S REVIEW

- A. Action Submittals and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.
- B. Contractor's Approval: Indicate Contractor's approval for each submittal with a uniform approval stamp. Include name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.
 - 1. Architect and Construction Manager will not review submittals received from Contractor that do not have Contractor's review and approval.

1.9 ARCHITECT'S REVIEW

- A. Action Submittals: Architect will review each submittal, indicate corrections or revisions required, and return it.
 - 1. PDF Submittals: Architect will indicate, via markup on each submittal, the appropriate action.

- B. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior approval from Architect.
- C. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.
- D. Architect will return without review submittals received from sources other than Contractor.
- E. Submittals not required by the Contract Documents will be returned by Architect without action.

END OF SECTION 013300

SECTION 014000 - QUALITY REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for quality assurance and quality control.
- B. Testing and inspection services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.
 - 1. Specified tests, inspections, and related actions do not limit Contractor's other quality-assurance and quality-control procedures that facilitate compliance with the Contract Document requirements.
 - 2. Requirements for Contractor to provide quality-assurance and quality-control services required by Architect, Owner, Commissioning Authority, or authorities having jurisdiction are not limited by provisions of this Section.

1.2 DEFINITIONS

- A. Experienced: When used with an entity or individual, "experienced" unless otherwise further described means having successfully completed a minimum of five previous projects similar in nature, size, and extent to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.
- B. Field Quality-Control Tests and Inspections: Tests and inspections that are performed on-site for installation of the Work and for completed Work.
- C. Installer/Applicator/Erector: Contractor or another entity engaged by Contractor as an employee, Subcontractor, or Sub-subcontractor, to perform a particular construction operation, including installation, erection, application, assembly, and similar operations.
 - 1. Use of trade-specific terminology in referring to a Work result does not require that certain construction activities specified apply exclusively to specific trade(s).
- D. Preconstruction Testing: Tests and inspections performed specifically for Project before products and materials are incorporated into the Work, to verify performance or compliance with specified criteria. Unless otherwise indicated, copies of reports of tests or inspections performed for other than the Project do not meet this definition.
- E. Product Tests: Tests and inspections that are performed by a nationally recognized testing laboratory (NRTL) in accordance with 29 CFR 1910.7, by a testing agency accredited in accordance with NIST's National Voluntary Laboratory Accreditation Program (NVLAP), or by a testing agency qualified to conduct product testing and acceptable to authorities having jurisdiction, to establish product performance and compliance with specified requirements.

- F. Source Quality-Control Tests and Inspections: Tests and inspections that are performed at the source; for example, plant, mill, factory, or shop.
- G. Testing Agency: An entity engaged to perform specific tests, inspections, or both. The term "testing laboratory" has the same meaning as the term "testing agency."
- H. Quality-Assurance Services: Activities, actions, and procedures performed before and during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.
- I. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that actual products incorporated into the Work and completed construction comply with requirements. Contractor's quality-control services do not include contract administration activities performed by Architect.

1.3 DELEGATED DESIGN SERVICES

- A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.
 - 1. If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to Architect.
- B. Delegated Design Services Statement: Submit a statement, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional, indicating that the products and systems are in compliance with performance and design criteria indicated. Include list of codes, loads, and other factors used in performing these services.

1.4 CONFLICTING REQUIREMENTS

- A. Conflicting Standards and Other Requirements: If compliance with two or more standards or requirements is specified and the standards or requirements establish different or conflicting requirements for minimum quantities or quality levels, inform the Architect regarding the conflict and obtain clarification prior to proceeding with the Work. Refer conflicting requirements that are different, but apparently equal, to Architect for clarification before proceeding.
- B. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified is the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Architect for a decision before proceeding.

A. Mockup Shop Drawings:

1. Include plans, sections, elevations, and details, indicating materials and size of mockup construction.
2. Indicate manufacturer and model number of individual components.
3. Provide axonometric drawings for conditions difficult to illustrate in two dimensions.

1.6 INFORMATIONAL SUBMITTALS

A. Contractor's Statement of Responsibility: When required by authorities having jurisdiction, submit copy of written statement of responsibility submitted to authorities having jurisdiction before starting work on the following systems:

1. Seismic-force-resisting system, designated seismic system, or component listed in the Statement of Special Inspections.
2. Main wind-force-resisting system or a wind-resisting component listed in the Statement of Special Inspections.

B. Testing Agency Qualifications: For testing agencies specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include proof of qualifications in the form of a recent report on the inspection of the testing agency by a recognized authority.

C. Permits, Licenses, and Certificates: For Owner's record, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents established for compliance with standards and regulations bearing on performance of the Work.

1.7 QUALITY ASSURANCE

A. Qualifications paragraphs in this article establish the minimum qualification levels required; individual Specification Sections specify additional requirements.

B. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units. As applicable, procure products from manufacturers able to meet qualification requirements, warranty requirements, and technical or factory-authorized service representative requirements.

C. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.

D. Installer Qualifications: A firm or individual experienced in installing, erecting, applying, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.

- E. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar in material, design, and extent to those indicated for this Project.
- F. Specialists: Certain Specification Sections require that specific construction activities be performed by entities who are recognized experts in those operations. Specialists will satisfy qualification requirements indicated and engage in the activities indicated.
 - 1. Requirements of authorities having jurisdiction supersede requirements for specialists.
- G. Testing and Inspecting Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspection indicated, as documented in accordance with ASTM E329; and with additional qualifications specified in individual Sections; and, where required by authorities having jurisdiction, that is acceptable to authorities.
- H. Manufacturer's Technical Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- I. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect, demonstrate, repair, and perform service on installations of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.

1.8 QUALITY CONTROL

- A. Owner Responsibilities: Where quality-control services are indicated as Owner's responsibility, Owner will engage a qualified testing agency to perform these services.
 - 1. Owner will furnish Contractor with names, addresses, and telephone numbers of testing agencies engaged and a description of types of testing and inspection they are engaged to perform.
 - 2. Costs for retesting and reinspecting construction that replaces or is necessitated by Work that failed to comply with the Contract Documents will be charged to Contractor.
- B. Contractor Responsibilities: Tests and inspections not explicitly assigned to Owner are Contractor's responsibility. Perform additional quality-control activities, whether specified or not, to verify and document that the Work complies with requirements.
 - 1. Engage a qualified testing agency to perform quality-control services.
 - a. Contractor will not employ same entity engaged by Owner, unless agreed to in writing by Owner.
 - 2. Notify testing agencies at least 24 hours in advance of time when Work that requires testing or inspection will be performed.

3. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality-control service.
 4. Testing and inspection requested by Contractor and not required by the Contract Documents are Contractor's responsibility.
 5. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.
- C. Retesting/Reinspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and reinspecting, for construction that replaced Work that failed to comply with the Contract Documents.
- D. Testing Agency Responsibilities: Cooperate with Architect, Commissioning Authority and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.
1. Notify Architect, Commissioning Authority, and Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.
 2. Determine the locations from which test samples will be taken and in which in-situ tests are conducted.
 3. Conduct and interpret tests and inspections and state in each report whether tested and inspected Work complies with or deviates from requirements.
 4. Submit a certified written report, in duplicate, of each test, inspection, and similar quality-control service through Contractor.
 5. Do not release, revoke, alter, or increase the Contract Document requirements or approve or accept any portion of the Work.
 6. Do not perform duties of Contractor.
- E. Manufacturer's Field Services: Where indicated, engage a factory-authorized service representative to inspect field-assembled components and equipment installation, including service connections. Report results in writing as specified in Section 013300 "Submittal Procedures."
- F. Manufacturer's Technical Services: Where indicated, engage a manufacturer's technical representative to observe and inspect the Work. Manufacturer's technical representative's services include participation in preinstallation conferences, examination of substrates and conditions, verification of materials, observation of Installer activities, inspection of completed portions of the Work, and submittal of written reports.
- G. Contractor's Associated Requirements and Services: Cooperate with agencies and representatives performing required tests, inspections, and similar quality-control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. Provide the following:
1. Access to the Work.
 2. Incidental labor and facilities necessary to facilitate tests and inspections.
 3. Adequate quantities of representative samples of materials that require testing and inspection. Assist agency in obtaining samples.
 4. Facilities for storage and field curing of test samples.
 5. Preliminary design mix proposed for use for material mixes that require control by testing agency.

6. Security and protection for samples and for testing and inspection equipment at Project site.

- H. Coordination: Coordinate sequence of activities to accommodate required quality-assurance and quality-control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspection.

1. Schedule times for tests, inspections, obtaining samples, and similar activities.

1.9 SPECIAL TESTS AND INSPECTIONS

- A. Special Tests and Inspections: Owner will engage a qualified testing agency to conduct special tests and inspections required by authorities having jurisdiction as the responsibility of Owner, as indicated in the Statement of Special Inspections attached to this Section, and as follows:

1. Notifying Architect, Commissioning Authority, and Contractor promptly of irregularities and deficiencies observed in the Work during performance of its services.
2. Submitting a certified written report of each test, inspection, and similar quality-control service to Architect and Commissioning Authority with copy to Contractor and to authorities having jurisdiction.
3. Submitting a final report of special tests and inspections at Substantial Completion, which includes a list of unresolved deficiencies.
4. Interpreting tests and inspections and stating in each report whether tested and inspected work complies with or deviates from the Contract Documents.
5. Retesting and reinspecting corrected Work.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 TEST AND INSPECTION LOG

- A. Test and Inspection Log: Prepare a record of tests and inspections. Include the following:

1. Date test or inspection was conducted.
2. Description of the Work tested or inspected.
3. Date test or inspection results were transmitted to Architect.
4. Identification of testing agency or special inspector conducting test or inspection.

- B. Maintain log at Project site. Post changes and revisions as they occur. Provide access to test and inspection log for Architect's, Commissioning Authority's, and authorities' having jurisdiction reference during normal working hours.

1. Submit log at Project closeout as part of Project Record Documents.

- A. General: On completion of testing, inspection, sample taking, and similar services, repair damaged construction and restore substrates and finishes.
 - 1. Provide materials and comply with installation requirements specified in other Specification Sections or matching existing substrates and finishes. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible. Comply with the Contract Document requirements for cutting and patching in Section 017300 "Execution."
- B. Protect construction exposed by or for quality-control service activities.
- C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

END OF SECTION 014000

SECTION 014200 - REFERENCES

PART 1 - GENERAL

1.1 DEFINITIONS

- A. General: Basic Contract definitions are included in the Conditions of the Contract.
- B. "Approved": When used to convey Architect's action on Contractor's submittals, applications, and requests, "approved" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.
- C. "Directed": A command or instruction by Architect. Other terms, including "requested," "authorized," "selected," "required," and "permitted," have the same meaning as "directed."
- D. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms, including "shown," "noted," "scheduled," and "specified," have the same meaning as "indicated."
- E. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.
- F. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
- G. "Install": Unload, temporarily store, unpack, assemble, erect, place, anchor, apply, work to dimension, finish, cure, protect, clean, and similar operations at Project site.
- H. "Provide": Furnish and install, complete and ready for the intended use.
- I. "Project Site": Space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.

1.2 INDUSTRY STANDARDS

- A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.
- B. Publication Dates: Comply with standards in effect as of date of the Contract Documents unless otherwise indicated.
 - 1. For standards referenced by applicable building codes, comply with dates of standards as listed in building codes.

- C. Copies of Standards: Each entity engaged in construction on Project should be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.
1. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source.

1.3 ABBREVIATIONS AND ACRONYMS

- A. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they are to mean the recognized name of the entities indicated in Gale's "Encyclopedia of Associations: National Organizations of the U.S." or in Columbia Books' "National Trade & Professional Associations of the United States."
- B. Industry Organizations, List: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they are to mean the recognized name of the entities in the following list. Abbreviations and acronyms not included in this list are to mean the recognized name of the entities indicated in Gale's "Encyclopedia of Associations: National Organizations of the U.S." or in Columbia Books' "National Trade & Professional Associations of the United States." The information in this list is subject to change and is believed to be accurate as of the date of the Contract Documents.
1. AABC - Associated Air Balance Council; www.aabc.com.
 2. AAMA - American Architectural Manufacturers Association; (see FGIA).
 3. AAPFCO - Association of American Plant Food Control Officials; www.aapfco.org.
 4. AASHTO - American Association of State Highway and Transportation Officials; www.transportation.org.
 5. AATCC - American Association of Textile Chemists and Colorists; www.aatcc.org.
 6. ABMA - American Bearing Manufacturers Association; www.americanbearings.org.
 7. ABMA - American Boiler Manufacturers Association; www.abma.com.
 8. ACI - American Concrete Institute; www.concrete.org.
 9. ACP - American Clean Power; (Formerly: American Wind Energy Association); www.cleanpower.org.
 10. ACPA - American Concrete Pipe Association; www.concretepipe.org.
 11. AEIC - Association of Edison Illuminating Companies, Inc. (The); www.aeic.org.
 12. AF&PA - American Forest & Paper Association; www.afandpa.org.
 13. AGA - American Gas Association; www.aga.org.
 14. AHAM - Association of Home Appliance Manufacturers; www.aham.org.
 15. AHRI - Air-Conditioning, Heating, and Refrigeration Institute (The); www.ahrinet.org.
 16. AI - Asphalt Institute; www.asphaltinstitute.org.
 17. AIA - American Institute of Architects (The); www.aia.org.
 18. AISC - American Institute of Steel Construction; www.aisc.org.
 19. AISI - American Iron and Steel Institute; www.steel.org.
 20. AITC - American Institute of Timber Construction; (see PLIB).
 21. AMCA - Air Movement and Control Association International, Inc.; www.amca.org.
 22. AMPP - Association for Materials Protection and Performance; www.ampp.org.
 23. ANSI - American National Standards Institute; www.ansi.org.
 24. AOSA/SCST - Association of Official Seed Analysts (The)/Society of Commercial Seed Technologists (The); www.analyzeseeds.com.

25. APA - APA - The Engineered Wood Association; www.apawood.org.
26. APA - Architectural Precast Association; www.archprecast.org.
27. API - American Petroleum Institute; www.api.org.
28. ARMA - Asphalt Roofing Manufacturers Association; www.asphaltroofing.org.
29. ASA - Acoustical Society of America; www.acousticalsociety.org.
30. ASCE - American Society of Civil Engineers; www.asce.org.
31. ASCE/SEI - American Society of Civil Engineers/Structural Engineering Institute; (see ASCE).
32. ASHRAE - American Society of Heating, Refrigerating and Air-Conditioning Engineers; www.ashrae.org.
33. ASME - ASME International; American Society of Mechanical Engineers (The); www.asme.org.
34. ASSE - ASSE International; (American Society of Sanitary Engineering); www.asse-plumbing.org.
35. ASSP - American Society of Safety Professionals; www.assp.org.
36. ASTM - ASTM International; www.astm.org.
37. ATIS - Alliance for Telecommunications Industry Solutions; www.atis.org.
38. AVIXA - Audiovisual and Integrated Experience Association; www.avixa.org.
39. AWI - Architectural Woodwork Institute; www.awinet.org.
40. AWMAC - Architectural Woodwork Manufacturers Association of Canada; www.awmac.com.
41. AWP - American Wood Protection Association; www.awpa.com.
42. AWS - American Welding Society; www.aws.org.
43. AWWA - American Water Works Association; www.awwa.org.
44. BHMA - Builders Hardware Manufacturers Association; www.buildershardware.com.
45. BIA - Brick Industry Association (The); www.gobrick.com.
46. BICSI - BICSI, Inc.; www.bicsi.org.
47. BIFMA - Business and Institutional Furniture Manufacturer's Association; www.bifma.org.
48. BISSC - Baking Industry Sanitation Standards Committee; www.bissc.org.
49. BWF - Badminton World Federation; www.bwfbadminton.com.
50. CARB - California Air Resources Board; www.arb.ca.gov.
51. CDA - Copper Development Association Inc.; www.copper.org.
52. CE - Conformite Europeenne (European Commission); www.ec.europa.eu/growth/single-market/ce-marking.
53. CEA - Canadian Electricity Association; www.electricity.ca.
54. CFFA - Chemical Fabrics and Film Association, Inc.; www.chemicalfabricsandfilm.com.
55. CFSEI - Cold-Formed Steel Engineers Institute; www.cfsei.org.
56. CGA - Compressed Gas Association; www.cganet.com.
57. CIMA - Cellulose Insulation Manufacturers Association; www.cellulose.org.
58. CISCA - Ceilings & Interior Systems Construction Association; www.cisca.org.
59. CISPI - Cast Iron Soil Pipe Institute; www.cispi.org.
60. CLFMI - Chain Link Fence Manufacturers Institute; www.chainlinkinfo.org.
61. CPA - Composite Panel Association; www.compositepanel.org.
62. CRI - Carpet and Rug Institute (The); www.carpet-rug.org.
63. CRRC - Cool Roof Rating Council; www.coolroofs.org.
64. CRSI - Concrete Reinforcing Steel Institute; www.crsi.org.
65. CSA - CSA Group; www.csagroup.org.
66. CSI - Cast Stone Institute; www.caststone.org.
67. CSI - Construction Specifications Institute (The); www.csiresources.org.

68. CSSB - Cedar Shake & Shingle Bureau; www.cedarbureau.org.
69. CTA - Consumer Technology Association; www.cta.tech.
70. CTI - Cooling Technology Institute; www.coolingtechnology.org.
71. DASMA - Door and Access Systems Manufacturers Association; www.dasma.com.
72. DHA - Decorative Hardwoods Association; www.decorativehardwoods.org.
73. DHI - Door and Hardware Institute; www.dhi.org.
74. ECIA - Electronic Components Industry Association; www.ecianow.org.
75. EIMA - EIFS Industry Members Association; www.eima.com.
76. EJMA - Expansion Joint Manufacturers Association, Inc.; www.ejma.org.
77. EOS/ESD - EOS/ESD Association, Inc.; Electrostatic Discharge Association; www.esda.org.
78. ESTA - Entertainment Services and Technology Association; www.esta.org.
79. EVO - Efficiency Valuation Organization; www.evo-world.org.
80. FCI - Fluid Controls Institute; www.fluidcontrolsinstitute.org.
81. FGIA - Fenestration and Glazing Industry Alliance; <https://fgiaonline.org>.
82. FIBA - Federation Internationale de Basketball; (The International Basketball Federation); www.fiba.com.
83. FIVB - Federation Internationale de Volleyball; (The International Volleyball Federation); www.fivb.org.
84. FM Approvals - FM Approvals LLC; www.fmaprovals.com.
85. FM Global - FM Global; www.fmglobal.com.
86. FRSA - Florida Roofing and Sheet Metal Contractors Association, Inc.; www.floridarooft.com.
87. FSA - Fluid Sealing Association; www.fluidsealing.com.
88. FSC - Forest Stewardship Council U.S.; www.fscus.org.
89. GA - Gypsum Association; www.gypsum.org.
90. GS - Green Seal; www.greenseal.org.
91. HI - Hydraulic Institute; www.pumps.org.
92. HMMA - Hollow Metal Manufacturers Association; (see NAAMM).
93. IAPSC - International Association of Professional Security Consultants; www.iapsc.org.
94. IAS - International Accreditation Service; www.iasonline.org.
95. ICC - International Code Council; www.iccsafe.org.
96. ICEA - Insulated Cable Engineers Association, Inc.; www.icea.net.
97. ICPA - International Cast Polymer Association (The); www.theicpa.com.
98. ICRI - International Concrete Repair Institute, Inc.; www.icri.org.
99. IEC - International Electrotechnical Commission; www.iec.ch.
100. IEEE - Institute of Electrical and Electronics Engineers, Inc. (The); www.ieee.org.
101. IES - Illuminating Engineering Society; www.ies.org.
102. IEST - Institute of Environmental Sciences and Technology; www.iest.org.
103. IGMA - Insulating Glass Manufacturers Alliance; (see FGIA).
104. IGSHPA - International Ground Source Heat Pump Association; www.igshpa.org.
105. ILI - Indiana Limestone Institute of America, Inc.; www.ili.ai.com.
106. Intertek - Intertek Group; www.intertek.com.
107. ISA - International Society of Automation (The); www.isa.org.
108. ISFA - International Surface Fabricators Association; www.isfanow.org.
109. ISO - International Organization for Standardization; www.iso.org.
110. ITU - International Telecommunication Union; www.itu.int.
111. KCMA - Kitchen Cabinet Manufacturers Association; www.kcma.org.
112. LPI - Lightning Protection Institute; www.lightning.org.
113. MBMA - Metal Building Manufacturers Association; www.mbma.com.

114. MCA - Metal Construction Association; www.metalconstruction.org.
115. MFMA - Maple Flooring Manufacturers Association, Inc.; www.maplefloor.org.
116. MFMA - Metal Framing Manufacturers Association, Inc.; www.metalframingmfg.org.
117. MHI - Material Handling Industry; www.mhi.org.
118. MPPA - Moulding & Millwork Producers Association; www.wmmpa.com.
119. MPI - Master Painters Institute; www.paintinfo.com.
120. MSS - Manufacturers Standardization Society of The Valve and Fittings Industry, Inc.; www.msshq.org.
121. NAAMM - National Association of Architectural Metal Manufacturers; www.naamm.org.
122. NACE - NACE International; (National Association of Corrosion Engineers International); (see AMPP).
123. NADCA - National Air Duct Cleaners Association; www.nadca.com.
124. NAIMA - North American Insulation Manufacturers Association; www.insulationinstitute.org.
125. NALP - National Association of Landscape Professionals; www.landscapeprofessionals.org.
126. NBGQA - National Building Granite Quarries Association, Inc.; www.nbgqa.com.
127. NBI - New Buildings Institute; www.newbuildings.org.
128. NCAA - National Collegiate Athletic Association (The); www.ncaa.org.
129. NCMA - National Concrete Masonry Association; www.ncma.org.
130. NEBB - National Environmental Balancing Bureau; www.nebb.org.
131. NECA - National Electrical Contractors Association; www.necanet.org.
132. NeLMA - Northeastern Lumber Manufacturers Association; www.nelma.org.
133. NEMA - National Electrical Manufacturers Association; www.nema.org.
134. NETA - InterNational Electrical Testing Association; www.netaworld.org.
135. NFHS - National Federation of State High School Associations; www.nfhs.org.
136. NFPA - National Fire Protection Association; www.nfpa.org.
137. NFPA - NFPA International; (see NFPA).
138. NFRC - National Fenestration Rating Council; www.nfrc.org.
139. NGA - National Glass Association; www.glass.org.
140. NHLA - National Hardwood Lumber Association; www.nhla.com.
141. NLGA - National Lumber Grades Authority; www.nlga.org.
142. NOFMA - National Oak Flooring Manufacturers Association; (see NWFA).
143. NOMMA - National Ornamental & Miscellaneous Metals Association; www.nomma.org.
144. NRCA - National Roofing Contractors Association; www.nrca.net.
145. NRMCA - National Ready Mixed Concrete Association; www.nrmca.org.
146. NSF - NSF International; www.nsf.org.
147. NSI - Natural Stone Institute; www.naturalstoneinstitute.org.
148. NSPE - National Society of Professional Engineers; www.nspe.org.
149. NSSGA - National Stone, Sand & Gravel Association; www.nssga.org.
150. NTMA - National Terrazzo & Mosaic Association, Inc. (The); www.ntma.com.
151. NWFA - National Wood Flooring Association; www.nwfa.org.
152. NWRA - National Waste & Recycling Association; www.wasterecycling.org.
153. PCI - Precast/Prestressed Concrete Institute; www.pci.org.
154. PDI - Plumbing & Drainage Institute; www.pdionline.org.
155. PLASA - PLASA; www.plasa.org.
156. PLIB - Pacific Lumber Inspection Bureau; www.plib.org.
157. PVCPA - Uni-Bell PVC Pipe Association; www.uni-bell.org.
158. RCSC - Research Council on Structural Connections; www.boltcouncil.org.

159. RFCI - Resilient Floor Covering Institute; www.rfci.com.
160. RIS - Redwood Inspection Service; (see WWPA).
161. SAE - SAE International; www.sae.org.
162. SCTE - Society of Cable Telecommunications Engineers; www.scte.org.
163. SDI - Steel Deck Institute; www.sdi.org.
164. SDI - Steel Door Institute; www.steeldoor.org.
165. SEFA - Scientific Equipment and Furniture Association (The); www.sefalabs.com.
166. SEI/ASCE - Structural Engineering Institute/American Society of Civil Engineers; (see ASCE).
167. SIA - Security Industry Association; www.securityindustry.org.
168. SJI - Steel Joist Institute; www.steeljoist.org.
169. SMA - Screen Manufacturers Association; www.smainfo.org.
170. SMACNA - Sheet Metal and Air Conditioning Contractors' National Association; www.smacna.org.
171. SMPTE - Society of Motion Picture and Television Engineers; www.smpte.org.
172. SPFA - Spray Polyurethane Foam Alliance; www.sprayfoam.org.
173. SPIB - Southern Pine Inspection Bureau; www.spib.org.
174. SPRI - Single Ply Roofing Industry; www.spri.org.
175. SRCC - Solar Rating & Certification Corporation; www.solar-rating.org.
176. SSINA - Specialty Steel Industry of North America; www.ssina.com.
177. SSPC - SSPC: The Society for Protective Coatings; (see AMPP).
178. STI/SPFA - Steel Tank Institute/Steel Plate Fabricators Association; www.steel tank.com.
179. SWI - Steel Window Institute; www.steelwindows.com.
180. SWPA - Submersible Wastewater Pump Association; www.swpa.org.
181. TCA - Tilt-Up Concrete Association; www.tilt-up.org.
182. TCNA - Tile Council of North America, Inc.; www.tcnatile.com.
183. TEMA - Tubular Exchanger Manufacturers Association, Inc.; www.kbcdco.tema.org.
184. TIA - Telecommunications Industry Association (The); www.tiaonline.org.
185. TMS - The Masonry Society; www.masonrysociety.org.
186. TPI - Truss Plate Institute; www.tpinst.org.
187. TPI - Turfgrass Producers International; www.turfgrasssod.org.
188. TRI - Tile Roofing Industry Alliance; www.tilerroofing.org.
189. UL - Underwriters Laboratories Inc.; www.ul.org.
190. UL LLC - UL LLC; www.ul.com.
191. USAV - USA Volleyball; www.usavolleyball.org.
192. USGBC - U.S. Green Building Council; www.usgbc.org.
193. USITT - United States Institute for Theatre Technology, Inc.; www.usitt.org.
194. WA - Wallcoverings Association; www.wallcoverings.org.
195. WCLIB - West Coast Lumber Inspection Bureau; (see PLIB).
196. WCMA - Window Covering Manufacturers Association; www.wcmanet.org.
197. WDMA - Window & Door Manufacturers Association; www.wdma.com.
198. WI - Woodwork Institute; www.woodworkinstitute.com.
199. WSRCA - Western States Roofing Contractors Association; www.wsrca.com.
200. WWPA - Western Wood Products Association; www.wwpa.org.

C. Federal Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they are to mean the recognized name of the entities in the following list. Information is subject to change and is up to date as of the date of the Contract Documents.

1. CPSC - U.S. Consumer Product Safety Commission; www.cpsc.gov.

2. DOC - U.S. Department of Commerce; www.commerce.gov.
 3. DOD - U.S. Department of Defense; www.defense.gov.
 4. DOE - U.S. Department of Energy; www.energy.gov.
 5. DOJ - U.S. Department of Justice; www.ojp.usdoj.gov.
 6. DOS - U.S. Department of State; www.state.gov.
 7. EPA - United States Environmental Protection Agency; www.epa.gov.
 8. FAA - Federal Aviation Administration; www.faa.gov.
 9. GPO - U.S. Government Publishing Office; www.gpo.gov.
 10. GSA - U.S. General Services Administration; www.gsa.gov.
 11. HUD - U.S. Department of Housing and Urban Development; www.hud.gov.
 12. LBNL - Lawrence Berkeley National Laboratory; Energy Technologies Area; www.lbl.gov/.
 13. NIST - National Institute of Standards and Technology; www.nist.gov.
 14. OSHA - Occupational Safety & Health Administration; www.osha.gov.
 15. TRB - Transportation Research Board; National Cooperative Highway Research Program; The National Academies; www.trb.org.
 16. USACE - U.S. Army Corps of Engineers; www.usace.army.mil.
 17. USDA - U.S. Department of Agriculture; Agriculture Research Service; U.S. Salinity Laboratory; www.ars.usda.gov.
 18. USDA - U.S. Department of Agriculture; Rural Utilities Service; www.usda.gov.
 19. USP - U.S. Pharmacopeial Convention; www.usp.org.
 20. USPS - United States Postal Service; www.usps.com.
- D. Standards and Regulations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they are to mean the recognized name of the standards and regulations in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents.
- E. State Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they are to mean the recognized name of the entities in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents.
1. BEARHFTI; California Bureau of Electronic and Appliance Repair, Home Furnishings and Thermal Insulation; (see BHGS).
 2. BHGS; State of California Bureau of Household Goods and Services; (Formerly: California Bureau of Electronic and Appliance Repair, Home Furnishings and Thermal Insulation); www.bhgs.dca.ca.gov.
 3. CCR; California Code of Regulations; Office of Administrative Law; California Title 24 Energy Code; www.oal.ca.gov/publications/ccr/.
 4. CDPH; California Department of Public Health; Indoor Air Quality Program; www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/Main-Page.aspx.
 5. CPUC; California Public Utilities Commission; www.cpuc.ca.gov.
 6. SCAQMD; South Coast Air Quality Management District; www.aqmd.gov.
 7. TFS; Texas A&M Forest Service; Sustainable Forestry and Economic Development; <https://tfsweb.tamu.edu/>.

Pennington Gap
Bailey Robbins Building Rehabilitation
October 1, 2023

Hill Studio Commission No. 2310
Project Manual
Bid Set

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 014200

SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes requirements for temporary utilities, support facilities, and security and protection facilities.
- B. Related Requirements:
 - 1. Section 011000 "Summary" for work restrictions and limitations on utility interruptions.

1.2 USE CHARGES

- A. Installation, removal, and use charges for temporary facilities to be included in the Contract Sum unless otherwise indicated. Allow other entities engaged in the Project to use temporary services and facilities without cost, including, but not limited to, Architect, testing agencies, and authorities having jurisdiction.
- B. Water and Sewer Service from Existing System: Tap into existing waterline for temporary service that will be changed to permanent service at close-out. Contractor responsible for utility fees.
- C. Electric Power Service from Existing System: Tap into existing power for temporary service that will be changed to permanent service at close-out. Contractor responsible for utility fees.

1.3 INFORMATIONAL SUBMITTALS

- A. Site Utilization Plan: Show temporary facilities, temporary utility lines and connections, staging areas, construction site entrances, vehicle circulation, and parking areas for construction personnel.
- B. Project Identification and Temporary Signs: Show fabrication and installation details, including plans, elevations, details, layouts, typestyles, graphic elements, and message content.
- C. Fire-Safety Program: Show compliance with requirements of NFPA 241 and authorities having jurisdiction. Indicate Contractor personnel responsible for management of fire-prevention program.
- D. Moisture- and Mold-Protection Plan: Describe procedures and controls for protecting materials and construction from water absorption and damage and mold. Describe delivery, handling, storage, installation, and protection provisions for materials subject to water absorption or water damage.

1. Indicate procedures for discarding water-damaged materials, protocols for mitigating water intrusion into completed Work, and requirements for replacing water-damaged Work.
2. Indicate sequencing of work that requires water, such as sprayed fire-resistive materials, plastering, and terrazzo grinding, and describe plans for dealing with water from these operations. Show procedures for verifying that wet construction has dried sufficiently to permit installation of finish materials.
3. Indicate methods to be used to avoid trapping water in finished work.

1.4 QUALITY ASSURANCE

- A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.
- B. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.

1.5 PROJECT CONDITIONS

- A. Temporary Use of Permanent Facilities: Engage Installer of each permanent service to assume responsibility for operation, maintenance, and protection of each permanent service during its use as a construction facility before Owner's acceptance, regardless of previously assigned responsibilities.

PART 2 - PRODUCTS

2.1 EQUIPMENT

- A. Fire Extinguishers: Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.
- B. HVAC Equipment: Unless Owner authorizes use of permanent HVAC system, provide vented, self-contained, liquid-propane-gas or fuel-oil heaters with individual space thermostatic control.
 1. Use of gasoline-burning space heaters, open-flame heaters, or salamander-type heating units is prohibited.
 2. Heating, Cooling, and Dehumidifying Units: Listed and labeled for type of fuel being consumed, by a qualified testing agency acceptable to authorities having jurisdiction, and marked for intended location and application.
 3. Permanent HVAC System: If Owner authorizes use of permanent HVAC system for temporary use during construction, provide filter with MERV of 8 at each return-air grille in system and remove at end of construction and clean HVAC system as required in Section 017700 "Closeout Procedures."
- C. Air-Filtration Units: Primary and secondary HEPA-filter-equipped portable units with four-stage filtration. Provide single switch for emergency shutoff. Configure to run continuously.

3.1 INSTALLATION, GENERAL

- A. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.
- B. Provide each facility ready for use when needed to avoid delay. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

3.2 TEMPORARY UTILITY INSTALLATION

- A. General: Install temporary service or connect to existing service.
 - 1. Arrange with utility company, Owner, and existing users for time when service can be interrupted, if necessary, to make connections for temporary services.
- B. Sewers and Drainage: Provide temporary utilities to remove effluent lawfully.
 - 1. Connect temporary sewers to municipal system as directed by authorities having jurisdiction.
- C. Water Service: Install water service and distribution piping in sizes and pressures adequate for construction.
- D. Sanitary Facilities: Provide temporary toilets, wash facilities, safety shower and eyewash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.
- E. Temporary Heating and Cooling: Provide temporary heating and cooling required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of low temperatures or high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed.
 - 1. Provide temporary dehumidification systems when required to reduce ambient and substrate moisture levels to level required to allow installation or application of finishes and their proper curing or drying.
- F. Electric Power Service: Provide electric power service and distribution system of sufficient size, capacity, and power characteristics required for construction operations.
- G. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.
 - 1. Install and operate temporary lighting that fulfills security and protection requirements without operating entire system.

3.3 SUPPORT FACILITIES INSTALLATION

- A. Comply with the following:
 - 1. Utilize designated area within existing building for temporary field offices.
 - 2. Maintain support facilities until Architect schedules Substantial Completion inspection. Remove before Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to Owner.
- B. Traffic Controls: Comply with requirements of authorities having jurisdiction.
 - 1. Protect existing site improvements to remain including curbs, pavement, and utilities.
 - 2. Maintain access for fire-fighting equipment and access to fire hydrants.
- C. Parking: Coordinate with Owner.
- D. Storage and Staging: Coordinate with Owner.
- E. Project Signs: Provide Project signs as indicated. Unauthorized signs are not permitted.
 - 1. Identification Signs: Provide Project identification signs as indicated on Drawings.
 - 2. Temporary Signs: Provide other signs as indicated and as required to inform public and individuals seeking entrance to Project.
 - 3. Maintain and touch up signs so they are legible at all times.
- F. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of authorities having jurisdiction. Comply with progress cleaning requirements in Section 017300 "Execution."

3.4 SECURITY AND PROTECTION FACILITIES INSTALLATION

- A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.
 - 1. Where access to adjacent properties is required in order to affect protection of existing facilities, obtain written permission from adjacent property owner to access property for that purpose.
- B. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.
- C. Stormwater Control: Comply with requirements of authorities having jurisdiction. Provide barriers in and around excavations and subgrade construction to prevent flooding by runoff of stormwater from heavy rains.
- D. Pest Control: Engage pest-control service to recommend practices to minimize attraction and harboring of rodents, roaches, and other pests and to perform extermination and control

procedures at regular intervals so Project will be free of pests and their residues at Substantial Completion. Perform control operations lawfully, using materials approved by authorities having jurisdiction.

- E. Security Enclosure and Lockup: Install temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security. Lock entrances at end of each workday.
- F. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.
- G. Temporary Egress: Provide temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction. Provide signage directing occupants to temporary egress.
- H. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.
 - 1. Where heating or cooling is needed and permanent enclosure is incomplete, insulate temporary enclosures.
 - 2. Where fire-resistance-rated temporary partitions are indicated or are required by authorities having jurisdiction, construct partitions according to the rated assemblies.
- I. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241; manage fire-prevention program.
 - 1. Prohibit smoking in construction areas. Comply with additional limits on smoking specified in other Sections.
 - 2. Supervise welding operations, combustion-type temporary heating units, and similar sources of fire ignition in accordance with requirements of authorities having jurisdiction.
 - 3. Develop and supervise an overall fire-prevention and -protection program for personnel at Project site. Review needs with local fire department and establish procedures to be followed. Instruct personnel in methods and procedures. Post warnings and information.
 - 4. Provide temporary standpipes and hoses for fire protection. Hang hoses with a warning sign stating that hoses are for fire-protection purposes only and are not to be removed. Match hose size with outlet size and equip with suitable nozzles.

3.5 MOISTURE AND MOLD CONTROL

- A. Moisture and Mold Protection: Protect stored materials and installed Work in accordance with Moisture and Mold Protection Plan.
- B. Exposed Construction Period: Before installation of weather barriers, when materials are subject to wetting and exposure and to airborne mold spores, protect as follows:
 - 1. Protect porous materials from water damage.
 - 2. Protect stored and installed material from flowing or standing water.
 - 3. Keep porous and organic materials from coming into prolonged contact with concrete.

4. Remove standing water from decks.
 5. Keep deck openings covered or dammed.
- C. Partially Enclosed Construction Period: After installation of weather barriers but before full enclosure and conditioning of building, when installed materials are still subject to infiltration of moisture and ambient mold spores, protect as follows:
1. Do not load or install drywall or other porous materials or components, or items with high organic content, into partially enclosed building.
 2. Keep interior spaces reasonably clean and protected from water damage.
 3. Periodically collect and remove waste containing cellulose or other organic matter.
 4. Discard or replace water-damaged material.
 5. Do not install material that is wet.
 6. Discard and replace stored or installed material that begins to grow mold.
 7. Perform work in a sequence that allows wet materials adequate time to dry before enclosing the material in gypsum board or other interior finishes.
- D. Controlled Construction Period: After completing and sealing of the building enclosure but prior to the full operation of permanent HVAC systems, maintain as follows:
1. Control moisture and humidity inside building by maintaining effective dry-in conditions.
 2. Use temporary or permanent HVAC system to control humidity within ranges specified for installed and stored materials.
 3. Comply with manufacturer's written instructions for temperature, relative humidity, and exposure to water limits.

3.6 OPERATION, TERMINATION, AND REMOVAL

- A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.
- B. Maintenance: Maintain facilities in good operating condition until removal.
1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.
- C. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.
- D. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.
1. Materials and facilities that constitute temporary facilities are property of Contractor. Owner reserves right to take possession of Project identification signs.

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2. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Section 017700 "Closeout Procedures."

END OF SECTION 015000

SECTION 017300 - EXECUTION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes general administrative and procedural requirements governing execution of the Work, including, but not limited to, the following:
 - 1. Construction layout.
 - 2. Field engineering.
 - 3. Installation.
 - 4. Cutting and patching.
 - 5. Coordination of Owner's portion of the Work.
 - 6. Progress cleaning.
 - 7. Starting and adjusting.
 - 8. Protection of installed construction.
 - 9. Correction of the Work.
- B. Related Requirements:
 - 1. Section 017700 "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, replacing defective work, and final cleaning.

1.2 DEFINITIONS

- A. Cutting: Removal of in-place construction necessary to permit installation or performance of subsequent work.
- B. Patching: Fitting and repair work required to restore construction to original conditions after installation of subsequent work.

1.3 QUALITY ASSURANCE

Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.

- 1. Structural Elements: When cutting and patching structural elements, or when encountering the need for cutting and patching of elements whose structural function is not known, notify Architect of locations and details of cutting and await directions from Architect before proceeding. Shore, brace, and support structural elements during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection.
- 2. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety.

3. Other Construction Elements: Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety.
 4. Visual Elements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- B. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of specified products and equipment.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Comply with requirements specified in other Sections.
- B. In-Place Materials: Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
1. If identical materials are unavailable or cannot be used, use materials that, when installed, will provide a match acceptable to Architect for the visual and functional performance of in-place materials. Use materials that are not considered hazardous.
- C. 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 EXAMINATION

- A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities, mechanical and electrical systems, and other construction affecting the Work.
1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, gas service piping, and water-service piping; underground electrical services; and other utilities.
 2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.
- B. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where

indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.

1. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
 2. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
 3. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
- C. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:
1. Description of the Work, including Specification Section number and paragraph, and Drawing sheet number and detail, where applicable.
 2. List of detrimental conditions, including substrates.
 3. List of unacceptable installation tolerances.
 4. Recommended corrections.
- D. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

3.2 PREPARATION

- A. Existing Utility Information: Furnish information to Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.
- B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
- C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.
- D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents, submit a request for information to Architect in accordance with requirements in Section 013100 "Project Management and Coordination."

3.3 CONSTRUCTION LAYOUT

- A. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks and existing conditions. If discrepancies are discovered, notify Architect promptly.

- A. Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.
 - 1. Make vertical work plumb, and make horizontal work level.
 - 2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
 - 3. Conceal pipes, ducts, and wiring in finished areas unless otherwise indicated.
 - 4. Maintain minimum headroom clearance of 96 inches in occupied spaces and 90 inches in unoccupied spaces, unless otherwise indicated on Drawings.
- B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.
- C. Install products at the time and under conditions that will ensure satisfactory results as judged by Architect. Maintain conditions required for product performance until Substantial Completion.
- D. Conduct construction operations, so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy of type expected for Project.
- E. Sequence the Work and allow adequate clearances to accommodate movement of construction items on-site and placement in permanent locations.
- F. Tools and Equipment: Select tools or equipment that minimize production of excessive noise levels.
- G. Templates: Obtain and distribute to the parties involved templates for Work specified to be factory prepared and field installed. Check Shop Drawings of other portions of the Work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.
- H. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions with manufacturer.
 - 1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.
 - 2. Allow for building movement, including thermal expansion and contraction.
 - 3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.
- I. Joints: Make joints of uniform width. Where joint locations in exposed Work are not indicated, arrange joints for the best visual effect, as judged by Architect. Fit exposed connections together to form hairline joints.

- A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
 - 1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
- B. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during installation or cutting and patching operations, by methods and with materials so as not to void existing warranties.
- C. Temporary Support: Provide temporary support of Work to be cut.
- D. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- E. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.
- F. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
 - 1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots neatly to minimum size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
 - 2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
 - 3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
 - 4. Excavating and Backfilling: Comply with requirements in applicable Sections where required by cutting and patching operations.
 - 5. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
 - 6. Proceed with patching after construction operations requiring cutting are complete.
- G. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as practicable, as judged by Architect. Provide materials and comply with installation requirements specified in other Sections, where applicable.
 - 1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical integrity of installation.
 - 2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.

- a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
 - b. Restore damaged pipe covering to its original condition.
 3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.
 - a. Where patching occurs in a painted surface, prepare substrate and apply primer and intermediate paint coats appropriate for substrate over the patch, and apply final paint coat over entire unbroken surface containing the patch, corner to corner of wall and edge to edge of ceiling. Provide additional coats until patch blends with adjacent surfaces.
 4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
 5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition and ensures thermal and moisture integrity of building enclosure.
- H. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

3.6 PROGRESS CLEANING

- A. Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.
1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
 2. Do not hold waste materials more than seven days during normal weather or three days if the temperature is expected to rise above 80 deg F.
 3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, in accordance with regulations.
 - a. Use containers intended for holding waste materials of type to be stored.
- B. Site: Maintain Project site free of waste materials and debris.
- C. Work Areas: Clean areas where Work is in progress to the level of cleanliness necessary for proper execution of the Work.
1. Remove liquid spills promptly.
 2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.
- D. Installed Work: Keep installed work clean. Clean installed surfaces in accordance with written instructions of manufacturer or fabricator of product installed, using only cleaning materials

specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.

- E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.
- F. Exposed Surfaces: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.
- G. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways. Comply with waste disposal requirements in Section 015000 "Temporary Facilities and Controls."
- H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
- I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.
- J. Limiting Exposures: Supervise construction operations to ensure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

3.7 STARTING AND ADJUSTING

- A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.
- B. Adjust equipment for proper operation. Adjust operating components for proper operation without binding.
- C. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- D. Manufacturer's Field Service: Comply with qualification requirements in Section 014000 "Quality Requirements."

3.8 PROTECTION OF INSTALLED CONSTRUCTION

- A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.
- B. Protection of Existing Items: Provide protection and ensure that existing items to remain undisturbed by construction are maintained in condition that existed at commencement of the Work.
- C. Comply with manufacturer's written instructions for temperature and relative humidity.

3.9 CORRECTION OF THE WORK

- A. Repair or remove and replace damaged, defective, or nonconforming Work. Restore damaged substrates and finishes.
 - 1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.
- B. Repair Work previously completed and subsequently damaged during construction period. Repair to like-new condition.
- C. Restore permanent facilities used during construction to their specified condition.
- D. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.
- E. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.
- F. Remove and replace chipped, scratched, and broken glass or reflective surfaces.

END OF SECTION 017300

SECTION 017700 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for Contract closeout, including, but not limited to, the following:
 - 1. Substantial Completion procedures.
 - 2. Final Completion procedures.
 - 3. List of incomplete items.
 - 4. Submittal of Project warranties.
 - 5. Final cleaning.
- B. Related Requirements:
 - 1. Section 017823 "Operation and Maintenance Data" for additional operation and maintenance manual requirements.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of cleaning agent.
- B. Contractor's List of Incomplete Items: Initial submittal at Substantial Completion.
- C. Certified List of Incomplete Items: Final submittal at Final Completion.

1.3 CLOSEOUT SUBMITTALS

- A. Certificates of Release: From authorities having jurisdiction.
- B. Certificate of Insurance: For continuing coverage.
- C. Field Report: For pest-control inspection.

1.4 SUBSTANTIAL COMPLETION PROCEDURES

- A. Contractor's List of Incomplete Items: Prepare and submit a list of items to be completed and corrected (Contractor's "punch list"), indicating the value of each item on the list and reasons why the Work is incomplete.
- B. Submittals Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.

1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction, permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
 2. Submit closeout submittals specified in other Division 01 Sections, including Project Record Documents, operation and maintenance manuals, damage or settlement surveys, property surveys, and similar final record information.
 3. Submit closeout submittals specified in individual Sections, including specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
 4. Submit maintenance material submittals specified in individual Sections, including tools, spare parts, extra materials, and similar items, and deliver to location designated by Architect. Label with manufacturer's name and model number.
 5. Submit testing, adjusting, and balancing records.
 6. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
- C. Procedures Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
1. Advise Owner of pending insurance changeover requirements.
 2. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
 3. Complete startup and testing of systems and equipment.
 4. Perform preventive maintenance on equipment used prior to Substantial Completion.
 5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.
 6. Advise Owner of changeover in utility services.
 7. Participate with Owner in conducting inspection and walkthrough with local emergency responders.
 8. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
 9. Complete final cleaning requirements.
 10. Touch up paint and otherwise repair and restore marred exposed finishes to eliminate visual defects.
- D. Inspection: Submit a written request for inspection to determine Substantial Completion a minimum of 10 days prior to date the Work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.

1.5 FINAL COMPLETION PROCEDURES

- A. Submittals Prior to Final Completion: Before requesting final inspection for determining Final Completion, complete the following:
1. Submit a final Application for Payment in accordance with Section 012900 "Payment Procedures."

2. Certified List of Incomplete Items: Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. Certified copy of the list will state that each item has been completed or otherwise resolved for acceptance.
 3. Certificate of Insurance: Submit evidence of final, continuing insurance coverage complying with insurance requirements.
 4. Submit pest-control final inspection report.
- B. Inspection: Submit a written request for final inspection to determine acceptance a minimum of 10 days prior to date the Work will be completed and ready for final inspection and tests. 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.

1.6 LIST OF INCOMPLETE ITEMS

- A. Organization of List: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.
1. Organize list of spaces in sequential order, [**starting with exterior areas first**] [**and**] [**proceeding from lowest floor to highest floor**], listed by room or space number.
 2. Organize items applying to each space by major element, including categories for ceilings, individual walls, floors, equipment, and building systems.
 3. Include the following information at the top of each page:
 - a. Project name.
 - b. Date.
 - c. Name of Architect.
 - d. Name of Contractor.
 - e. Page number.
 4. Submit list of incomplete items in the following format:
 - a. MS Excel Electronic File: Architect will return annotated file.
 - b. PDF Electronic File: Architect will return annotated file.

1.7 SUBMITTAL OF PROJECT WARRANTIES

- A. Time of Submittal: Submit written warranties on request of Architect for designated portions of the Work where warranties are indicated to commence on dates other than date of Substantial Completion, or when delay in submittal of warranties might limit Owner's rights under warranty.
- B. Organize warranty documents into an orderly sequence based on the table of contents of Project Manual.

- C. Warranty Electronic File: Provide warranties and bonds in PDF format. Assemble complete warranty and bond submittal package into a single electronic PDF file with bookmarks enabling navigation to each item. Provide bookmarked table of contents at beginning of document.
 - 1. Submit on digital media acceptable to Architect.
- D. 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. Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
 - 1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a designated portion of Project:
 - a. Clean Project site of rubbish, waste material, litter, and other foreign substances.
 - b. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
 - c. Remove debris and surface dust from limited-access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
 - d. Clean flooring, removing debris, dirt, and staining; clean in accordance with manufacturer's instructions.
 - e. Vacuum and mop concrete.
 - f. Vacuum carpet and similar soft surfaces, removing debris and excess nap; clean in accordance with manufacturer's instructions if visible soil or stains remain.
 - g. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Polish mirrors and glass, taking care not to scratch surfaces.
 - h. Remove labels that are not permanent.

- i. Wipe surfaces of mechanical and electrical equipment and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
 - j. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
 - k. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
 - l. Clean luminaires, lamps, globes, and reflectors to function with full efficiency.
 - m. Clean strainers.
 - n. Leave Project clean and ready for occupancy.
- C. Pest Control: Comply with pest control requirements in Section 015000 "Temporary Facilities and Controls." Prepare written report.
- D. Construction Waste Disposal: Comply with waste-disposal requirements in Section 015000 "Temporary Facilities and Controls."

3.2 CORRECTION OF THE WORK

- A. Complete repair and restoration operations required by "Correction of the Work" Article in Section 017300 "Execution" before requesting inspection for determination of Substantial Completion.

END OF SECTION 017700

SECTION 024119 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Demolition and removal of selected portions of building or structure.
2. Demolition and removal of selected site elements.
3. Salvage of existing items to be reused or recycled.

1.2 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of Contractor.

1.3 INFORMATIONAL SUBMITTALS

- A. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property. Indicate proposed locations and construction of barriers.
- B. Schedule of selective demolition activities with starting and ending dates for each activity.
- C. Predemolition photographs.
- D. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician.

1.4 CLOSEOUT SUBMITTALS

- A. Inventory of items that have been removed and salvaged.

1.5 QUALITY ASSURANCE

- A. Refrigerant Recovery Technician Qualifications: Certified by an EPA-approved certification program.

1.6 FIELD CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

- C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
 - 1. Hazardous materials will be removed by Owner before start of the Work.
 - 2. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.
- E. Storage or sale of removed items or materials on-site is not permitted.
- F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

1.7 WARRANTY

- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials and using approved contractors so as not to void existing warranties.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI/ASSP A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting selective demolition operations.
- B. Perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective building demolition operations.
- C. Inventory and record the condition of items to be removed and salvaged.

- A. Refrigerant: Before starting demolition, remove refrigerant from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction.

3.3 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off utility services and mechanical/electrical systems serving areas to be selectively demolished.
 - 1. Owner will arrange to shut off indicated services/systems when requested by Contractor.

3.4 PROTECTION

- A. Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
- B. Temporary Shoring: Design, provide, and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.
- C. Remove temporary barricades and protections where hazards no longer exist.

3.5 SELECTIVE DEMOLITION

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
 - 1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
 - 2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 - 3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
 - 4. Maintain fire watch during and for at least <Insert number> hours after flame-cutting operations.
 - 5. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
 - 6. Dispose of demolished items and materials promptly.

- B. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
- C. Removed and Salvaged Items:
 - 1. Clean salvaged items.
 - 2. Pack or crate items after cleaning. Identify contents of containers.
 - 3. Store items in a secure area until delivery to Owner.
 - 4. Transport items to Owner's storage area designated by Owner.
 - 5. Protect items from damage during transport and storage.
- D. Removed and Reinstalled Items:
 - 1. Clean and repair items to functional condition adequate for intended reuse.
 - 2. Pack or crate items after cleaning and repairing. Identify contents of containers.
 - 3. Protect items from damage during transport and storage.
 - 4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.
- E. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.6 CLEANING

- A. Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction.
 - 1. Do not allow demolished materials to accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
 - 3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
- B. Burning: Do not burn demolished materials.
- C. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION 024119

SECTION 040110 - MASONRY CLEANING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes cleaning the following:

1. Unit masonry surfaces.

1.2 DEFINITIONS

- A. Low-Pressure Spray: 100 to 400 psi; 4 to 6 gpm.
- B. Medium-Pressure Spray: 400 to 800 psi; 4 to 6 gpm.
- C. High-Pressure Spray: 800 to 1200 psi; 4 to 6 gpm.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

1.4 QUALITY ASSURANCE

- A. Mockups: Prepare mockups of cleaning on existing surfaces to demonstrate aesthetic effects and to set quality standards for materials and execution.
1. Cleaning: Clean an area approximately 25 sq. ft. for each type of masonry and surface condition.
 - a. Test cleaners and methods on samples of adjacent materials for possible adverse reactions. Do not test cleaners and methods known to have deleterious effect.
 - b. Allow a waiting period of not less than seven days after completion of sample cleaning to permit a study of sample panels for negative reactions.

PART 2 - PRODUCTS

2.1 PAINT REMOVERS

- A. Covered or Skin-Forming Alkaline Paint Remover: Manufacturer's standard covered or skin-forming, alkaline paste or gel formulation, for removing paint from masonry; containing no methylene chloride.

- B. Solvent-Type Paste Paint Remover: Manufacturer's standard water-rinsable, solvent-type paste or gel formulation, for removing paint from masonry.
- C. Low-Odor, Solvent-Type Paste Paint Remover: Manufacturer's standard low-odor, water-rinsable, solvent-type paste, gel, or foamed emulsion formulation, for removing paint coatings from masonry; containing no methanol or methylene chloride.

2.2 CLEANING MATERIALS

- A. Water: Potable.
- B. Hot Water: Water heated to a temperature of 140 to 160 deg F.
- C. Detergent Solution, Job Mixed: Solution prepared by mixing 2 cups of tetrasodium pyrophosphate (TSPP), 1/2 cup of laundry detergent, and 20 quarts of hot water for every 5 gal. of solution required.
- D. Mold, Mildew, and Algae Remover, Job Mixed: Solution prepared by mixing 2 cups of tetrasodium pyrophosphate (TSPP), 5 quarts of 5 percent sodium hypochlorite (bleach), and 15 quarts of hot water for every 5 gal. of solution required.
- E. Nonacidic Gel Cleaner: Manufacturer's standard gel formulation, with pH between 6 and 9, that contains detergents with chelating agents and is specifically formulated for cleaning masonry surfaces.
- F. Nonacidic Liquid Cleaner: Manufacturer's standard mildly alkaline liquid cleaner formulated for removing mold, mildew, and other organic soiling from ordinary building materials, including polished stone, brick, aluminum, plastics, and wood.

PART 3 - EXECUTION

3.1 PROTECTION

- A. Comply with each manufacturer's written instructions for protecting building and other surfaces against damage from exposure to its products. Prevent paint removers and chemical cleaning solutions from coming into contact with people, motor vehicles, landscaping, buildings, and other surfaces that could be harmed by such contact.
 - 1. Cover adjacent surfaces with materials that are proven to resist paint removers and chemical cleaners used unless products being used will not damage adjacent surfaces. Use protective materials that are waterproof and UV resistant. Apply masking agents according to manufacturer's written instructions. Do not apply liquid strippable masking agent to painted or porous surfaces. When no longer needed, promptly remove masking to prevent adhesive staining.

- A. Cleaning Appearance Standard: Cleaned surfaces are to have a uniform appearance as viewed from 5 feet away by Architect.
- B. Proceed with cleaning in an orderly manner; work from top to bottom of each scaffold width and from one end of each elevation to the other. Ensure that dirty residues and rinse water do not wash over dry, cleaned surfaces.
- C. Use only those cleaning methods indicated for each masonry material and location.
 - 1. Brushes: Do not use wire brushes or brushes that are not resistant to chemical cleaner being used.
 - 2. Spray Equipment: Use spray equipment that provides controlled application at volume and pressure indicated, measured at nozzle. Adjust pressure and volume to ensure that cleaning methods do not damage surfaces, including joints.
 - a. Equip units with pressure gages.
 - b. For water-spray application, use fan-shaped spray that disperses water at an angle of 25 to 50 degrees.
 - c. For heated water-spray application, use equipment capable of maintaining temperature between 140 and 160 deg F at flow rates indicated.
- D. Perform each cleaning method indicated in a manner that results in uniform coverage of all surfaces, including corners, moldings, and interstices, and that produces an even effect without streaking or damaging masonry surfaces. Keep wall wet below area being cleaned to prevent streaking from runoff.
- E. Perform additional general cleaning, paint and stain removal, and spot cleaning of small areas that are noticeably different when viewed according to the "Cleaning Appearance Standard" Paragraph, so that cleaned surfaces blend smoothly into surrounding areas.
- F. Water-Spray Application Method: Unless otherwise indicated, hold spray nozzle at least 6 inches from masonry surface and apply water in horizontal back-and-forth sweeping motion, overlapping previous strokes to produce uniform coverage.

3.3 PRELIMINARY CLEANING

- A. Removing Plant Growth: Completely remove visible plant, moss, and shrub growth from masonry surfaces. Carefully remove plants, creepers, and vegetation by cutting at roots and allowing remaining growth to dry as long as possible before removal. Remove loose soil and plant debris from open joints to whatever depth they occur.
- B. Preliminary Cleaning: Before beginning general cleaning, remove extraneous substances that are resistant to planned cleaning methods. Extraneous substances include paint, calking, asphalt, and tar.
 - 1. Carefully remove heavy accumulations of rigid materials from masonry surface with sharp chisel. Do not scratch or chip masonry surface.
 - 2. Remove paint and calking with alkaline paint remover.

- a. Comply with requirements in "Paint Removal" Article.
 - b. Repeat application up to two times if needed.
3. Remove asphalt and tar with solvent-type paste paint remover.
 - a. Comply with requirements in "Paint Removal" Article.
 - b. Apply paint remover only to asphalt and tar by brush without prewetting.
 - c. Allow paint remover to remain on surface for 10 to 30 minutes.
 - d. Repeat application if needed.

3.4 PAINT REMOVAL

- A. Paint-Remover Application, General: Apply paint removers according to paint-remover manufacturer's written instructions. Do not allow paint removers to remain on surface for periods longer than those indicated or recommended in writing by manufacturer.
- B. Paint Removal with Covered or Skin-Forming Alkaline Paint Remover:
 1. Remove loose and peeling paint using low-pressure water spray, scrapers, stiff brushes, or a combination of these. Let surface dry thoroughly.
 2. Apply paint remover to dry, painted surface with trowel, spatula, or as recommended in writing by manufacturer.
 3. Apply cover according to manufacturer's written instructions.
 4. Allow paint remover to remain on surface for period recommended in writing by manufacturer or as determined by preconstruction testing.
 5. Scrape off paint and remover.
 6. Rinse with hot water applied by low-pressure spray to remove chemicals and paint residue.
 7. Apply acidic cleaner or manufacturer's recommended afterwash to surface, while surface is still wet, using low-pressure spray equipment or soft-fiber brush. Let cleaner or afterwash remain on surface as a neutralizing agent for period recommended by chemical-cleaner or afterwash manufacturer.
 8. Rinse with cold water applied by low-pressure spray to remove chemicals and soil.
 9. Retreat spots of remaining paint.
- C. Paint Removal with Solvent-Type Paste Paint Remover:
 1. Remove loose and peeling paint using low-pressure water spray, scrapers, stiff brushes, or a combination of these. Let surface dry thoroughly.
 2. Apply thick coating of paint remover to painted surface with natural-fiber cleaning brush, deep-nap roller, or large paint brush. Apply in one or two coats according to manufacturer's written instructions.
 3. Allow paint remover to remain on surface for period recommended in writing by manufacturer or as determined by preconstruction testing.
 4. Rinse with hot water applied by low-pressure spray to remove chemicals and paint residue.

A. Detergent Cleaning:

1. Wet surface with cold water applied by low-pressure spray.
2. Scrub surface with detergent solution using medium-soft brushes until soil is thoroughly dislodged and can be removed by rinsing. Use small brushes to remove soil from mortar joints and crevices. Dip brush in solution often to ensure that adequate fresh detergent is used and that surface remains wet.
3. Rinse with cold water applied by low-pressure spray to remove detergent solution and soil.
4. Repeat cleaning procedure above where required to produce cleaning effect established by mockup.

B. Mold, Mildew, and Algae Removal:

1. Wet surface with cold water applied by low-pressure spray.
2. Apply mold, mildew, and algae remover by brush or low-pressure spray.
3. Scrub surface with medium-soft brushes until mold, mildew, and algae are thoroughly dislodged and can be removed by rinsing. Use small brushes for mortar joints and crevices. Dip brush in mold, mildew, and algae remover often to ensure that adequate fresh cleaner is used and that surface remains wet.
4. Rinse with cold water applied by low-pressure spray to remove mold, mildew, and algae remover and soil.
5. Repeat cleaning procedure above where required to produce cleaning effect established by mockup.

C. Nonacidic Gel Chemical Cleaning:

1. Wet surface with cold water applied by low-pressure spray.
2. Apply gel cleaner in 1/8-inch thickness by brush, working into joints and crevices. Apply quickly and do not brush out excessively, so area is uniformly covered with fresh cleaner and dwell time is uniform throughout area being cleaned.
3. Let cleaner remain on surface for period recommended in writing by chemical-cleaner manufacturer.
4. Remove bulk of gel cleaner.
5. Rinse with cold water applied by low-pressure spray to remove chemicals and soil.
6. Repeat cleaning procedure above where required to produce cleaning effect established by mockup. Do not repeat more than once. If additional cleaning is required, use steam cleaning.

D. Nonacidic Liquid Chemical Cleaning:

1. Wet surface with hot water applied by low-pressure spray.
2. Apply cleaner to surface in two applications by brush or low-pressure spray.
3. Let cleaner remain on surface for period recommended in writing by chemical-cleaner manufacturer.
4. Rinse with hot water applied by low-pressure spray to remove chemicals and soil.
5. Repeat cleaning procedure above where required to produce cleaning effect established by mockup. Do not repeat more than once. If additional cleaning is required, use steam cleaning.

Pennington Gap
Bailey Robbins Building Rehabilitation
October 1, 2023
END OF SECTION 040110

Hill Studio Commission No. 2310
Project Manual
Bid Set

SECTION 04220 – TERRA COTTA COPING

PART 1 GENERAL

1.1 DESCRIPTION

A. SCOPE OF WORK

1. Provide new coping as indicated on Drawings.

B. RELATED SECTIONS

1. Section 07650: Metal Flashing.
2. Section 04510: Masonry Cleaning.

1.2 QUALITY ASSURANCE

- ##### A. Subcontracts Qualification:
- All work to be performed by mechanics experienced in handling and setting of clay wall coping.

1.3 SUBMITTALS

- ##### A. Submit under provisions of Section 01300.

- ##### B. Submit manufactures product literature including drawing indicating design of coping with overall unit dimensional information.

C. Samples:

1. Unglazed: Submit one 4 inch by 4 inch sample showing clay color and texture for approval.

D. Material Testing:

1. Testing in accordance with ASTM standards. Use a certified laboratory for testing. Manufacture to supply current test data.

1.4 PRODUCT HANDLING, STORAGE, AND DELIVERY

- ##### A. Delivery shall be made to correspond to sequencing as directed by customer unless otherwise stated.

- ##### B. The contractor shall become responsible for the product at time it is received.

- ##### C. The contractor has a 72-hour window for inspecting delivery. Any non-conformity must be communicated immediately in writing to the seller, within that time frame.

- ##### D. If damaged in transit, the seller shall be notified in writing. The responsibility for cost of such replacement shall be determined at the point of delivery. The customer shall assume

the responsibility for necessary proof.

E. Storage at job site.

1. Units shall stay in their original packing material until ready to use.
2. Pallets shall not be stacked and remain in upright position.
3. Store on firm, level and smooth surface, protect from weather to prevent staining.

1.5 JOB CONDITIONS

- A. Cold Weather: Perform work in accordance with ACI 530.1 current edition.
- B. Hot Weather: Perform work in accordance with ACI 530.1 current edition.
- C. At the end of each workday, or during rainy weather, cover masonry work exposed to weather with waterproof coverage and securely anchor as necessary.

PART 2 PRODUCTS

2.1 MATERIAL

A. Quality Control:

1. Wall Coping shall conform to the physical requirements listed below as performed in accordance with ASTM specifications
 - A. Absorption- C67
 - B. Freeze Thaw- C67
 - C. Compressive Strength- C67
2. Dimension Tolerance: Variation in dimensions shall not exceed +/- 5% in any direction from dimension specified. ASTM-C1167
3. Finish faces that will be exposed when installed shall be free from chips, blisters or other imperfections detracting from the appearance when viewed for a distance of 40 ft.
4. If mechanical anchoring is required, all anchors shall be stainless steel or non corrosive metals.

B. Material Specifications:

Test Average (based on 5 samples)	Method	Criteria
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Absorption (5 hour boil) - 8%
Freeze/Thaw Resistance

ASTM-67
ASTM-C67

ASTM-C212
ASTM-C1167

2.2 MORTARS

- A. Mortars shall comply with ASTM C270
- B. Grouts shall comply to ASTM C476
- C. Cementitious Materials:
 - 1. Portland Cement: ASTM C150, Type II or I: Low-alkali per ASTM C150, table 2.
 - 2. Hydrated Lime: ASTM C207, Type S.
- D. Aggregates:
 - 1. Sand: Clean, washed natural or manufactured silica sand graded according to ASTM C144. Sand contains no more than 50 parts per million of chloride ions and shall be free of organic contaminants.
 - 2. Course Aggregates: ASTM C404 with a maximum size of 3/8" diameter. Aggregates shall contain no more than 50 parts per million of chloride ions and shall be free of organic contaminants.
- E. Water: Potable, clean and free from injurious amounts of oil, alkali, organic matter or other deleterious material.

PART 3 EXECUTION

3.1 INSTALLATION GENERAL

- A. Establish lines, levels and coursing. Protect from disturbance.
- B. Coping shall be set in bed of mortar laid upon existing or new wall. Head joints may be either of mortar or approved caulking.
- C. Exposed free standing construction, subject to absorption of water through mortar joints and liable to injury from subsequent freezing, or expansion of improper filling material, should generally be left unfilled and should be ventilated by means of small, inconspicuously placed weep holes.
- D. Maintain uniform joint widths.
- E. All anchors shall be either stainless steel or non-corrosive metals.
- F. Flash per methods as required by referenced standards.

3.2 MIXING MORTAR

- A. Mixing and proportion cementitious materials for site made setting beds:

1. Setting Mortar: Use Type M mortar, in accordance with ASTM C270 with the following material mix proportion by volume:

Portland cement: 1 part Hydrated Lime: $\frac{1}{4}$ part Sand: $3 \frac{1}{2}$ parts

- a. Color of mortar shall match building's existing cleaned mortar, or as specified by the architect.
- b. Use colored sand to obtain desired mortar color.

- B. Pointing Mortar: Use Type N mortar, in accordance with ASTM C270, with the following partial mix proportion by volume:

Portland Cement: 1 part

Hydrated Lime: 1 part

Sand: 6 parts

- a. Color of mortar shall match building existing cleaned mortar, or as specified by architect.
- b. Use color sand to obtain mortar color.

3.3 POINTING JOINTS

A. Pointing

1. Refer to ASI 530.1 current edition for hot and cold weather construction.
2. Wet joint thoroughly prior to pointing and between pointing lifts. Allow water to soak in so that no free standing water is visible.
3. Point in two lifts, pack joints to within $\frac{3}{8}$ " of surface on first lift; allow first lift to set prior to pointing second lift.
4. As soon as mortar has taken its initial set, tool joint surfaces to be slightly concave.
 - a. After initial 24 hour set, moisten until cured. Allow mortar to cure completely prior to cleaning operations, minimum 30 days.
 - b. Clean up after pointing operations are complete. Remove mortar stains, excess mortar, etc., from all surrounding surfaces. Do not use acids, rinse thoroughly after clean up operations.

B. Caulked Joints:

1. Use approved sealant as specified.
 - a. Rake joints out $\frac{1}{2}$ ". Install backer rods and sealant per manufacturers specifications.

3.4 CUTTING AND FITTING

- A. Cutting and fitting of coping may be required at site. Cutting shall be done by the installation contractor.

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END OF SECTION

SECTION 055213.01 - METAL RAILINGS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Aluminum tube railings.
2. Steel decorative railings.

1.2 ACTION SUBMITTALS

A. Product Data:

1. Manufacturer's product lines of mechanically connected railings.
2. Manufacturer's product lines of decorative metal railings assembled from standard components.
3. Handrail brackets.
4. Shop primer.
5. Intermediate coats and topcoats.
6. Bituminous paint.
7. Nonshrink, nonmetallic grout.
8. Anchoring cement.
9. Metal finishes.
10. Paint products.

B. Shop Drawings: Include plans, elevations, sections, details, and attachments to other work.

C. Samples: For each type of exposed finish.

D. Delegated Design Submittal: For railings, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.3 INFORMATIONAL SUBMITTALS

A. Qualification Data: For delegated design professional engineer.

B. Welding certificates.

C. Product Test Reports: For tests on railings performed by a qualified testing agency, in accordance with ASTM E894 and ASTM E935.

1.4 QUALITY ASSURANCE

A. Welding Qualifications: Qualify procedures and personnel in accordance with the following:

1. AWS D1.1/D1.1M, "Structural Welding Code - Steel."
2. AWS D1.2/D1.2M, "Structural Welding Code - Aluminum."

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS.

- A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design railings, including attachment to building construction.
- B. Structural Performance: Railings, including attachment to building construction, withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated:
 1. Handrails and Top Rails of Guards:
 - a. Uniform load of 50 lbf/ ft. applied in any direction.
 - b. Concentrated load of 200 lbf applied in any direction.
 - c. Uniform and concentrated loads need not be assumed to act concurrently.
 2. Infill of Guards:
 - a. Concentrated load of 50 lbf applied horizontally on an area of 1 sq. ft..
 - b. Infill load and other loads need not be assumed to act concurrently.

2.2 METALS, GENERAL

- A. Metal Surfaces, General: Provide materials with smooth surfaces, without seam marks, roller marks, rolled trade names, stains, discolorations, or blemishes.
- B. Brackets, Flanges, and Anchors: Cast or formed metal of same type of material and finish as supported rails unless otherwise indicated.

2.3 ALUMINUM RAILINGS

- A. Aluminum, General: Provide alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with not less than the strength and durability properties of alloy and temper designated below for each aluminum form required.
- B. Extruded Bars and Tubing: ASTM B221, Alloy 6063-T5/T52.
- C. Plate and Sheet: ASTM B209, Alloy 6061-T6.
- D. Die and Hand Forgings: ASTM B247, Alloy 6061-T6.
- E. Castings: ASTM B26/B26M, Alloy A356.0-T6.

2.4 STEEL DECORATIVE RAILINGS

- A. Bars: Hot-rolled, carbon steel complying with ASTM A29/A29M, Grade 1010.
- B. Plates, Shapes, and Bars: ASTM A36/A36M.

2.5 FASTENERS

- A. Fastener Materials:
 - 1. Ungalvanized-Steel Railing Components: Plated steel fasteners complying with ASTM F1941/ASTM F1941M, Class Fe/Zn 5 for zinc coating.
 - 2. Hot-Dip Galvanized Railing Components: Type 304 stainless steel or hot-dip zinc-coated steel fasteners complying with ASTM A153/A153M or ASTM F2329/F2329M for zinc coating.
 - 3. Aluminum Railing Components: Type 304 stainless steel fasteners.
- B. Post-Installed Anchors: Fastener systems with working capacity greater than or equal to the design load, according to an evaluation report acceptable to authorities having jurisdiction, based on ICC-ES AC193.
 - 1. Material for Exterior Locations and Where Stainless Steel Is Indicated: Alloy Group 1 stainless steel bolts, ASTM F593, and nuts, ASTM F594.

2.6 MISCELLANEOUS MATERIALS

- A. Welding Rods and Bare Electrodes: Select in accordance with AWS specifications for metal alloy welded.
 - 1. For aluminum railings, provide type and alloy as recommended by producer of metal to be welded and as required for color match, strength, and compatibility in fabricated items.
- B. Etching Cleaner for Galvanized Metal: Complying with MPI#25.
- C. Galvanizing Repair Paint: High-zinc-dust-content paint, complying with SSPC-Paint 20 and compatible with paints specified to be used over it.
- D. Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79 and compatible with topcoat.
 - 1. Use primer containing pigments that make it easily distinguishable from zinc-rich primer.
- E. Shop Primer for Galvanized Steel: Primer formulated for exterior use over zinc-coated metal and compatible with finish paint systems indicated.
- F. Intermediate Coats and Topcoats: Provide products that comply with [Section 099113 "Exterior Painting."] [Section 099123 "Interior Painting."] [Section 099600 "High-Performance Coatings."]

- G. Epoxy Intermediate Coat: Complying with MPI #77 and compatible with primer and topcoat.
- H. Polyurethane Topcoat: Complying with MPI #72 and compatible with undercoat.
- I. Bituminous Paint: Cold-applied asphalt emulsion, complying with ASTM D1187/D1187M.
- J. Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout, complying with ASTM C1107/C1107M. Provide grout specifically recommended by manufacturer for interior and exterior applications.
- K. Anchoring Cement: Factory-packaged, nonshrink, nonstaining, hydraulic-controlled expansion cement formulation for mixing with water at Project site to create pourable anchoring, patching, and grouting compound.
 - 1. Water-Resistant Product: At exterior locations and where indicated on Drawings, provide formulation that is resistant to erosion from water exposure without needing protection by a sealer or waterproof coating and that is recommended by manufacturer for exterior use.

2.7 FABRICATION

- A. Cut, drill, and punch metals cleanly and accurately.
 - 1. Remove burrs and ease edges to a radius of approximately 1/32 inch unless otherwise indicated.
 - 2. Remove sharp or rough areas on exposed surfaces.
- B. Form work true to line and level with accurate angles and surfaces.
- C. Fabricate railings to comply with requirements indicated for design, dimensions, member sizes and spacing, details, finish, and anchorage, but not less than that required to support structural loads.
- D. Connections: Fabricate railings with welded or mechanical connections unless otherwise indicated.
- E. Welded Connections: Cope components at connections to provide close fit, or use fittings designed for this purpose. Weld all around at connections, including at fittings.
 - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
 - 2. Obtain fusion without undercut or overlap.
 - 3. Remove flux immediately.
 - 4. At exposed connections, finish exposed welds to comply with NOMMA's "Voluntary Joint Finish Standards" for Finish #1 welds; ornamental quality with no evidence of a welded joint.
- F. Welded Connections for Aluminum Pipe: Fabricate railings to interconnect members with concealed internal welds that eliminate surface grinding, using manufacturer's standard system of sleeve and socket fittings.

- G. Nonwelded Connections: Connect members with concealed mechanical fasteners and fittings. Fabricate members and fittings to produce flush, smooth, rigid, hairline joints.
- H. Form changes in direction as follows:
 - 1. By bending or by inserting prefabricated elbow fittings.
- I. Bend members in jigs to produce uniform curvature for each configuration required. Maintain cross section of member throughout entire bend without buckling, twisting, cracking, or otherwise deforming exposed surfaces of components.
- J. Close exposed ends of hollow railing members with prefabricated cap and end fittings of same metal and finish as railings.
- K. Provide wall returns at ends of wall-mounted handrails unless otherwise indicated. Close ends of returns unless clearance between end of rail and wall is 1/4 inch or less.
- L. Brackets, Flanges, Fittings, and Anchors: Provide wall brackets, flanges, miscellaneous fittings, and anchors to interconnect railing members to other work unless otherwise indicated.
- M. Provide inserts and other anchorage devices for connecting railings to concrete or masonry work.
 - 1. Fabricate anchorage devices capable of withstanding loads imposed by railings.
 - 2. Coordinate anchorage devices with supporting structure.
- N. For removable railing posts, fabricate slip-fit sockets from stainless steel tube or pipe whose ID is sized for a close fit with posts; limit movement of post without lateral load, measured at top, to not more than one-fortieth of post height.
 - 1. Provide socket covers designed and fabricated to resist being dislodged.
 - 2. Provide chain with eye, snap hook, and staple across gaps formed by removable railing sections at locations indicated. Fabricate from same metal as railings.
- O. Toe Boards: Where indicated, provide toe boards at railings around openings and at edge of open-sided floors and platforms. Fabricate to dimensions and details indicated.

2.8 STEEL FINISHES

- A. Galvanized Railings:
 - 1. Hot-dip galvanize exterior steel railings, including hardware, after fabrication.
 - 2. Comply with ASTM A123/A123M for hot-dip galvanized railings.
 - 3. Comply with ASTM A153/A153M for hot-dip galvanized hardware.
- B. For galvanized railings, provide hot-dip galvanized fittings, brackets, fasteners, sleeves, and other ferrous components.
- C. Preparing Galvanized Railings for Shop Priming: After galvanizing, thoroughly clean railings of grease, dirt, oil, flux, and other foreign matter, and treat with etching cleaner.

- D. Primer Application: Apply shop primer to prepared surfaces of railings unless otherwise indicated. Comply with requirements in SSPC-PA 1 for shop painting. Primer need not be applied to surfaces to be embedded in concrete or masonry.

1. Shop prime uncoated railings with universal shop primer.

- E. Shop-Painted Finish:

1. Color: As selected by Architect from manufacturer's full range.

2.9 ALUMINUM FINISHES

- A. Mill Finish: AA-M12, nonspecular as fabricated.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Perform cutting, drilling, and fitting required for installing railings.
1. Fit exposed connections together to form tight, hairline joints.
 2. Install railings level, plumb, square, true to line; without distortion, warp, or rack.
 3. Set railings accurately in location, alignment, and elevation; measured from established lines and levels.
 4. Do not weld, cut, or abrade surfaces of railing components that are coated or finished after fabrication and that are intended for field connection by mechanical or other means without further cutting or fitting.
 5. Set posts plumb within a tolerance of 1/16 inch in 3 feet.
 6. Align rails so variations from level for horizontal members and variations from parallel with rake of steps and ramps for sloping members do not exceed 1/4 inch in 12 feet.
- B. Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.
1. Coat concealed surfaces of aluminum that will be in contact with grout, concrete, masonry, wood, or dissimilar metals, with a heavy coat of bituminous paint.

3.2 ANCHORING POSTS

- A. Use stainless steel pipe sleeves preset and anchored into concrete for installing posts. After posts are inserted into sleeves, fill annular space between post and sleeve with nonshrink, nonmetallic grout or anchoring cement, mixed and placed to comply with anchoring material manufacturer's written instructions.
- B. Anchor posts to metal surfaces with flanges, angle type, or floor type, as required by conditions, connected to posts and to metal supporting members.

- C. Install removable railing sections, where indicated on Drawings, in slip-fit stainless steel sockets cast in concrete.

3.3 ATTACHING RAILINGS

- A. Attach handrails to walls with wall brackets, except where end flanges are used.
- B. Secure railing end flanges to building construction as follows:
 - 1. For concrete and solid masonry anchorage, use drilled-in expansion shields and hanger or lag bolts.
- C. Touchup Painting:
 - 1. Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material used for shop painting to comply with SSPC-PA 1 for touching up shop-painted surfaces.

3.4 CLEANING

- A. Clean aluminum by washing thoroughly with clean water and soap and rinsing with clean water.
- B. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas, and repair galvanizing to comply with ASTM A780/A780M.

END OF SECTION 055213

SECTION 061000 - ROUGH CARPENTRY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Framing with dimension lumber.
2. Rooftop equipment bases and support curbs.
3. Wood blocking and nailers.
4. Wood furring and grounds.
5. Wood sleepers.

1.2 ACTION SUBMITTALS

A. Product Data:

1. For each type of process and factory-fabricated product.
2. For preservative-treated wood products.

1.3 INFORMATIONAL SUBMITTALS

A. Material Certificates:

1. For dimension lumber specified to comply with minimum allowable unit stresses. Indicate species and grade selected for each use and design values approved by the ALSC Board of Review.
2. For preservative-treated wood products. Indicate type of preservative used and net amount of preservative retained.

B. Evaluation Reports: For the following, from ICC-ES:

1. Wood-preservative-treated wood.
2. Fire-retardant-treated wood.
3. Engineered wood products.
4. Shear panels.
5. Power-driven fasteners.
6. Post-installed anchors.
7. Metal framing anchors.

2.1 WOOD PRODUCTS, GENERAL

- A. Lumber: Comply with DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, comply with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Grade lumber by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.
 - 1. Factory mark each piece of lumber with grade stamp of grading agency.
 - 2. For exposed lumber indicated to receive a stained or natural finish, mark grade stamp on end or back of each piece or omit grade stamp and provide certificates of grade compliance issued by grading agency.
 - 3. Dress lumber, S4S, unless otherwise indicated.
- B. Maximum Moisture Content:
 - 1. Boards: 19 percent.
 - 2. Dimension Lumber: 19 percent unless otherwise indicated.
- C. Engineered Wood Products: Acceptable to authorities having jurisdiction and for which current model code research or evaluation reports exist that show compliance with building code in effect for Project.
 - 1. Allowable design stresses, as published by manufacturer, are to meet or exceed those indicated. Manufacturer's published values are to be determined from empirical data or by rational engineering analysis and demonstrated by comprehensive testing performed by a qualified independent testing agency.

2.2 PRESERVATIVE TREATMENT

- A. Preservative Treatment by Pressure Process: AWPAC U1; Use Category UC2 for interior construction not in contact with ground, Use Category UC3b for exterior construction not in contact with ground, and Use Category UC4a for items in contact with ground.
 - 1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium. Do not use inorganic boron (SBX) for sill plates.
- B. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or that does not comply with requirements for untreated material.
- C. Mark lumber with treatment quality mark of an inspection agency approved by the ALSC Board of Review.
- D. Application: Treat items indicated on Drawings, and the following:
 - 1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.

2. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
3. Wood framing and furring attached directly to the interior of below-grade exterior masonry or concrete walls.
4. Wood framing members that are less than 18 inches above the ground in crawlspaces or unexcavated areas.
5. Wood floor plates that are installed over concrete slabs-on-grade.

2.3 DIMENSION LUMBER FRAMING

A. Non-Load-Bearing Interior Partitions by Grade: Construction or No. 2 grade.

1. Application: All interior partitions.
2. Species:
 - a. Southern pine or mixed southern pine; SPIB.
 - b. Northern species; NLGA.
 - c. Eastern softwoods; NeLMA.
 - d. Western woods; WCLIB or WWP.

2.4 MISCELLANEOUS LUMBER

A. Provide miscellaneous lumber indicated and lumber for support or attachment of other construction, including the following:

1. Blocking.
2. Nailers.
3. Rooftop equipment bases and support curbs.
4. Cants.
5. Furring.
6. Grounds.

B. Dimension Lumber Items: Construction or No. 2 grade lumber of any species.

C. Concealed Boards: 19 percent maximum moisture content and any of the following species and grades:

1. Mixed southern pine or southern pine; No. 2 grade; SPIB.
2. Eastern softwoods; No. 2 Common grade; NeLMA.
3. Northern species; No. 2 Common grade; NLGA.
4. Western woods; Construction or No. 2 Common grade; WCLIB or WWP.

2.5 FASTENERS

A. General: Fasteners are to be of size and type indicated and comply with requirements specified in this article for material and manufacture. Provide nails or screws, in sufficient length, to penetrate not less than 1-1/2 inches into wood substrate.

1. Where rough carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A153/A153M.
- B. Power-Driven Fasteners: Fastener systems with an evaluation report acceptable to authorities having jurisdiction, based on ICC-ES AC70.
- C. Post-Installed Anchors: Fastener systems with an evaluation report acceptable to authorities having jurisdiction, based on ICC-ES AC01 or ICC-ES AC193 as appropriate for the substrate.

2.6 METAL FRAMING ANCHORS

- A. Allowable design loads, as published by manufacturer, are to meet or exceed those of basis-of-design products. Manufacturer's published values are to be determined from empirical data or by rational engineering analysis and demonstrated by comprehensive testing performed by a qualified independent testing agency. Framing anchors are to be punched for fasteners adequate to withstand same loads as framing anchors.
- B. Galvanized-Steel Sheet: Hot-dip, zinc-coated steel sheet complying with ASTM A653/A653M, G60 coating designation.
 1. Use for interior locations unless otherwise indicated.
- C. Hot-Dip, Heavy-Galvanized Steel Sheet: ASTM A653/A653M; structural steel (SS), high-strength low-alloy steel Type A (HSLAS Type A), or high-strength low-alloy steel Type B (HSLAS Type B); G185 coating designation; and not less than 0.036 inch thick.
 1. Use for wood-preservative-treated lumber and where indicated.

2.7 MISCELLANEOUS MATERIALS

- A. Sill-Sealer Gaskets:
 1. Glass-fiber-resilient insulation, fabricated in strip form, for use as a sill sealer; 1-inch nominal thickness, compressible to 1/32 inch; selected from manufacturer's standard widths to suit width of sill members indicated.
 2. Closed-cell neoprene foam, 1/4 inch thick, selected from manufacturer's standard widths to suit width of sill members indicated.
 3. Self-adhering sheet consisting of 64mils of rubberized asphalt laminated on one side to a 4-mil-thick, polyethylene-film reinforcement, and with release liner on adhesive side.
- B. Adhesives for Gluing Furring to Concrete or Masonry: Formulation complying with ASTM D3498 that is approved for use indicated by adhesive manufacturer.

3.1 INSTALLATION

- A. Framing Standard: Comply with AF&PA's WCD 1, "Details for Conventional Wood Frame Construction," unless otherwise indicated.
- B. Framing with Engineered Wood Products: Install engineered wood products to comply with manufacturer's written instructions.
- C. Set work to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry accurately to other construction. Locate furring, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.
- D. Install shear wall panels to comply with manufacturer's written instructions.
- E. Install metal framing anchors to comply with manufacturer's written instructions. Install fasteners through each fastener hole.
- F. Do not splice structural members between supports unless otherwise indicated.
- G. Comply with AWPAC M4 for applying field treatment to cut surfaces of preservative-treated lumber.
- H. Where wood-preservative-treated lumber is installed adjacent to metal decking, install continuous flexible flashing separator between wood and metal decking.
- I. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
 - 1. Table 2304.9.1, "Fastening Schedule," in ICC's International Building Code (IBC).
 - 2. ICC-ES evaluation report for fastener.

3.2 PROTECTION

- A. Protect wood that has been treated with inorganic boron (SBX) from weather. If, despite protection, inorganic boron-treated wood becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.
- B. Protect rough carpentry from weather. If, despite protection, rough carpentry becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.

END OF SECTION 061000

SECTION 070150.19 - PREPARATION FOR REROOFING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Full tear-off of entire roof system.
2. Removal of flashings and counterflashings.

1.2 INFORMATIONAL SUBMITTALS

- A. Photographs: Show existing conditions of adjoining construction and site improvements, including exterior and interior finish surfaces, that might be misconstrued as having been damaged by reroofing operations.

1. Submit before Work begins.

1.3 QUALITY ASSURANCE

- A. Installer Qualifications: Approved by warrantor of existing roofing system to work on existing roofing.

1.4 FIELD CONDITIONS

- A. Existing Roofing System: Tar on concrete deck.
- B. Owner will not occupy portions of building immediately below reroofing area.
- C. Protect building to be reroofed, adjacent buildings, walkways, site improvements, exterior plantings, and landscaping from damage or soiling from reroofing operations.
- D. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.
- E. Conditions existing at time of inspection for bidding will be maintained by Owner as far as practical.
1. Construction Drawings and Project Manual for existing roofing system are provided for Contractor's convenience and information, but they are not a warranty of existing conditions. They are intended to supplement rather than serve in lieu of Contractor's own investigations. Contractor is responsible for conclusions derived from existing documents.
- F. Limit construction loads on existing roof areas to remain, and existing roof areas scheduled to be reroofed per Structural and Mechanical Drawings.

- G. Weather Limitations: Proceed with reroofing preparation only when existing and forecasted weather conditions permit Work to proceed without water entering existing roofing system or building.

1. Remove only as much roofing in one day as can be made watertight in the same day.

PART 2 - PRODUCTS

2.1 AUXILIARY REROOFING MATERIALS

- A. General: Use auxiliary reroofing preparation materials recommended by roofing system manufacturer for intended use and compatible with components of existing and new roofing system.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Seal or isolate windows that may be exposed to airborne substances created in removal of existing materials.
- B. Shut off rooftop utilities and service piping before beginning the Work.
- C. During removal operations, have sufficient and suitable materials on-site to facilitate rapid installation of temporary protection in the event of unexpected rain.
- D. Maintain roof drains in functioning condition to ensure roof drainage at end of each workday.
1. Prevent debris from entering or blocking roof drains and conductors.
 - a. Use roof-drain plugs specifically designed for this purpose.
 - b. Remove roof-drain plugs at end of each workday, when no work is taking place, or when rain is forecast.
 2. If roof drains are temporarily blocked or unserviceable due to roofing system removal or partial installation of new roofing system, provide alternative drainage method to remove water and eliminate ponding.
 - a. Do not permit water to enter into or under existing roofing system components that are to remain.

3.2 ROOF TEAR-OFF

- A. Lower removed roofing materials to ground and onto lower roof levels, using dust-tight chutes or other acceptable means of removing materials from roof areas.

- B. Full Roof Tear-off: Remove existing roofing and other roofing system components down to the existing roof deck.
 - 1. Remove base flashings and counter flashings.
 - 2. Remove perimeter edge flashing and gravel stops.
 - 3. Remove copings.
 - 4. Remove expansion-joint covers.
 - 5. Remove flashings at pipes, curbs, mechanical equipment, and other penetrations.
 - 6. Remove roof drains indicated on Drawings to be removed.
 - 7. Remove wood blocking, curbs, and nailers.
 - 8. Bitumen and felts that are firmly bonded to concrete decks are permitted to remain if felts are dry.
 - a. Remove unadhered bitumen, unadhered felts, and wet felts.

3.3 DECK PREPARATION

- A. Inspect deck after tear-off of roofing system.
- B. If deck surface is unsuitable for receiving new roofing or if structural integrity of deck is suspect, immediately notify Architect.
 - 1. Do not proceed with installation until directed by Architect.

3.4 ROOF RE-COVER PREPARATION

- A. Remove blisters, ridges, buckles, and other substrate irregularities from existing roofing that inhibit new recover boards from conforming to substrate.
 - 1. Broom clean existing substrate.
 - 2. Coordinate with Owner's inspector to schedule times for tests and inspections.
 - 3. Verify that existing substrate is dry.
 - a. Spot check substrates with an electrical capacitance moisture-detection meter.
 - 4. Remove materials that are wet or damp.
 - a. Removal will be paid for by adjusting the Contract Sum according to unit prices included in the Contract Documents.

3.5 BASE FLASHING REMOVAL

- A. Remove existing base flashings.
 - 1. Clean substrates of contaminants, such as asphalt, sheet materials, dirt, and debris.
- B. Do not damage metal counterflashings that are to remain.

1. Replace metal counterflashings damaged during removal with counterflashings [**of same metal, weight or thickness, and finish as existing.**] [**specified in Section 076200 "Sheet Metal Flashing and Trim."**] [**specified in Section 077100 "Roof Specialties."**]
- C. When directed by Architect, replace parapet framing, wood blocking, curbs, and nailers to comply with Section 061000 "Rough Carpentry."

END OF SECTION 070150.19

SECTION 07410 - PREFORMED METAL WALL PANELS

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- A. This section covers the pre-finished, pre-fabricated Architectural metal wall panel system. All metal trim, accessories, fasteners, insulation and sealants indicated on the drawings as part of this section.
- B. Drawings and general provisions of the Contract, including general and Supplementary Conditions and Division 01 Specifications, apply to this section.

1.2 SUMMARY

- A. Section Includes
 - 1. Factory formed metal wall panels
- B. Related work specified elsewhere (Note: select from the below or add appropriate sections)
 - 1. Flashing and Trim: Division 7- Flashing and Sheet Metal
 - 2. Sealants: Division 7 Joint Sealers Sections

1.3 Definitions

- A. Metal Wall Panel Assembly: Metal wall panels, attachment system components, miscellaneous metal framing, thermal, and accessories necessary for a complete weathertight system.

1.4 QUALITY ASSURANCE

- A. Manufacturer and erector shall demonstrate experience of a minimum of five (5) years in this type of project.
- B. Sheet Metal Industry Standard: Comply with Sheet Metal and Air Conditioning Contractors National Association (SMACNA) *Architectural Sheet Metal Manual*.
- C. Panels shall be factory-produced only. No portable, installer-owned or installer-rented machines will be permitted.

1.5 SUBSTITUTIONS

- A. The material, products and equipment specified in this section establish a standard for required function, dimension, appearance and quality to be met by any proposed substitution.

1.6 SYSTEM DESCRIPTION

- A. Material to comply with:
 - 1. ASTM B209 Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate

1.7 WALL PANEL SYSTEM PERFORMANCE TESTING

- A. General Performance: Metal wall panels shall comply with performance requirements without failure due to defective manufacture, fabrication, installation or other defects in construction.
- B. Panels to meet:
 - 1. Metal Wall or Metal Soffit System shall be designed to meet applicable Local Building Code and the Soffit System shall have been tested by the Manufacturer per ASTM E-330 and have the applicable Load Tables published from this Air Bag testing for negative loads.

1.8 WARRANTIES

- A. Finish warranty: Manufacturer's standard form in which manufacturer agrees to repair finish or replace metal wall panels that show evidence of deterioration of factory-applied finish within specified warranty period.
 - 1. Exposed Panels Finish - deterioration includes the following:
 - a. Color fading more than 5 hunter units when tested according to ASTM D 2244
 - b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214
 - c. Cracking, checking, peeling or failure of a paint to adhere to a bare metal.
 - 2. Warranty Period: 20 Years from the date of substantial completion
- B. Applicator shall furnish written warranty for a two (2) year period from date of substantial completion of building covering repairs required to maintain roof and flashings in watertight condition

1.9 SUBMITTALS

- A. Furnish detailed drawings showing profile and gauge of exterior sheets, location and type of fasteners, location, gauges, shape and method of attachment of all trim locations and types of sealants, and any other details as may be required for a weather-tight installation.
- B. Provide finish samples of all colors specified.
- C. Shop drawings: Show fabrication and installation layouts of metal wall panels or metal soffit panels, details of edge conditions, panel profiles, corners, anchorages, trim, flashings, closures and accessories, and special details. Distinguish between factory and field-assembled work
- D. Coordination Drawings: Plans, drawn to scale, on which the following are shown and coordinated with each other, based on input from installer of the items involved.

1.10 DELIVERY, STORAGE AND HANDLING

- A. Ordering: Comply with manufacturer's ordering instruction and lead time requirements to avoid construction delays.
- B. Deliver components, sheets, metal wall panels and other manufactured items so as not to be damaged or deformed. Package metal wall panels for protection during transportation and handling.
- C. Unload, store and erect metal wall panels in a manner to prevent bending, warping, twisting and surface damage.
- D. Stack metal wall panels on platforms or pallets, covered with suitable weathertight and ventilated covering. Store metal wall panels to ensure dryness. Do not store metal wall panels in contact with other materials that might cause staining, denting or other surface damage.
- E. Protect strippable protective coating on any metal coated product from exposure to sunlight and high humidity, except to the extent necessary for material installation.

1.11 PROJECT CONDITIONS

- A. Weather Limitations: proceed with installation only when existing and forecasted weather conditions permit metal wall panel work to be performed.
- B. Field Measurements: Verify actual dimensions of construction contiguous with metal roof panels by field measurements before fabrication.

PART 2 - PRODUCTS

2.1 PANEL DESIGN

- A. General: Provide factory-formed metal wall panels designed for wall, soffit and fascia applications where a flush or flat appearance is desired. A round interlock leg and concealed fastening system act to improve the flush appearance while providing additional strength.
- B. Wall panels shall be Flush Wall 12" widths.
- C. Panels to be produced Smooth - Factory Standard. Specifier note: Factory standard is smooth unless specified. Specifier Note: Depending on producing factory, panels may be specified with venting strips or perforated, aluminum panels only, for soffit applications. Check with local factory for capabilities.
- D. Forming: Use continuous end rolling method. No end laps on panels. No portable rollforming machines will be permitted on this project, no installer-owned or installer-rented machines will be permitted. It is the intent of the Architect to provide Factory-Manufactured panel systems only for this project.

2.2 ACCEPTABLE MANUFACTURERS

- A. This project is detailed around the metal wall product of PAC-CLAD Flush Wall or Architect accepted equal.

2.3 MATERIALS AND FINISHES

- A. Preformed metal panels shall be fabricated of .040 Aluminum and shall be Herr-Voss corrective leveled for flat appearance.
- B. Color shall be Matte Black
- C. Finish shall be Kynar 500 or Hylar 5000 Fluorocarbon coating with a top side film thickness of 0.70 to 0.90 mil over a 0.25 to 0.3 mil prime coat to provide a total dry film thickness of 0.95 to 1.25 mil, to meet AAMA 621. Bottom side shall be coated with a primer with a dry film thickness of 0.25 mil. Finish shall conform to all tests for adhesions, flexibility and longevity as specified by Kynar 500 or Hylar 5000 finish supplier.
- D. If Strippable coating to be applied on the pre-finished panels to the top side to protect the finish during fabrication, shipping and handling, film shall be removed before installation.
- E. Trim: Trim shall be fabricated of the same material and finish to match the profile, and will be press broken in lengths of 10 to 12 feet. Trim shall be formed only by the manufacturer of their approved dealer. Trim to be erected in overlapped condition. Use lap strips only as indicated on drawings. Miter conditions shall be factory welded material to match the sheeting.
- F. Accessories/Fasteners: Fasteners shall be of type, material, size, corrosion resistance, holding power and other properties required to fasten miscellaneous framing members to substrates. Accessories and their fasteners shall be capable of resisting the specified design wind uplift forces and shall allow for thermal movement of the wall panel system. Exposed fasteners shall not

restrict free movement of the roof panel system resulting from thermal forces, except at designed points of roof panel fixity

G. Substrate shall be Plywood

H. Underlayment

1. 1. On all surfaces to be covered with metal wall panels, furnish and install a 40 mil "Peel & Stick membrane", required as outlined by metal panel manufacturer. Membrane to be a minimum of 40 mil thickness, smooth, non-granular, by one of the following manufacturers:
 - a. W.R Grace "Ice & Water Shield"
 - b. Cetco Strongseal
 - c. Carlisle CCW WIP 300HT
 - d. Interwrap Titanium PSU
 - e. MFM Corp "Wind & Water Shield"
 - f. Polyguard Deck Guard HT or Polyglas HT
 - g. Tamko TW Tile and Metal Underlayment

I. Sealants

1. Provide two-part polysulfide class B non-sag type for vertical and horizontal joints or
2. One part polysulfide not containing pitch or phenolic extenders or
3. Exterior grade silicone sealant recommended by roofing manufacturer or
4. One part non-sag, gun grade exterior type polyurethane recommended by the roofing manufacturer.

2.4 FABRICATION

- A. Comply with dimensions, profile limitations, gauges and fabrication details shown and if not shown, provide manufacturer's standard product fabrication.
 1. Max panel length is 55'.
- B. Fabricate components of the system in factory, ready for field assembly.
- C. Fabricate components and assemble units to comply with fire performance requirements specified.
- D. Apply specified finishes in conformance with manufacturer's standard, and according to manufacturer's instructions.

PART 3 - EXECUTION

3.1 INSPECTION

- A. Examine alignment of structural steel and related supports, primary and secondary roof framing, solid roof sheathing, prior to installation.
- B. For the record, prepare written report, endorsed by installer, listing conditions detrimental to performance of the Work.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 FASTENERS

- A. Secure units to supports.
- B. Place fasteners as indicated in manufacturer's standards.

3.3 INSTALLATION

- A. Compliance: Comply with manufacturer's product data, recommendations and installation instructions for substrate verification, preparation requirements and installation.
- B. Panels shall be installed plumb and true in a proper alignment and in relation to the structural framing. The erector must have at least five years successful experience with similar applications.
- C. Install metal panels, fasteners, trim and related sealants in accordance with approved shop drawings and as may be required for a weather-tight installation.
- D. Provide uniform, neat seams.
- E. Fasteners: Conceal fasteners where possible in exposed work. Cover and seal fasteners and anchors for watertight and leakproof installation.
- F. Remove all strippable coating and provide a dry-wipe down cleaning of the panels as they are erected.

3.4 DAMAGED MATERIAL

- A. Upon determination of responsibility, repair or replace damaged metal panels and trim to the satisfaction of the Architect and Owner.

3.5 CLEANING

- A. Cleaning: Remove temporary coverings and protection of adjacent work areas. Repair or replace damage installed products. Clean installed products in accordance with manufacturer's instruction prior to owner's acceptance. Remove construction debris from project site and legally dispose of debris.

END OF SECTION

SECTION 075423 - THERMOPLASTIC-POLYOLEFIN (TPO) ROOFING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Adhered thermoplastic polyolefin (TPO) roofing system.
2. Accessory roofing materials.
3. Roof insulation.
4. Insulation accessories and cover board.
5. Walkways.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. For insulation and roof system component fasteners, include copy of FM Approvals' RoofNav listing.

B. Shop Drawings: Include roof plans, sections, details, and attachments to other work, including the following:

1. Layout and thickness of insulation.
2. Base flashings and membrane termination details.
3. Flashing details at penetrations.
4. Tapered insulation layout, thickness, and slopes.
5. Roof plan showing orientation of steel roof deck and orientation of roof membrane, fastening spacings, and patterns for mechanically fastened roofing system.
6. Insulation fastening patterns for corner, perimeter, and field-of-roof locations.
7. Tie-in with adjoining air barrier.

C. Samples: For the following products:

1. Roof membrane and flashings, of color required.
2. Walkway pads or rolls, of color required.

D. Wind Uplift Resistance Submittal: For roofing system, indicating compliance with wind uplift performance requirements.

1.3 INFORMATIONAL SUBMITTALS

A. Manufacturer Certificates:

1. Performance Requirement Certificate: Signed by roof membrane manufacturer, certifying that roofing system complies with requirements specified in "Performance Requirements" Article.
 - a. Submit evidence of compliance with performance requirements.
 2. Special Warranty Certificate: Signed by roof membrane manufacturer, certifying that all materials supplied under this Section are acceptable for special warranty.
 - B. Product Test Reports: For roof membrane and insulation, for tests performed by a qualified testing agency, indicating compliance with specified requirements.
 - C. Research reports.
 - D. Field Test Reports:
 1. Concrete internal relative humidity test reports.
 2. Fastener-pullout test results and manufacturer's revised requirements for fastener patterns.
 - E. Field quality-control reports.
 - F. Sample warranties.
- 1.4 CLOSEOUT SUBMITTALS
- A. Maintenance data.
- 1.5 QUALITY ASSURANCE
- A. Qualifications:
 1. Manufacturers: A qualified manufacturer that is UL listed or listed in FM Approvals' RoofNav or listed in SPRI's Directory of Roof Assemblies for roofing system identical to that used for this Project.
 2. Installers: A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's special warranty.
- 1.6 WARRANTY
- A. Special Warranty: Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within specified warranty period.
 1. Warranty Period: 20 years from date of Substantial Completion.

2.1 PERFORMANCE REQUIREMENTS

- A. Accelerated Weathering: Roof membrane to withstand 2000 hours of exposure when tested according to ASTM G152, ASTM G154, or ASTM G155.
- B. Impact Resistance: Roof membrane to resist impact damage when tested according to ASTM D3746, ASTM D4272, or the "Resistance to Foot Traffic Test" in FM Approvals 4470.
- C. Wind Uplift Resistance: Design roofing system to resist the following wind uplift pressures as noted in Structural Drawings.
- D. Exterior Fire-Test Exposure: ASTM E108 or UL 790, Class A; for application and roof slopes indicated; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
- E. Fire-Resistance Ratings: Comply with fire-resistance-rated assembly designs indicated. Identify products with appropriate markings of applicable testing agency.

2.2 THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

- A. TPO Sheet: ASTM D6878/D6878M, internally fabric- or scrim-reinforced, TPO sheet.
 - 1. Thickness: 60 mils, nominal.
 - 2. Exposed Face Color: White.

2.3 ACCESSORY ROOFING MATERIALS

- A. General: Accessory materials recommended by roofing system manufacturer for intended use and compatible with other roofing components.
 - 1. Adhesive and Sealants: Comply with VOC limits of authorities having jurisdiction.
- B. Sheet Flashing: Manufacturer's standard unreinforced TPO sheet flashing, 65 mils thick, minimum, of same color as TPO sheet.
- C. Prefabricated Pipe Flashings: As recommended by roof membrane manufacturer.
- D. Bonding Adhesive: Manufacturer's standard.
- E. Slip Sheet: Manufacturer's standard, of thickness required for application.
- F. Metal Termination Bars: Manufacturer's standard, predrilled stainless steel or aluminum bars, approximately 1 by 1/8 inch thick; with anchors.
- G. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roofing components to substrate, and acceptable to roofing system manufacturer.

- H. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories.

2.4 ROOF INSULATION

- A. Polyisocyanurate Board Insulation: ASTM C1289, felt or glass-fiber mat facer on both major surfaces.
 - 1. Size: 48 by 48 inches.
 - 2. Thickness:
 - a. Base Layer: R-30.
- B. Tapered Insulation: Provide factory-tapered insulation boards.
 - 1. Material: Match roof insulation.
 - 2. Minimum Thickness: 1/4 inch.
 - 3. Slope:
 - a. Roof Field: 1/4 inch per foot unless otherwise indicated on Drawings.
 - b. Saddles and Crickets: 1/2 inch per foot unless otherwise indicated on Drawings.

2.5 INSULATION ACCESSORIES AND COVER BOARD

- A. Fasteners: Factory-coated steel fasteners with metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roof insulation and cover boards to substrate, and acceptable to roofing system manufacturer.
- B. Induction-Welding Plates: Minimum 3-inch diameter with recessed center, 0.034-inch thick, aluminum-zinc alloy-coated steel plates, factory-coated with adhesive formulated for roof membrane, with corresponding corrosion-resistant fasteners.
- C. Insulation Adhesive: Insulation manufacturer's recommended adhesive formulated to attach roof insulation to substrate.
- D. Fiber-Reinforced Cementitious Cover Board: ASTM C1325, fiber-mat-reinforced cementitious board.
 - 1. Thickness: 7/16 inch.
- E. Polyisocyanurate Insulation Cover Board: ASTM C1289 Type II, Class 4, Grade 1, 1/2 inch thick, with a minimum compressive strength of 80 psi.
- F. Protection Mat: Woven or nonwoven polypropylene, polyolefin, or polyester fabric; water permeable and resistant to UV degradation; type and weight as recommended by roofing system manufacturer for application.

- A. Flexible Walkways: Factory-formed, nonporous, heavy-duty, slip-resisting, surface-textured walkway pads or rolls, approximately 3/16 inch thick and acceptable to roofing system manufacturer.
 - 1. Size: Approximately 36 by 60 inches.
 - 2. Color: Contrasting with roof membrane.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.
 - 1. Verify that concrete substrate is visibly dry and free of moisture, and that minimum concrete internal relative humidity is not more than 75 percent, or as recommended by roofing system manufacturer, when tested according to ASTM F2170.
 - 2. Verify that joints in precast concrete roof decks have been grouted flush with top of concrete.

3.2 INSTALLATION OF ROOFING, GENERAL

- A. Install roofing system according to roofing system manufacturer's written instructions, FM Approvals' RoofNav listed roof assembly requirements, and FM Global Property Loss Prevention Data Sheet 1-29.
- B. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at end of workday or when rain is forecast. Remove and discard temporary seals before beginning Work on adjoining roofing.
- C. Install roof membrane and auxiliary materials to tie in to existing roofing to maintain weathertightness of transition.

Retain paragraph below when air barriers are part of Project. Drawing details should specifically illustrate transition between different air barrier components.

- D. Coordinate installation and transition of roofing system component serving as an air barrier with air barrier specified under [Section 072713 "Modified Bituminous Sheet Air Barriers."] [Section 072715 "Nonbituminous Self-Adhering Sheet Air Barriers."] [Section 072726 "Fluid-Applied Membrane Air Barriers."]

3.3 INSTALLATION OF INSULATION

- A. Coordinate installing roofing system components so insulation is not exposed to precipitation or left exposed at end of workday.

- B. Comply with roofing system and roof insulation manufacturer's written instructions for installing roof insulation.
- C. Installation Over Concrete Decks:
 - 1. Install base layer of insulation with joints staggered not less than 24 inches in adjacent rows.
 - a. Where installing composite and noncomposite insulation in two or more layers, install noncomposite board insulation for bottom layer and intermediate layers, if applicable, and install composite board insulation for top layer.
 - b. Trim insulation neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
 - c. Make joints between adjacent insulation boards not more than 1/4 inch in width.
 - d. At internal roof drains, slope insulation to create a square drain sump with each side equal to the diameter of the drain bowl plus 24 inches.
 - 1) Trim insulation so that water flow is unrestricted.
 - e. Fill gaps exceeding 1/4 inch with insulation.
 - f. Cut and fit insulation within 1/4 inch of nailers, projections, and penetrations.
 - g. Adhere base layer of insulation to concrete roof deck according to FM Approvals' RoofNav listed roof assembly requirements for specified Windstorm Resistance Classification and FM Global Property Loss Prevention Data Sheet 1-29.
 - 2. Install upper layers of insulation and tapered insulation with joints of each layer offset not less than 12 inches from previous layer of insulation.
 - a. Staggered end joints within each layer not less than 24 inches in adjacent rows.
 - b. Trim insulation neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
 - c. Make joints between adjacent insulation boards not more than 1/4 inch in width.
 - d. At internal roof drains, slope insulation to create a square drain sump with each side equal to the diameter of the drain bowl plus 24 inches.
 - 1) Trim insulation so that water flow is unrestricted.
 - e. Fill gaps exceeding 1/4 inch with insulation.
 - f. Cut and fit insulation within 1/4 inch of nailers, projections, and penetrations.
 - g. Adhere each layer of insulation to substrate using adhesive according to FM Approvals' RoofNav listed roof assembly requirements for specified Windstorm Resistance Classification and FM Global Property Loss Prevention Data Sheet 1-29.

3.4 INSTALLATION OF COVER BOARDS

- A. Install cover boards over insulation with long joints in continuous straight lines with end joints staggered between rows. Offset joints of insulation below a minimum of 6 inches in each direction.

1. Trim cover board neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
 2. At internal roof drains, conform to slope of drain sump.
 - a. Trim cover board so that water flow is unrestricted.
 3. Cut and fit cover board tight to nailers, projections, and penetrations.
 4. Adhere cover board to substrate using adhesive according to FM Approvals' RoofNav listed roof assembly requirements for specified Windstorm Resistance Classification and FM Global Property Loss Prevention Data Sheet 1-29.
- B. Install slip sheet over cover board and beneath roof membrane..
- C. Place plates on insulation in required fastening patterns and secure in accordance with manufacturer's instructions.
1. Install plates and fasteners tight and flat to substrate with no dimpling, and with fastener extending 1 inch minimum into roof deck; do not overdrive fasteners.

3.5 INSTALLATION OF BASE FLASHING

- A. Install sheet flashings and preformed flashing accessories, and adhere to substrates according to roofing system manufacturer's written instructions.
- B. Apply bonding adhesive to substrate and underside of sheet flashing at required rate, and allow to partially dry. Do not apply to seam area of flashing.
- C. Flash penetrations and field-formed inside and outside corners with cured or uncured sheet flashing.
- D. Clean seam areas, overlap, and firmly roll sheet flashings into the adhesive. Hot-air weld side and end laps to ensure a watertight seam installation.
- E. Terminate and seal top of sheet flashings and mechanically anchor to substrate through termination bars.

3.6 INSTALLATION OF WALKWAYS

- A. Flexible Walkways:
 1. Install flexible walkways at the following locations:
 - a. Retain one or more subparagraphs below. Revise to suit Project.
 - b. Perimeter of each rooftop unit.
 - c. Between each rooftop unit location, creating a continuous path connecting rooftop unit locations.
 - d. Between each roof hatch and each rooftop unit location or path connecting rooftop unit locations.
 - e. Top and bottom of each roof access ladder.

- f. Between each roof access ladder and each rooftop unit location or path connecting rooftop unit locations.
 - g. Locations indicated on Drawings.
 - h. As required by roof membrane manufacturer's warranty requirements.
- 2. Provide 6-inch clearance between adjoining pads.
- 3. Heat weld to substrate or adhere walkway products to substrate with compatible adhesive according to roofing system manufacturer's written instructions.

3.7 FIELD QUALITY CONTROL

- A. Testing Agency: Engage a qualified testing agency to inspect substrate conditions, surface preparation, roof membrane application, flashings, protection, and drainage components, and to furnish reports to Architect.
- B. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion, in presence of Architect, and to prepare inspection report.
- C. Repair or remove and replace components of roofing system where inspections indicate that they do not comply with specified requirements.

3.8 PROTECTING AND CLEANING

- A. Protect roofing system from damage and wear during remainder of construction period. When remaining construction does not affect or endanger roofing system, inspect roofing system for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.
- B. Correct deficiencies in or remove roofing system that does not comply with requirements, repair substrates, and repair or reinstall roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 075423

SECTION 076200 - SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Manufactured reglets with counterflashing.
2. Formed roof-drainage sheet metal fabrications.
3. Formed low-slope roof sheet metal fabrications.

1.2 ACTION SUBMITTALS

A. Product Data: For each of the following

1. Underlayment materials.
2. Elastomeric sealant.
3. Butyl sealant.
4. Epoxy seam sealer.

B. Shop Drawings: For sheet metal flashing and trim.

1. Include plans, elevations, sections, and attachment details.
2. Detail fabrication and installation layouts, expansion-joint locations, and keyed details. Distinguish between shop- and field-assembled Work.
3. Include identification of material, thickness, weight, and finish for each item and location in Project.
4. Include details for forming, including profiles, shapes, seams, and dimensions.
5. Include details for joining, supporting, and securing, including layout and spacing of fasteners, cleats, clips, and other attachments. Include pattern of seams.
6. Include details of termination points and assemblies.
7. Include details of expansion joints and expansion-joint covers, including showing direction of expansion and contraction from fixed points.
8. Include details of roof-penetration flashing.
9. Include details of edge conditions, including eaves, ridges, valleys, rakes, crickets, flashings, and counterflashings.
10. Include details of special conditions.
11. Include details of connections to adjoining work.

C. Samples: For each exposed product and for each color and texture specified, 12 inches long by actual width.

1.3 INFORMATIONAL SUBMITTALS

- A. Product Certificates: For each type of coping and roof edge flashing that is [ANSI/SPRI/FM 4435/ES-1 tested] [and] [FM Approvals approved].
- B. Evaluation Reports: For copings and roof edge flashing, from an agency acceptable to authority having jurisdiction showing compliance with ANSI/SPRI/FM 4435/ES-1.
- C. Sample warranty.

1.4 CLOSEOUT SUBMITTALS

- A. Maintenance data.
- B. Special warranty.

1.5 QUALITY ASSURANCE

- A. Fabricator Qualifications: Employs skilled workers who custom fabricate sheet metal flashing and trim similar to that required for this Project and whose products have a record of successful in-service performance.
 - 1. For copings and roof edge flashings that are ANSI/SPRI/FM 4435/ES-1 tested and FM Approvals approved, shop is to be listed as able to fabricate required details as tested and approved.

1.6 WARRANTY

- A. Special Warranty on Finishes: Manufacturer agrees to repair finish or replace sheet metal flashing and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.
 - 1. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:
 - a. Color fading more than 5 Delta E units when tested in accordance with ASTM D2244.
 - b. Chalking in excess of a No. 8 rating when tested in accordance with ASTM D4214.
 - c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
 - 2. Finish Warranty Period: 20 years from date of Substantial Completion.

2.1 PERFORMANCE REQUIREMENTS

- A. Sheet metal flashing and trim assemblies, including cleats, anchors, and fasteners, are to withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Completed sheet metal flashing and trim are not to rattle, leak, or loosen, and are to remain watertight.
- B. Sheet Metal Standard for Flashing and Trim: Comply with NRCA's "The NRCA Roofing Manual: Architectural Metal Flashing, Condensation and Air Leakage Control, and Reroofing" and SMACNA's "Architectural Sheet Metal Manual" requirements for dimensions and profiles shown unless more stringent requirements are indicated.
- C. SPRI Wind Design Standard: Manufacture and install copings tested in accordance with ANSI/SPRI/FM 4435/ES-1 and capable of resisting the following design pressure:
 - 1. Design Pressure: As indicated on Drawings.
- D. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes to prevent buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
 - 1. Temperature Change: 120 deg F, ambient; 180 deg F, material surfaces.

2.2 SHEET METALS

- A. Metallic-Coated Steel Sheet: Provide zinc-coated (galvanized) steel sheet in accordance with ASTM A653/A653M, G90 coating designation; prepainted by coil-coating process to comply with ASTM A755/A755M.
 - 1. Surface: Smooth, flat and with manufacturer's standard clear acrylic coating on both sides.
 - 2. Exposed Coil-Coated Finish:
 - a. Two-Coat Fluoropolymer: AAMA 621. Fluoropolymer finish containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
 - 3. Color: As selected by Architect from manufacturer's full range.
 - 4. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester backer finish, consisting of prime coat and wash coat with minimum total dry film thickness of 0.5 mil.
- B. Lead Sheet: ASTM B749 lead sheet.

2.3 UNDERLAYMENT MATERIALS

- A. Felt: ASTM D226/D226M, Type II (No. 30), asphalt-saturated organic felt; nonperforated..
- B. Self-Adhering, High-Temperature Sheet Underlayment: Minimum 30 mils thick, consisting of a slip-resistant polyethylene- or polypropylene-film top surface laminated to a layer of butyl- or SBS-modified asphalt adhesive, with release-paper backing; specifically designed to withstand high metal temperatures beneath metal roofing. Provide primer in accordance with underlayment manufacturer's written instructions.
 - 1. Low-Temperature Flexibility: ASTM D1970/D1970M; passes after testing at minus 20 deg F or lower.
- C. Slip Sheet: Rosin-sized building paper, 3 lb/100 sq. ft. minimum.

2.4 MISCELLANEOUS MATERIALS

- A. Provide materials and types of fasteners, solder, protective coatings, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation and as recommended by manufacturer of primary sheet metal or manufactured item unless otherwise indicated.
- B. Fasteners: Wood screws, annular threaded nails, self-tapping screws, self-locking rivets and bolts, and other suitable fasteners designed to withstand design loads and recommended by manufacturer of primary sheet metal or manufactured item.
 - 1. General: Blind fasteners or self-drilling screws, gasketed, with hex-washer head.
 - a. Exposed Fasteners: Heads matching color of sheet metal using plastic caps or factory-applied coating. Provide metal-backed EPDM or PVC sealing washers under heads of exposed fasteners bearing on weather side of metal.
 - b. Blind Fasteners: High-strength aluminum or stainless steel rivets suitable for metal being fastened.
 - c. Spikes and Ferrules: Same material as gutter; with spike with ferrule matching internal gutter width.
 - 2. Fasteners for Zinc-Coated (Galvanized): Series 300 stainless steel or hot-dip galvanized steel in accordance with ASTM A153/A153M or ASTM F2329/F2329M.
- C. Solder:
 - 1. For Zinc-Coated (Galvanized) Steel: ASTM B32, Grade Sn50, 50 percent tin and 50 percent lead or Grade Sn60, 60 percent tin and 40 percent lead.
- D. Sealant Tape: Pressure-sensitive, 100 percent solids, polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape 1/2 inch wide and 1/8 inch thick.
- E. Elastomeric Sealant: ASTM C920, elastomeric polymer sealant; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.

- F. Butyl Sealant: ASTM C1311, single-component, solvent-release butyl rubber sealant; polyisobutylene plasticized; heavy bodied for hooked-type expansion joints with limited movement.
- G. Bituminous Coating: Cold-applied asphalt emulsion in accordance with ASTM D1187/D1187M.
- H. Asphalt Roofing Cement: ASTM D4586/D4586M, asbestos free, of consistency required for application.
- I. Reglets: Units of type, material, and profile required, formed to provide secure interlocking of separate reglet and counterflashing pieces, and compatible with flashing indicated with factory-mitered and -welded corners and junctions and with interlocking counterflashing on exterior face, of same metal as reglet.
 - 1. Material: Galvanized steel, 0.022 inch thick.
 - 2. Surface-Mounted Type: Provide with slotted holes for fastening to substrate, with neoprene or other suitable weatherproofing washers, and with channel for sealant at top edge.
 - 3. Masonry Type: Provide with offset top flange for embedment in masonry mortar joint.
 - 4. Accessories:
 - a. Flexible-Flashing Retainer: Provide resilient plastic or rubber accessory to secure flexible flashing in reglet where clearance does not permit use of standard metal counterflashing or where Drawings show reglet without metal counterflashing.
 - b. Counterflashing Wind-Restraint Clips: Provide clips to be installed before counterflashing to prevent wind uplift of counterflashing's lower edge.
 - 5. Finish: With manufacturer's standard color coating.

2.5 FABRICATION, GENERAL

- A. Custom fabricate sheet metal flashing and trim to comply with details indicated and recommendations in cited sheet metal standard that apply to design, dimensions, geometry, metal thickness, and other characteristics of item required.
 - 1. Fabricate sheet metal flashing and trim in shop to greatest extent possible.
 - 2. Fabricate sheet metal flashing and trim in thickness or weight needed to comply with performance requirements, but not less than that specified for each application and metal.
 - 3. Verify shapes and dimensions of surfaces to be covered and obtain field measurements for accurate fit before shop fabrication.
 - 4. Form sheet metal flashing and trim to fit substrates without excessive oil-canning, buckling, and tool marks; true to line, levels, and slopes; and with exposed edges folded back to form hems.
 - 5. Conceal fasteners and expansion provisions where possible. Do not use exposed fasteners on faces exposed to view.
- B. Fabrication Tolerances:

1. Fabricate sheet metal flashing and trim that is capable of installation to a tolerance of 1/4 inch in 20 feet on slope and location lines indicated on Drawings and within 1/8-inch offset of adjoining faces and of alignment of matching profiles.
- C. Expansion Provisions: Form metal for thermal expansion of exposed flashing and trim.
 1. Form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with butyl sealant concealed within joints.
- D. Sealant Joints: Where movable, nonexpansion-type joints are required, form metal in accordance with cited sheet metal standard to provide for proper installation of elastomeric sealant.
- E. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal.
- F. Fabricate cleats and attachment devices of sizes as recommended by cited sheet metal standard for application, but not less than thickness of metal being secured.
- G. Seams:
 1. Fabricate nonmoving seams with flat-lock seams. Tin edges to be seamed, form seams, and solder.

2.6 ROOF-DRAINAGE SHEET METAL FABRICATIONS

- A. Downspouts: Fabricate round downspouts to dimensions indicated on Drawings, complete with mitered elbows. Furnish with metal hangers from same material as downspouts and anchors. Shop fabricate elbows.
 1. Fabricate from the following materials:
 - a. Galvanized Steel: 0.022 inch thick.
- B. Parapet Scuppers: Fabricate scuppers to dimensions required, with closure flange trim to exterior, 4-inch-wide wall flanges to interior, and base extending 4 inches beyond cant or tapered strip into field of roof. Fasten gravel guard angles to base of scupper. Fabricate from the following materials:
 1. Galvanized Steel: 0.028 inch thick.
- C. Conductor Heads: Fabricate conductor heads with flanged back and stiffened top edge and of dimensions and shape required, complete with outlet tubes, exterior flange trim, and built-in overflows. Fabricate from the following materials:
 1. Galvanized Steel: 0.028 inch thick.

2.7 LOW-SLOPE ROOF SHEET METAL FABRICATIONS

- A. Copings: Fabricate in minimum 96-inch-long, but not exceeding 12-foot-long, sections. Fabricate joint plates of same thickness as copings. Furnish with continuous cleats to support edge of external leg and drill elongated holes for fasteners on interior leg. Miter corners, solder or weld watertight. Shop fabricate interior and exterior corners.

1. Fabricate from the following materials:
 - a. Galvanized Steel: 0.040 inch thick.
 - b. Aluminum-Zinc Alloy-Coated Steel: 0.040 inch thick.
- B. Base Flashing: Shop fabricate interior and exterior corners. Fabricate from the following materials:
 1. Galvanized Steel: 0.028 inch thick.
- C. Counterflashing: Shop fabricate interior and exterior corners. Fabricate from the following materials:
 1. Galvanized Steel: 0.022 inch thick.
- D. Roof-Penetration Flashing: Fabricate from the following materials:
 1. Galvanized Steel: 0.028 inch thick.
- E. Roof-Drain Flashing: Fabricate from the following materials:
 1. Stainless Steel: 0.0156 inch thick.

PART 3 - EXECUTION

3.1 INSTALLATION OF UNDERLAYMENT

- A. Felt Underlayment: Install felt underlayment, wrinkle free, using adhesive to minimize use of mechanical fasteners under sheet metal flashing and trim.
 1. Install in shingle fashion to shed water.
 2. Lap joints not less than 2 inches.
- B. Self-Adhering, High-Temperature Sheet Underlayment:
 1. Install self-adhering, high-temperature sheet underlayment; wrinkle free.
 2. Prime substrate if recommended by underlayment manufacturer.
 3. Comply with temperature restrictions of underlayment manufacturer for installation; use primer for installing underlayment at low temperatures.
 4. Apply in shingle fashion to shed water, with end laps of not less than 6 inches staggered 24 inches between courses.
 5. Overlap side edges not less than 3-1/2 inches. Roll laps and edges with roller.
 6. Roll laps and edges with roller.
 7. Cover underlayment within 14 days.
- C. Install slip sheet, wrinkle free, over underlayment before installing sheet metal flashing and trim.
 1. Install in shingle fashion to shed water.
 2. Lapp joints not less than 4 inches.

- A. Install sheet metal flashing and trim to comply with details indicated and recommendations of cited sheet metal standard that apply to installation characteristics required unless otherwise indicated on Drawings.
 - 1. Install fasteners, solder, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.
 - 2. Install sheet metal flashing and trim true to line, levels, and slopes. Provide uniform, neat seams with minimum exposure of solder.
 - 3. Anchor sheet metal flashing and trim and other components of the Work securely in place, with provisions for thermal and structural movement.
 - 4. Install sheet metal flashing and trim to fit substrates and to result in watertight performance.
 - 5. Space individual cleats not more than 12 inches apart. Attach each cleat with at least two fasteners. Bend tabs over fasteners.
 - 6. Install exposed sheet metal flashing and trim with limited oil-canning, and free of buckling and tool marks.
 - 7. Do not field cut sheet metal flashing and trim by torch.
- B. Metal Protection: Where dissimilar metals contact each other, or where metal contacts pressure-treated wood or other corrosive substrates, protect against galvanic action or corrosion by painting contact surfaces with bituminous coating or by other permanent separation as recommended by sheet metal manufacturer or cited sheet metal standard.
 - 1. Coat concealed side of uncoated-aluminum and stainless steel sheet metal flashing and trim with bituminous coating where flashing and trim contact wood, ferrous metal, or cementitious construction.
 - 2. Underlayment: Where installing sheet metal flashing and trim directly on cementitious or wood substrates, install underlayment and cover with slip sheet.
- C. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim.
 - 1. Space movement joints at maximum of 10 feet with no joints within 24 inches of corner or intersection.
 - 2. Form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with sealant concealed within joints.
- D. Fasteners: Use fastener sizes that penetrate substrate not less than recommended by fastener manufacturer to achieve maximum pull-out resistance.
- E. Conceal fasteners and expansion provisions where possible in exposed work and locate to minimize possibility of leakage. Cover and seal fasteners and anchors as required for a tight installation.
- F. Seal joints as required for watertight construction.
 - 1. Use sealant-filled joints unless otherwise indicated.
 - a. Form joints to completely conceal sealant.
 - b. When ambient temperature at time of installation is between 40 and 70 deg F, set joint members for 50 percent movement each way.

- c. Adjust setting proportionately for installation at higher ambient temperatures.
 - 1) Do not install sealant-type joints at temperatures below 40 deg F.
 - 2. Prepare joints and apply sealants to comply with requirements in Section 079200 "Joint Sealants."
- G. Soldered Joints: Clean surfaces to be soldered, removing oils and foreign matter.
- 1. Pretin edges of sheets with solder to width of 1-1/2 inches; however, reduce pretinning where pretinned surface would show in completed Work.
 - 2. Do not solder aluminum sheet.
 - 3. Do not pretin zinc-tin alloy-coated copper.
 - 4. Do not use torches for soldering.
 - 5. Heat surfaces to receive solder, and flow solder into joint.
 - a. Fill joint completely.
 - b. Completely remove flux and spatter from exposed surfaces.

3.3 INSTALLATION OF ROOF-DRAINAGE SYSTEM

- A. Install sheet metal roof-drainage items to produce complete roof-drainage system in accordance with cited sheet metal standard unless otherwise indicated. Coordinate installation of roof perimeter flashing with installation of roof-drainage system.
- B. Downspouts:
- 1. Join sections with 1-1/2-inch telescoping joints.
 - 2. Provide hangers with fasteners designed to hold downspouts securely to walls.
 - 3. Locate hangers at top and bottom and at approximately 60 inches o.c.
 - 4. Connect downspouts to existing drainage system.
- C. Parapet Scuppers:
- 1. Continuously support scupper, set to correct elevation, and seal flanges to interior wall face, over cants or tapered edge strips, and under roofing membrane.
 - 2. Anchor scupper closure trim flange to exterior wall and solder or seal with elastomeric sealant to scupper.
 - 3. Loosely lock front edge of scupper with conductor head.
 - 4. Solder exterior wall scupper flanges into back of conductor head.
- D. Conductor Heads: Anchor securely to wall, with elevation of conductor head rim at minimum of 1 inch below scupper discharge.
- E. Expansion-Joint Covers: Install expansion-joint covers at locations and of configuration indicated on Drawings. Lap joints minimum of 4 inches in direction of water flow.

3.4 INSTALLATION OF ROOF FLASHINGS

- A. Install sheet metal flashing and trim to comply with performance requirements, sheet metal manufacturer's written installation instructions, and cited sheet metal standard.
 - 1. Provide concealed fasteners where possible, and set units true to line, levels, and slopes.
 - 2. Install work with laps, joints, and seams that are permanently watertight and weather resistant.
- B. Copings:
 - 1. Install roof edge flashings in accordance with ANSI/SPRI/FM 4435/ES-1.
 - 2. Anchor to resist uplift and outward forces in accordance with recommendations in cited sheet metal standard unless otherwise indicated.
 - a. Interlock exterior bottom edge of coping with continuous cleat anchored to substrate at 24-inch centers.
 - b. Anchor interior leg of coping with washers and screw fasteners through slotted holes at 24-inch centers.
 - 3. Anchor to resist uplift and outward forces in accordance with recommendations in FM Global Property Loss Prevention Data Sheet 1-49 for specified FM Approvals' listing for required windstorm classification.
- C. Pipe or Post Counterflashing: Install counterflashing umbrella with close-fitting collar with top edge flared for elastomeric sealant, extending minimum of 4 inches over base flashing. Install stainless steel draw band and tighten.
- D. Counterflashing: Coordinate installation of counterflashing with installation of base flashing.
 - 1. Insert counterflashing in reglets or receivers and fit tightly to base flashing.
 - 2. Extend counterflashing 4 inches over base flashing.
 - 3. Lap counterflashing joints minimum of 4 inches.
- E. Roof-Penetration Flashing: Coordinate installation of roof-penetration flashing with installation of roofing and other items penetrating roof. Seal with elastomeric sealant and clamp flashing to pipes that penetrate roof.

3.5 INSTALLATION OF WALL FLASHINGS

- A. Install sheet metal wall flashing to intercept and exclude penetrating moisture in accordance with cited sheet metal standard unless otherwise indicated. Coordinate installation of wall flashing with installation of wall-opening components such as windows, doors, and louvers.

3.6 INSTALLATION TOLERANCES

- A. Installation Tolerances: Shim and align sheet metal flashing and trim within installed tolerance of 1/4 inch in 20 feet on slope and location lines indicated on Drawings and within 1/8-inch offset of adjoining faces and of alignment of matching profiles.

- A. Clean exposed metal surfaces of substances that interfere with uniform oxidation and weathering.
- B. Clean and neutralize flux materials. Clean off excess solder.
- C. Clean off excess sealants.

3.8 PROTECTION

- A. Remove temporary protective coverings and strippable films as sheet metal flashing and trim are installed unless otherwise indicated in manufacturer's written installation instructions.
- B. Replace sheet metal flashing and trim that have been damaged or that have deteriorated beyond successful repair by finish touchup or similar minor repair procedures, as determined by Architect.

END OF SECTION 076200

SECTION 077200 - ROOF ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Roof curbs.
2. Preformed flashing sleeves.

B. Related Requirements:

1. Section 076200 "Sheet Metal Flashing and Trim" for shop- and field-formed metal flashing, roof-drainage systems, roof expansion-joint covers, and miscellaneous sheet metal trim and accessories.
2. Section 077100 "Roof Specialties" for manufactured fasciae, copings, gravel stops, gutters and downspouts, and counterflashing.

1.2 COORDINATION

- A. Coordinate layout and installation of roof accessories with roofing membrane and base flashing and interfacing and adjoining construction to provide a leakproof, weathertight, secure, and noncorrosive installation.
- B. Coordinate dimensions with rough-in information or Shop Drawings of equipment to be supported.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of roof accessory.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.

B. Shop Drawings: For roof accessories.

1. Include plans, elevations, keyed details, and attachments to other work. Indicate dimensions, loadings, and special conditions. Distinguish between plant- and field-assembled work.

C. Samples: For each exposed product and for each color and texture specified, prepared on Samples of size to adequately show color.

D. Delegated Design Submittals: For roof curbs and equipment supports indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1. Detail mounting, securing, and flashing of roof-mounted items to roof structure. Indicate coordinating requirements with roof membrane system.
2. Wind-Restraint Details: Detail fabrication and attachment of wind restraints. Show anchorage details and indicate quantity, diameter, and depth of penetration of anchors.

1.4 INFORMATIONAL SUBMITTALS

- A. Coordination Drawings: Roof plans, drawn to scale, and coordinating penetrations and roof-mounted items. Show the following:
 1. Size and location of roof accessories specified in this Section.
 2. Method of attaching roof accessories to roof or building structure.
 3. Other roof-mounted items including mechanical and electrical equipment, ductwork, piping, and conduit.
 4. Required clearances.
- B. Sample Warranties: For manufacturer's special warranties.

1.5 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For roof accessories to include in operation and maintenance manuals.

1.6 WARRANTY

- A. Special Warranty on Painted Finishes: Manufacturer's standard form in which manufacturer agrees to repair finishes or replace roof accessories that show evidence of deterioration of factory-applied finishes within specified warranty period.
 1. Fluoropolymer Finish: Deterioration includes, but is not limited to, the following:
 - a. Color fading more than 5 Delta E units when tested according to ASTM D2244.
 - b. Chalking in excess of a No. 8 rating when tested according to ASTM D4214.
 - c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
 2. Finish Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. General Performance: Roof accessories to withstand exposure to weather and resist thermally induced movement without failure, rattling, leaking, or fastener disengagement due to defective manufacture, fabrication, installation, or other defects in construction.
- B. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design roof curbs and equipment supports to comply with wind

performance requirements, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.

- C. Wind-Restraint Performance: As indicated on Drawings.

2.2 ROOF CURBS

- A. Roof Curbs: Internally reinforced roof-curb units capable of supporting superimposed live and dead loads, including equipment loads and other construction indicated on Drawings, bearing continuously on roof structure, and capable of meeting performance requirements; with welded or mechanically fastened and sealed corner joints, straight sides, integral metal cant, stepped integral metal cant raised the thickness of roof insulation, and integrally formed deck-mounting flange at perimeter bottom.
- B. Size: Coordinate dimensions with roughing-in information or Shop Drawings of equipment to be supported.
- C. Supported Load Capacity: Coordinate load capacity with information on Shop Drawings of equipment to be supported.
- D. Construction:
1. Curb Profile: Manufacturer's standard compatible with roofing system.
 2. On ribbed or fluted metal roofs, form deck-mounting flange at perimeter bottom to conform to roof profile.
 3. Fabricate curbs to minimum height of per manufacturer's recommendations above roofing surface unless otherwise indicated.
 4. Top Surface: Level top of curb, with roof slope accommodated by sloping deck-mounting flange or by use of leveler frame.
 5. Sloping Roofs: Where roof slope exceeds 1:48, fabricate curb with perimeter curb height tapered to accommodate roof slope so that top surface of perimeter curb is level. Equip unit with water diverter or cricket on side that obstructs water flow.
 6. Insulation: Factory insulated with 1-1/2-inch- thick glass-fiber board insulation.
 7. Liner: Same material as curb, of manufacturer's standard thickness and finish.
 8. Nailer: Factory-installed wood nailer continuous around curb perimeter.
 9. Wind Restraint Straps and Base Flange Attachment: Provide wind restraint straps, welded strap connectors, and base flange attachment to roof structure at perimeter of curb, of size and spacing required to meet wind uplift requirements.
 10. Platform Cap: Where portion of roof curb is not covered by equipment, provide weathertight platform cap formed from 3/4-inch-thick plywood covered with metal sheet of same type, thickness, and finish as required for curb.
 11. Metal Counterflashing: Manufacturer's standard, removable, fabricated of same metal and finish as curb.

2.3 PREFORMED FLASHING SLEEVES

- A. Exhaust Vent Flashing: Double-walled metal flashing sleeve or boot, insulation filled, with integral deck flange, 12 inches high, with removable metal hood and **[slotted]** **[perforated]** metal collar.

1. Metal: Aluminum sheet, 0.063 inch thick.
2. Diameter: As indicated on Drawings.
3. Finish: Manufacturer's standard.

B. Vent Stack Flashing: Metal flashing sleeve, uninsulated, with integral deck flange.

1. Metal: Aluminum sheet, 0.063 inch thick.
2. Diameter: As indicated on Drawings.
3. Finish: Manufacturer's standard.

2.4 METAL MATERIALS

A. Zinc-Coated (Galvanized) Steel Sheet: ASTM A653/A653M, G90 coating designation and mill phosphatized for field painting where indicated.

1. Mill-Phosphatized Finish: Manufacturer's standard for field painting.
2. Factory Prime Coating: Where field painting is indicated, apply pretreatment and white or light-colored, factory-applied, baked-on epoxy primer coat, with a minimum dry film thickness of 0.2 mil.
3. Exposed Coil-Coated Finish: Prepainted by the coil-coating process to comply with ASTM A755/A755M. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
 - a. Two-Coat Fluoropolymer Finish: AAMA 621. System consisting of primer and fluoropolymer color topcoat containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight.
4. Baked-Enamel or Powder-Coat Finish: After cleaning and pretreating, apply manufacturer's standard two-coat, baked-on finish consisting of prime coat and thermosetting topcoat to a minimum dry film thickness of 2 mils.
5. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester-backer finish consisting of prime coat and wash coat, with a minimum total dry film thickness of 0.5 mil.

B. Aluminum-Zinc Alloy-Coated Steel Sheet: ASTM A792/A792M, AZ50 coated.

1. Exposed Coil-Coated Finish: Prepainted by the coil-coating process to comply with ASTM A755/A755M. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
 - a. Two-Coat Fluoropolymer Finish: AAMA 621. System consisting of primer and fluoropolymer color topcoat containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight.
2. Baked-Enamel or Powder-Coat Finish: After cleaning and pretreating, apply manufacturer's standard two-coat, baked-on finish consisting of prime coat and thermosetting topcoat to a minimum dry film thickness of 2 mils.
3. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester-backer finish consisting of prime coat and wash coat, with a minimum total dry film thickness of 0.5 mil.

- C. Aluminum Sheet: ASTM B209, manufacturer's standard alloy for finish required, with temper to suit forming operations and performance required.
 - 1. Mill Finish: As manufactured.
- D. Aluminum Extrusions and Tubes: ASTM B221, manufacturer's standard alloy and temper for type of use, finished to match assembly where used; otherwise mill finished.
- E. Stainless Steel Sheet and Shapes: ASTM A240/A240M or ASTM A666, Type 304.
- F. Steel Shapes: ASTM A36/A36M, hot-dip galvanized according to ASTM A123/A123M unless otherwise indicated.

2.5 MISCELLANEOUS MATERIALS

- A. Provide materials and types of fasteners, protective coatings, sealants, and other miscellaneous items required by manufacturer for a complete installation.
- B. Insulation: As indicated on Mechanical Drawings.
- C. Wood Nailers: Softwood lumber, pressure treated with waterborne preservatives for aboveground use, acceptable to authorities having jurisdiction, containing no arsenic or chromium, and complying with AWPA C2; not less than 1-1/2 inches thick.
- D. Bituminous Coating: Cold-applied asphalt emulsion complying with ASTM D1187/D1187M.
- E. Underlayment:
 - 1. Felt: ASTM D226/D226M, Type II (No. 30), asphalt-saturated organic felt, nonperforated.
 - 2. Polyethylene Sheet: 6-mil-thick polyethylene sheet complying with ASTM D4397.
 - 3. Slip Sheet: Building paper, 3 lb/100 sq. ft. minimum, rosin sized.
 - 4. Self-Adhering, High-Temperature Sheet: Minimum 30 to 40 mils thick, consisting of slip-resisting polyethylene-film top surface laminated to layer of butyl or SBS-modified asphalt adhesive, with release-paper backing; cold applied. Provide primer when recommended by underlayment manufacturer.
- F. Fasteners: Roof accessory manufacturer's recommended fasteners suitable for application and metals being fastened. Match finish of exposed fasteners with finish of material being fastened. Provide nonremovable fastener heads to exterior exposed fasteners. Furnish the following unless otherwise indicated:
 - 1. Fasteners for Zinc-Coated or Aluminum-Zinc Alloy-Coated Steel: Series 300 stainless steel or hot-dip zinc-coated steel according to ASTM A153/A153M or ASTM F2329.
 - 2. Fasteners for Aluminum Sheet: Aluminum or Series 300 stainless steel.
 - 3. Fasteners for Stainless Steel Sheet: Series 300 stainless steel.
- G. Gaskets: Manufacturer's standard tubular or fingered design of neoprene, EPDM, PVC, or silicone or a flat design of foam rubber, sponge neoprene, or cork.

- H. Elastomeric Sealant: ASTM C920, elastomeric polymer sealant as recommended by roof accessory manufacturer for installation indicated; low modulus; of type, grade, class, and use classifications required to seal joints and remain watertight.
- I. Butyl Sealant: ASTM C1311, single-component, solvent-release butyl rubber sealant; polyisobutylene plasticized; heavy bodied for expansion joints with limited movement.
- J. Asphalt Roofing Cement: ASTM D4586/D4586M, asbestos free, of consistency required for application.

2.6 GENERAL FINISH REQUIREMENTS

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, to verify actual locations, dimensions, and other conditions affecting performance of the Work.
- B. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.
- C. Verify dimensions of roof openings for roof accessories.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Install roof accessories according to manufacturer's written instructions.
 - 1. Install roof accessories level; plumb; true to line and elevation; and without warping, jogs in alignment, buckling, or tool marks.
 - 2. Anchor roof accessories securely in place so they are capable of resisting indicated loads.
 - 3. Use fasteners, separators, sealants, and other miscellaneous items as required to complete installation of roof accessories and fit them to substrates.
 - 4. Install roof accessories to resist exposure to weather without failing, rattling, leaking, or loosening of fasteners and seals.
- B. Metal Protection: Protect metals against galvanic action by separating dissimilar metals from contact with each other or with corrosive substrates by painting contact surfaces with bituminous coating or by other permanent separation as recommended by manufacturer.

1. Coat concealed side of uncoated aluminum roof accessories with bituminous coating where in contact with wood, ferrous metal, or cementitious construction.
 2. Underlayment: Where installing roof accessories directly on cementitious or wood substrates, install a course of underlayment and cover with manufacturer's recommended slip sheet.
 3. Bed flanges in thick coat of asphalt roofing cement where required by manufacturers of roof accessories for waterproof performance.
- C. Roof Curb Installation: Install each roof curb so top surface is level.
- D. Equipment Support Installation: Install equipment supports so top surfaces are level with each other.
- E. Preformed Flashing-Sleeve and Flashing-Pipe Portal Installation: Secure flashing sleeve to roof membrane according to flashing-sleeve manufacturer's written instructions; flash sleeve flange to surrounding roof membrane according to roof membrane manufacturer's instructions.
- F. Seal joints with elastomeric or butyl sealant as required by roof accessory manufacturer.

3.3 REPAIR AND CLEANING

- A. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing according to ASTM A780/A780M.
- B. Clean exposed surfaces according to manufacturer's written instructions.
- C. Clean off excess sealants.
- D. Replace roof accessories that have been damaged or that cannot be successfully repaired by finish touchup or similar minor repair procedures.

END OF SECTION 077200

SECTION 078413 - PENETRATION FIRESTOPPING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Penetrations in fire-resistance-rated walls.
2. Penetrations in horizontal assemblies.

1.2 ACTION SUBMITTALS

A. Product data.

B. Product Schedule: For each penetration firestopping system. Include location, illustration of firestopping system, and design designation of qualified testing and inspecting agency.

1. Engineering Judgments: Where Project conditions require modification to a qualified testing and inspecting agency's illustration for a particular penetration firestopping system, submit illustration, with modifications marked, approved by penetration firestopping system manufacturer's fire-protection engineer as an engineering judgment or equivalent fire-resistance-rated assembly developed in accordance with current International Firestop Council (IFC) guidelines. Obtain approval of authorities having jurisdiction prior to submittal.

1.3 INFORMATIONAL SUBMITTALS

A. Listed system designs.

1.4 CLOSEOUT SUBMITTALS

A. Installer Certificates: From Installer indicating that penetration firestopping systems have been installed in compliance with requirements and manufacturer's written instructions.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: A firm that has been approved by FM Approvals according to FM Approvals 4991, "Approval of Firestop Contractors," or been evaluated by UL and found to comply with its "Qualified Firestop Contractor Program Requirements."

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Test-Response Characteristics:

1. Perform penetration firestopping system tests by a qualified testing agency acceptable to authorities having jurisdiction.
2. Test in accordance with testing standards referenced in "Penetration Firestopping Systems" Article. Provide rated systems complying with the following requirements:
 - a. Penetration firestop systems installed with products bearing the classification marking of a qualified product certification agency in accordance with listed system designs published by a qualified testing agency.
 - 1) UL in its online directory "Product iQ."
 - 2) Intertek Group in its "Directory of Building Products."
 - 3) FM Approvals in its "Approval Guide."

2.2 PENETRATION FIRESTOPPING SYSTEMS

- A. Description: Systems that resist spread of fire, passage of smoke and other gases, and maintain original fire-resistance rating of construction penetrated. Penetration firestopping systems are to be compatible with one another, with the substrates forming openings, and with penetrating items if any.
- B. Penetrations in Fire-Resistance-Rated Walls: Penetration firestopping systems with ratings determined in accordance with ASTM E814 or UL 1479.
 1. F-Rating: Not less than the fire-resistance rating of the wall penetrated.
 2. Membrane Penetrations: Install recessed fixtures such that the required fire resistance will not be reduced.
- C. Penetrations in Horizontal Assemblies: Penetration firestopping systems with ratings determined in accordance with ASTM E814 or UL 1479.
 1. F-Rating: At least one hour, but not less than the fire-resistance rating of the floor penetrated.
 2. T-Rating: At least one hour, but not less than the fire-resistance rating of the floor. The following floor penetrations do not require a T-rating:
 - a. Those within the cavity of a wall.
 - b. Floor, tub, or shower drains within a concealed space.
 - c. 4-inch or smaller metal conduit penetrating directly into metal-enclosed electrical switchgear.
 3. W-Rating: Provide penetration firestopping systems with a Class 1 W-rating in accordance with UL 1479.

4. L-Rating: Not exceeding 5.0 cfm/sq. ft. of penetration opening and no more than 50-cfm cumulative total for any 100 sq. ft. at both ambient and elevated temperatures.
- D. Exposed Penetration Firestopping Systems: Flame-spread and smoke-developed indexes of less than 25 and 450, respectively, in accordance with ASTM E84.
- E. Accessories: Provide components for each penetration firestopping system that are needed to install fill materials and to maintain ratings required. Use only those components specified by penetration firestopping system manufacturer and approved by qualified testing and inspecting agency for conditions indicated.

PART 3 - EXECUTION

3.1 INSTALLATION OF PENETRATION FIRESTOPPING SYSTEMS

- A. Examine substrates and conditions, with Installer present, for compliance with requirements for opening configurations, penetrating items, substrates, and other conditions affecting performance of the Work.
- B. General: Install penetration firestopping systems to comply with manufacturer's written installation instructions and published drawings for products and applications.
- C. Install forming materials and other accessories of types required to support fill materials during their application and in the position needed to produce cross-sectional shapes and depths required to achieve fire ratings.
 1. After installing fill materials and allowing them to fully cure, remove combustible forming materials and other accessories not forming permanent components of firestopping.
- D. Install fill materials by proven techniques to produce the following results:
 1. Fill voids and cavities formed by openings, forming materials, accessories and penetrating items to achieve required fire-resistance ratings.
 2. Apply materials so they contact and adhere to substrates formed by openings and penetrating items.
 3. For fill materials that will remain exposed after completing the Work, finish to produce smooth, uniform surfaces that are flush with adjoining finishes.

3.2 IDENTIFICATION

- A. Wall Identification: Permanently label walls containing penetration firestopping systems with the words "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," using lettering not less than 3 inches high and with minimum 0.375-inch strokes.
 1. Locate in accessible concealed floor, floor-ceiling, or attic space at 15 feet from end of wall and at intervals not exceeding 30 feet.

- B. Penetration Identification: Identify each penetration firestopping system with legible metal or plastic labels. Attach labels permanently to surfaces adjacent to and within 6 inches of penetration firestopping system edge so labels are visible to anyone seeking to remove penetrating items or firestopping systems. Use mechanical fasteners or self-adhering-type labels with adhesives capable of permanently bonding labels to surfaces on which labels are placed. Include the following information on labels:

1. The words "Warning - Penetration Firestopping - Do Not Disturb. Notify Building Management of Any Damage."
2. Contractor's name, address, and phone number.
3. Designation of applicable testing and inspecting agency.
4. Date of installation.
5. Manufacturer's name.
6. Installer's name.

3.3 FIELD QUALITY CONTROL

- A. Owner will engage a qualified testing agency to perform tests and inspections according to ASTM E2174.
- B. Where deficiencies are found or penetration firestopping system is damaged or removed because of testing, repair or replace penetration firestopping system to comply with requirements.
- C. Proceed with enclosing penetration firestopping systems with other construction only after inspection reports are issued and installations comply with requirements.

END OF SECTION 078413

SECTION 079200 - JOINT SEALANTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Silicone joint sealants.
2. Nonstaining silicone joint sealants.
3. Mildew-resistant joint sealants.
4. Latex joint sealants.

1.2 ACTION SUBMITTALS

- A. Product data.
- B. Samples: Manufacturer's standard color charts consisting of strips of cured sealants showing the full range of colors available for each product exposed to view.

1.3 INFORMATIONAL SUBMITTALS

- A. Field Quality-Control Reports: For field-adhesion-test reports, for each sealant application tested.
- B. Sample warranties.

1.4 CLOSEOUT SUBMITTALS

- A. Warranty Documentation:
1. Manufacturers' special warranties.
 2. Installer's special warranties.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Authorized representative who is trained and approved by manufacturer.
- B. Testing Agency Qualifications: Qualified in accordance with ASTM C1021 to conduct the testing indicated.

- A. Special Installer's Warranty: Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
 - 1. Warranty Period: Two years from date of Substantial Completion.
- B. Special Manufacturer's Warranty: Manufacturer agrees to furnish joint sealants to repair or replace those joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
 - 1. Warranty Period: Five years from date of Substantial Completion.
- C. Special warranties specified in this article exclude deterioration or failure of joint sealants from the following:
 - 1. Movement of the structure caused by stresses on the sealant exceeding sealant manufacturer's written specifications for sealant elongation and compression.
 - 2. Disintegration of joint substrates from causes exceeding design specifications.
 - 3. Mechanical damage caused by individuals, tools, or other outside agents.
 - 4. Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.

PART 2 - PRODUCTS

2.1 JOINT SEALANTS, GENERAL

- A. Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer, based on testing and field experience.
- B. Colors of Exposed Joint Sealants: As selected by Architect from manufacturer's full range.

2.2 SILICONE JOINT SEALANTS

- A. Silicone, S, NS, 50, NT: Single-component, nonsag, plus 50 percent and minus 50 percent movement capability, nontraffic-use, neutral-curing silicone joint sealant; ASTM C920, Type S, Grade NS, Class 50, Use NT.
- B. Silicone, S, NS, 50, T, NT: Single-component, nonsag, plus 50 percent and minus 50 percent movement capability, traffic- and nontraffic-use, neutral-curing silicone joint sealant; ASTM C920, Type S, Grade NS, Class 50, Uses T and NT.
- C. Silicone, M, P, 100/50, T, NT: Multicomponent, pourable, plus 100 percent and minus 50 percent movement capability, traffic- and nontraffic-use, neutral-curing silicone joint sealant; ASTM C920, Type M, Grade P, Class 100/50, Uses T and NT.

2.3 NONSTAINING SILICONE JOINT SEALANTS

- A. Nonstaining Joint Sealants: No staining of substrates when tested in accordance with ASTM C1248.
- B. Silicone, Nonstaining, S, NS, 50, NT: Nonstaining, single-component, nonsag, plus 50 percent and minus 50 percent movement capability, nontraffic-use, neutral-curing silicone joint sealant; ASTM C920, Type S, Grade NS, Class 50, Use NT.

2.4 MILDEW-RESISTANT JOINT SEALANTS

- A. Mildew-Resistant Joint Sealants: Formulated for prolonged exposure to humidity with fungicide to prevent mold and mildew growth.
- B. Silicone, Mildew Resistant, Acid Curing, S, NS, 25, NT: Mildew-resistant, single-component, nonsag, plus 25 percent and minus 25 percent movement capability, nontraffic-use, acid-curing silicone joint sealant; ASTM C920, Type S, Grade NS, Class 25, Use NT.

2.5 LATEX JOINT SEALANTS

- A. Acrylic Latex: Acrylic latex or siliconized acrylic latex, ASTM C834, Type OP, Grade NF.

2.6 JOINT-SEALANT BACKING

- A. Sealant Backing Material, General: Nonstaining; compatible with joint substrates, sealants, primers, and other joint fillers; and approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.
- B. Cylindrical Sealant Backings: Type O (open-cell material), Type B (bicellular material with a surface skin) or any of the preceding types, as approved in writing by joint-sealant manufacturer for joint application indicated, and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
- C. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint. Provide self-adhesive tape where applicable.

2.7 MISCELLANEOUS MATERIALS

- A. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.
- B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way, and formulated to promote optimum adhesion of sealants to joint substrates.

- C. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:
 - 1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.
 - 2. Clean porous joint substrate surfaces by brushing, grinding, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining after cleaning operations above by vacuuming or blowing out joints with oil-free compressed air. Porous joint substrates include the following:
 - a. Concrete.
 - b. Masonry.
 - c. Unglazed surfaces of ceramic tile.
 - 3. Remove laitance and form-release agents from concrete.
 - 4. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants. Nonporous joint substrates include the following:
 - a. Metal.
 - b. Glass.
 - c. Porcelain enamel.
 - d. Glazed surfaces of ceramic tile.
- B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.
- C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

3.2 INSTALLATION OF JOINT SEALANTS

- A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.

- B. Sealant Installation Standard: Comply with recommendations in ASTM C1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
- C. Install sealant backings of type indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
 - 1. Do not leave gaps between ends of sealant backings.
 - 2. Do not stretch, twist, puncture, or tear sealant backings.
 - 3. Remove absorbent sealant backings that have become wet before sealant application, and replace them with dry materials.
- D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.
- E. Install sealants using proven techniques that comply with the following and at the same time backings are installed:
 - 1. Place sealants so they directly contact and fully wet joint substrates.
 - 2. Completely fill recesses in each joint configuration.
 - 3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
- F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants in accordance with requirements specified in subparagraphs below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.
 - 1. Remove excess sealant from surfaces adjacent to joints.
 - 2. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
 - 3. Provide concave joint profile in accordance with Figure 8A in ASTM C1193 unless otherwise indicated.
- G. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.
- H. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out, remove, and repair damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work.

3.3 CLEANING

- A. Clean off excess sealants or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.

- A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out and remove damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from the original work.

END OF SECTION 079200

SECTION 080351 - HISTORIC TREATMENT OF METAL WINDOWS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Historic treatment of steel windows in the form of the following:
 - a. Repairing steel windows.
 - b. Cleaning aluminum surfaces.
 - c. Repairing and refinishing aluminum windows and trim.
 - d. Reglazing.
 - e. Repairing, refinishing, and replacing hardware.

B. Related Requirements:

1.2 DEFINITIONS

- A. Window: Includes window frame, sash, hardware, and insect screens unless otherwise indicated by context.
- B. Subframe: Steel anchorage, usually built into wall construction.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples: For each type of exposed finish including hardware and accessories.

1.4 QUALITY ASSURANCE

- A. Steel-Patching-Compound Manufacturer Qualifications: A firm regularly engaged in producing steel-patching compound that has been used for similar historic-metal-repair applications with successful results.
- B. Aluminum-Patching-Compound Manufacturer Qualifications: A firm regularly engaged in producing aluminum-patching compound that has been used for similar historic-metal-repair applications with successful results.

2.1 STEEL-REPAIR MATERIALS

- A. Steel Shapes: Use available salvage sources before using new steel materials.
- B. Steel-Patching Compound: Two-part, metal-filled epoxy resin, steel-patching compound; knife-grade formulation as recommended in writing by manufacturer for types of repair indicated, tooling time required for detail of work, and site conditions. Compound to be produced for filling metal that has deteriorated due to corrosion. Filler to be capable of filling deep holes and spreading to featheredge.

2.2 ALUMINUM-REPAIR MATERIALS

- A. Aluminum: Aluminum extrusions or shapes from salvage sources or new extrusions, forgings, and castings. Use available salvage sources before using new aluminum materials. Use alloy and temper recommended in writing by aluminum producer and finisher for type of use and finish indicated.
- B. Aluminum-Patching Compound: Two-part, metal-filled epoxy resin, aluminum-patching compound; knife-grade formulation as recommended in writing by manufacturer for types of repair indicated, tooling time required for the detail of work, and site conditions. Compound shall be produced for filling metal that has deteriorated from corrosion or abuse. Filler shall be capable of filling deep holes and spreading to featheredge.
 - 1. Source Limitations: Obtain aluminum-patching compound from single source from single manufacturer.

2.3 GLAZING MATERIALS

- A. Glass: Match Existing
- B. Glazing Systems:
 - 1. Traditional Glazing Products: Glazing clips and oil-based glazing putty or latex glazing compound.
 - 2. Modern Glazing Products: Glazing clips and single-component polyurethane glazing compound; struck to match taper of existing glazing putty (removed); colored as required to match painted sash.
 - 3. Primers and Cleaners for Glazing: As recommended in writing by glazing material manufacturer.

2.4 HARDWARE

- A. Window Hardware: Provide complete sets of window hardware consisting of hinges, pulls, latches, and accessories indicated for each window or required for proper operation. Sets to include replacement hardware to complement repaired and refinished existing hardware.

Window hardware to smoothly operate, tightly close, and securely lock steel windows and be sized to accommodate sash weight and dimensions.

- B. Replacement Hardware: Replace existing damaged or missing hardware with hardware from salvage sources or newly manufactured hardware.
- C. Material and Design:
 - 1. Material: Match existing.
 - 2. Design: Match type and appearance of existing hardware.
- D. Hardware Finishes: Comply with BHMA A156.18 for base material and finish requirements indicated.

2.5 WEATHER-STRIPPING MATERIALS

- A. Sealant: Multicomponent, nonsag, neutral-curing silicone joint sealant; ASTM C920, Type M, Grade NS, for Use NT; color to match window frame.
- B. Bond-Breaker Strip: Polyethylene tape or other plastic tape to which sealant does not adhere, as recommended in writing by sealant manufacturer; width as required to fully cover mating joint between sash and frame.

2.6 MISCELLANEOUS MATERIALS

- A. Detergent Solution: Prepared by mixing 2 cups of tetrasodium pyrophosphate, 1/2 cup of laundry detergent that contains no ammonia, 5 quarts of 5 percent sodium hypochlorite bleach, and 15 quarts of warm water for each 5 gal. of solution required.
- B. Rust Remover: Manufacturer's standard phosphoric acid-based gel formulation, also called "naval jelly," for removing corrosion from iron and steel.
- C. Fasteners: Use fastener metals that are noncorrosive and compatible with each material joined.
 - 1. Match existing fasteners in material and type unless otherwise indicated.
 - 2. Use concealed fasteners to attach items to other work unless exposed fasteners are unavoidable or the existing fastening method.
 - 3. For exposed fasteners, match existing.
 - 4. Finish exposed fasteners to match finish of metal fastened unless otherwise indicated.
- D. Anchors, Clips, and Accessories: Fabricate anchors, clips, and window accessories of nonmagnetic stainless steel or hot-dip zinc-coated steel complying with requirements in ASTM B633 for SC 3 (Severe) service condition.

2.7 STEEL WINDOW FINISHES

- A. Site-Finished Units: Latex finish system consisting of primer and two finish coats on exposed exterior and interior surfaces.

1. Finish Coats: Manufacturer's standard.

PART 3 - EXECUTION

3.1 HISTORIC TREATMENT OF STEEL WINDOWS, GENERAL

- A. General: In treating historic items, disturb them as minimally as possible and as follows:
 1. Stabilize and repair steel windows to reestablish structural integrity and weather resistance while maintaining the existing form of each item.
 2. Clean steel windows of mildew, algae, moss, plant material, loose paint, grease, dirt, and other debris by scrubbing with bristle brush or sponge and detergent solution. After cleaning, rinse thoroughly with fresh water. Allow to dry before repairing or painting.
 3. Repair items in place where possible unless otherwise indicated.
 4. Repaint historic steel windows in accordance with Section 090391 "Historic Treatment of Plain Painting" unless otherwise indicated.
- B. Mechanical Abrasion: Do not use abrasive methods, such as sanding, wire brushing, or power tools, except as approved by Architect.
- C. Repair and Refinish Existing Hardware: Dismantle window hardware; strip paint, repair, and refinish it to match finish samples; and lubricate moving parts just enough to function smoothly.
- D. Repair Steel Windows: Match existing materials and features, retaining as much original material as possible to perform repairs.
 1. Unless otherwise indicated, repair steel windows by patching, splicing, or otherwise reinforcing steel with new or salvaged steel members.
 2. Where indicated, repair steel windows by limited replacement matching existing material.
- E. Replace Steel Units: Where indicated, duplicate and replace units with units made from salvaged, sound, steel windows and their components or with new steel shapes matching size and form of existing shapes.
- F. Protection of Openings: Where sash or windows are indicated for removal, cover resultant openings with temporary enclosures so that openings are weathertight during repair period.
- G. Identify removed windows, frames, sash, and components with numbering system corresponding to window locations to ensure reinstallation in same location.

3.2 STEEL WINDOW STRAIGHTENING

- A. Remove glass, weather stripping, and interfering hardware from sash. Remove paint buildup from between sash and frame.
- B. Using shims and gentle pressure, align and straighten sash and frame to close completely and snugly against each other, around entire perimeter of sash.

- C. Straighten and adjust hinges, latches, and other hardware so that sash and frame remain snugly against each other along entire perimeter of sash in closed and latched position.

3.3 RUST REMOVAL

A. Chemical Rust Removal:

1. Remove loose rust scale with tools and abrasives to sound metal or firmly adhered rust residue. Vacuum debris from cavities.
2. Apply rust remover with brushes or as recommended in writing by manufacturer.
3. Allow rust remover to remain on surface for period recommended in writing by manufacturer or as determined by preconstruction testing. Do not allow extended dwell time.
4. Wipe off residue with mineral spirits and steel wool or soft rags, or clean with method recommended in writing by manufacturer to remove residue.
5. Dry immediately with clean, soft cloths. Follow direction of grain in metal.
6. Prime immediately to prevent rust. Do not touch cleaned metal surface until primed.

B. Mechanical Rust Removal:

1. Remove rust with tools and abrasives. Vacuum debris from cavities.
2. Wipe off residue with mineral spirits and steel wool or soft rags.
3. Dry immediately with clean, soft cloths. Follow direction of grain in metal.
4. Prime immediately to prevent rust. Do not touch cleaned metal surface until primed.

3.4 STEEL WINDOW PATCH-TYPE REPAIR

A. General: Patch steel members that exhibit depressions, nonstructural holes, and corrosion.

B. Remove rust down to sound, rust-free material.

C. Apply steel-patching compound to fill depressions, nicks, cuts, and other voids created by rusted, removed, or missing steel.

1. Apply patching compound in layers as recommended in writing by manufacturer until void is completely filled.
2. Finish patch surface smooth and flush with adjacent steel, without voids in patch material, and matching contour of steel member.

D. Verify that patch repairs do not interfere with snug fit of sash and frame against each other along entire perimeter of sash in closed and latched position. If they do, modify the patch repair or restraighten window as required.

3.5 STEEL WINDOW MEMBER-REPLACEMENT REPAIR

A. General: Replace parts of or entire steel window members at locations where damage is too extensive to patch.

1. Straighten window as specified in "Steel Window Straightening" Article.
 2. Remove rust and broken steel down to sound, rust-free material.
 3. Cut out structurally weakened sections.
 4. Custom fabricate new steel of same size, thickness, and shape as cut-out material to replace missing steel; either replace entire steel member or splice new steel part into existing member.
 5. Weld or braze replacement material in place, and grind the repair smooth and flush with adjoining metal or filled metal as applicable.
 6. If replacement metal sections of original cross section cannot be found from salvage sources, weld flat plates into a built-up section.
- B. Repair remaining depressions, holes, or similar voids with patch-type repairs.
- C. Glazing: Provide replacement glazing clips coordinated with glazing system indicated.
- D. Reinstall units removed for repair into original openings.
- E. Verify that member-replacement repairs do not interfere with snug fit of sash and frame against each other along entire perimeter of sash in closed and latched position. If they do, modify the member-replacement repair or restraighten window as required.

3.6 HISTORIC TREATMENT OF ALUMINUM WINDOWS, GENERAL

- A. Execution of the Work: In treating historic items, disturb them as minimally as possible and as follows:
1. Clean aluminum windows of mildew, algae, moss, plant material, loose paint, grease, dirt, and other debris by scrubbing with a natural bristle brush or sponge and detergent solution. After cleaning, rinse thoroughly with fresh water. Allow to dry before repairing or painting.
 2. Stabilize and repair aluminum windows to maintain and reestablish structural integrity and weather resistance while maintaining the existing form of each item.
 3. Repair items in place where possible unless otherwise indicated.
- B. Mechanical Abrasion: Do not use abrasive methods, such as sanding, wire brushing, or power tools, except as indicated as part of historic treatment program and as approved by Architect.
- C. Repair Aluminum Windows: Match existing materials and features, retaining as much original material as possible to perform repairs.
1. Unless otherwise indicated, repair aluminum windows by patching, splicing, or otherwise reinforcing aluminum with new or salvaged aluminum members.
 2. Where indicated, repair aluminum windows by limited replacement matching existing material.
- D. Replace Aluminum Units: Where indicated, duplicate and replace units with units made from salvaged, sound, aluminum windows and their components or with new aluminum extrusions and shapes matching size and form of existing extrusions and shapes.

- E. Protection of Openings: Where sash or windows are indicated for removal, cover resultant openings with temporary enclosures so that openings are weathertight during repair period.
- F. Identify removed windows, frames, sash, and components with numbering system corresponding to window locations to ensure reinstallation in same location.

3.7 REMOVING CHALKING APPEARANCE ON ANODIZED ALUMINUM

- A. Perform cleaning as required in "Historic Treatment of Aluminum Windows, General" Article.
- B. Perform additional cleaning at places where chalking remains. Perform this work as determined by preconstruction testing and demonstrated in mockup.

3.8 ALUMINUM WINDOW PATCH-TYPE REPAIR

- A. Description: Patch aluminum members that exhibit depressions, nonstructural holes, pitting, and deep corrosion.
- B. Remove corrosion down to sound material.
- C. Apply aluminum-patching compound to fill depressions, nicks, cuts, and other voids created by corroded, removed, or missing aluminum.
 - 1. Apply patching compound in layers, as recommended in writing by manufacturer, until the void is completely filled.
 - 2. Finish patch surface smooth and flush with adjacent aluminum, without voids in patch material, and matching contour of aluminum member.
- D. Verify that patch repairs do not interfere with snug fit of sash and frame against each other along entire perimeter of sash in closed and latched position. If not, modify the patch repair or restraighen window as required.

3.9 ALUMINUM WINDOW MEMBER-REPLACEMENT REPAIR

- A. Description: Replace parts of or entire aluminum window members at locations where damage is too extensive to patch.
 - 1. Remove deep corrosion and broken members down to sound, corrosion-free material.
 - 2. Cut out structurally weakened sections.
 - 3. Custom fabricate new aluminum of same size, thickness, and shape as removed and cut-out material to replace missing aluminum; either replace entire aluminum member or splice new aluminum part into existing member.
 - 4. Weld, braze, or mechanically fasten replacement material in place, and grind the repair smooth and flush with adjoining metal or filled metal as applicable. Use welding, brazing, or mechanical attachment that matches method of connecting original members.
 - 5. If replacement metal sections of original cross section cannot be found from salvage sources, use custom extrusions or aluminum members welded together into a built-up section.

- B. Repair remaining depressions, holes, or similar voids with patch-type repairs.
- C. Glazing: Provide replacement glazing stops coordinated with glazing system indicated.
- D. Reinstall units removed for repair into original openings.
- E. Verify that member-replacement repairs do not interfere with snug fit of sash and frame against each other along entire perimeter of sash in closed and latched position. If not, modify the member-replacement repair or restraighten window as required.

3.10 GLAZING

- A. Comply with combined written instructions of glass, glazing system, and glazing material manufacturers, unless more stringent requirements are indicated.
- B. Remove cracked and damaged glass and glazing materials from openings, and prepare surfaces for reglazing.
- C. Prime steel, including glazing rabbets, with finish-paint primer before installing glass.
- D. Size glass as required by Project conditions to provide necessary bite on glass and minimum edge and face clearances with reasonable tolerances.
- E. Apply primers to joint surfaces where required for adhesion of glazing system, as determined by preconstruction testing.
- F. Install setting bead, side beads, and back bead against stop in glazing rabbets before setting glass.
- G. Install glass with proper orientation so that coatings, if any, face exterior or interior as required.
- H. Disposal of Removed Glass: Remove from Owner's property and legally dispose of it unless otherwise indicated.

3.11 INSTALLATION OF WEATHER STRIPPING

- A. General: Install weather stripping for tight seal between sash and frame as determined by preconstruction testing and demonstrated in mockup.
- B. Application: Apply continuous bead of sealant to window frame surface against which sash frame closes. Cover applied sealant with bond-breaker strip, fully close sash, and latch in closed position. Remove extruded sealant if any.
- C. Curing: Allow sealant to cure in closed-window joint for 28 days unless otherwise recommended in writing by sealant manufacturer.
- D. Removing Bond-Breaker Strip: After curing time, gently open window and remove bond-breaker strip. Verify that weather stripping is continuous and neat, without spillage on other surfaces. Remove spillage if any. Wipe down joint sides with damp cloth and close sash. Verify full closure.

Pennington Gap
Bailey Robbins Building Rehabilitation
October 1, 2023
END OF SECTION 080351.23

Hill Studio Commission No. 2310
Project Manual
Bid Set

SECTION 081416 - FLUSH WOOD DOORS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Hollow-core flush wood doors for opaque finish.
2. Factory finishing flush wood doors and frames.
3. Factory fitting flush wood doors to frames and factory machining for hardware.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product, including the following:

1. Door core materials and construction.
2. Door edge construction
3. Door face type and characteristics.
4. Door trim for openings.
5. Door frame construction.
6. Factory-machining criteria.
7. Factory- finishing specifications.

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

1. Door schedule indicating door and frame location, type, size, fire protection rating, and swing.
2. Door elevations, dimension and locations of hardware, lite and louver cutouts, and glazing thicknesses.
3. Details of frame for each frame type, including dimensions and profile.
4. Details of electrical raceway and preparation for electrified hardware, access control systems, and security systems.
5. Dimensions and locations of blocking for hardware attachment.
6. Clearances and undercuts.
7. Requirements for veneer matching.
8. Apply AWI Quality Certification Program label to Shop Drawings.

1.3 CLOSEOUT SUBMITTALS

A. Quality Standard Compliance Certificates: AWI Quality Certification Program certificates.

B. Record Documents: For fire-rated doors, list of door numbers and applicable room name and number to which door accesses.

- A. Manufacturer's Certification: Licensed participant in AWT's Quality Certification Program.

PART 2 - PRODUCTS

2.1 FLUSH WOOD DOORS AND FRAMES, GENERAL

- A. Quality Standard: In addition to requirements specified, comply with "Architectural Woodwork Standards."

2.2 HOLLOW-CORE FLUSH WOOD DOORS FOR OPAQUE FINISH

- A. Interior Doors, Hollow Core for Opaque Finish:
 - 1. Performance Grade: ANSI/WDMA I.S. 1A Standard Duty.
 - 2. Architectural Woodwork Standards Grade: Custom.
 - 3. Faces: Hardboard or MDF.
 - a. Hardboard Faces: ANSI A135.4, Class 1 (tempered) or Class 2 (standard).
 - b. MDF Faces: ANSI A208.2, Grade 150 or Grade 160.
 - 4. Exposed Vertical Edges: Any closed-grain hardwood.
 - 5. Construction: Standard hollow core.
 - 6. Blocking: Provide wood blocking with minimum dimensions as follows:
 - a. 5-by-18-inch lock blocks at both stiles.
 - b. 5-inch top-rail blocking.
 - c. 10-inch top- and bottom-rail blocking.
 - d. 2-1/2-inch midrail blocking.

2.3 FABRICATION

- A. Factory fit doors to suit frame-opening sizes indicated.
 - 1. Comply with clearance requirements of referenced quality standard for fitting unless otherwise indicated.
- B. Factory machine doors for hardware that is not surface applied.
 - 1. Locate hardware to comply with DHI-WDHS-3.
 - 2. Comply with final hardware schedules, door frame Shop Drawings, ANSI/BHMA-156.115-W, and hardware templates.
 - 3. Coordinate with hardware mortises in metal frames, to verify dimensions and alignment before factory machining.
 - 4. For doors scheduled to receive electrified locksets, provide factory-installed raceway and wiring to accommodate specified hardware.

- A. Comply with referenced quality standard for factory finishing.
 - 1. Complete fabrication, including fitting doors for openings and machining for hardware that is not surface applied, before finishing.
 - 2. Finish faces, all four edges, edges of cutouts, and mortises.
- B. Factory finish doors.
- C. Opaque Finish:
 - 1. Architectural Woodwork Standards Grade: Custom.
 - 2. Architectural Woodwork Standards System-10, UV Curable, Water Based.
 - 3. Color: As selected by Architect from manufacturer's full range.
 - 4. Sheen: Semigloss.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Hardware: For installation, see Section 087100 "Door Hardware."
- B. Install doors and frames to comply with manufacturer's written instructions and referenced quality standard, and as indicated.
- C. Install frames level, plumb, true, and straight.
 - 1. Shim as required with concealed shims. Install level and plumb to a tolerance of 1/8 inch in 96 inches.
 - 2. Anchor frames to anchors or blocking built in or directly attached to substrates.
 - a. Secure with countersunk, concealed fasteners and blind nailing.
 - b. Use fine finishing nails or finishing screws for exposed fastening, countersunk and filled flush with woodwork.
 - 1) For factory-finished items, use filler matching finish of items being installed.

3.2 ADJUSTING

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

END OF SECTION 081416

SECTION 083113 - ACCESS DOORS AND FRAMES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Fire-rated access doors and frames.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.

1.3 QUALITY ASSURANCE

- A. Fire-Rated Door Inspector Qualifications: Inspector for field quality control inspections of fire-rated door assemblies meets the qualifications set forth in NFPA 80, Section 5.2.3.1 and the following:
 - 1. Door and Hardware Institute Fire and Egress Door Assembly Inspector (FDAI) certification.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Fire-Rated Access Doors and Frames: Assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection and temperature-rise limit ratings indicated, according to NFPA 252 or UL 10B.

2.2 FIRE-RATED ACCESS DOORS AND FRAMES

- A. Fire-Rated, Flush Access Doors with Exposed Flanges:
 - 1. Description: Door face flush with frame, with a core of mineral-fiber insulation enclosed in sheet metal; with exposed flange, self-closing door, and concealed hinge.
 - 2. Optional Features: Gasketing and Masonry anchors.
 - 3. Locations: Wall.
 - 4. Fire-Resistance Rating: Not less than 3 hours.
 - 5. Frame Material: Same material, thickness, and finish as door.
 - 6. Latch and Lock: Self-latching door hardware, operated by key with interior release.

- A. Steel Plates, Shapes, and Bars: ASTM A36/A36M.
- B. Steel Sheet: Uncoated or electrolytic zinc coated, ASTM A879/A879M, with cold-rolled steel sheet substrate complying with ASTM A1008/A1008M, Commercial Steel (CS), exposed.
- C. Metallic-Coated Steel Sheet: ASTM A653/A653M, Commercial Steel (CS), Type B; with minimum G60 or A60 metallic coating.
- D. Stainless Steel Plate, Sheet, and Strip: ASTM A240/A240M or ASTM A666, Type 304. Remove tool and die marks and stretch lines, or blend into finish.
- E. Stainless Flat Bars: ASTM A666, Type 304. Remove tool and die marks and stretch lines, or blend into finish.
- F. Frame Anchors: Same material as door face.
- G. Inserts, Bolts, and Anchor Fasteners: Hot-dip galvanized steel according to ASTM A153/A153M or ASTM F2329.

2.4 FABRICATION

- A. Metal Surfaces: For metal surfaces exposed to view in the completed Work, provide materials with smooth, flat surfaces without blemishes. Do not use materials with exposed pitting, seam marks, roller marks, rolled trade names, or roughness.
- B. Doors and Frames: Grind exposed welds smooth and flush with adjacent surfaces. Furnish mounting holes, attachment devices and fasteners of type required to secure access doors to types of supports indicated.
- C. Latch and Lock Hardware:
 - 1. Quantity: Furnish number of latches and locks required to hold doors tightly closed.
 - 2. Keys: Furnish two keys per lock and key all locks alike.

2.5 FINISHES

- A. Painted Finishes: Comply with coating manufacturer's written instructions for cleaning, conversion coating, and applying and baking finish.
 - 1. Factory Primed: Apply manufacturer's standard, lead- and chromate-free, universal primer immediately after surface preparation and pretreatment.
 - 2. Factory Finished: Apply manufacturer's standard baked-enamel or powder-coat finish immediately after cleaning and pretreating, with minimum dry-film thickness of 1 mil for topcoat.
 - a. Color: As selected by Architect from full range of industry colors.

3.1 INSTALLATION

- A. Comply with manufacturer's written instructions for installing access doors and frames.
- B. Adjust doors and hardware, after installation, for proper operation.

3.2 FIELD QUALITY CONTROL

- A. Inspection Agency: Engage a qualified inspector to perform inspections and to furnish reports to Architect.
- B. Inspections:
 - 1. Fire-Rated Door Inspections: Inspect each fire-rated access door in accordance with NFPA 80, Section 5.2.
- C. Repair or remove and replace installations where inspections indicate that they do not comply with specified requirements.
- D. Reinspect repaired or replaced installations to determine if replaced or repaired door assembly installations comply with specified requirements.
- E. Prepare and submit separate inspection report for each fire-rated access door indicating compliance with each item listed in NFPA 80 and NFPA 101.

END OF SECTION 083113

SECTION 084113 - ALUMINUM-FRAMED STOREFRONTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Aluminum-framed storefront systems.

1.2 ACTION SUBMITTALS

A. Shop Drawings:

1. Plans, elevations, sections, full-size details, and attachments to other work.
2. Connection to and continuity with adjacent thermal, weather, air, and vapor barriers.

B. Samples: Manufacturer's standard color sheets, showing full range of available colors for each type of exposed finish.

C. Delegated Design Submittals: For aluminum-framed entrance and storefront systems, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.3 INFORMATIONAL SUBMITTALS

A. Energy Performance Certificates: NFRC-certified energy performance values from manufacturer.

B. Product test reports.

C. Source quality-control reports.

D. Field quality-control reports.

E. Sample warranties.

1.4 CLOSEOUT SUBMITTALS

A. Operation and maintenance data.

1.5 QUALITY ASSURANCE

A. Installer Qualifications:

1. Fabricator of products.
 2. Entity that employs installers and supervisors who are trained and approved by manufacturer.
 3. Authorized representative who is trained and approved by manufacturer.
- B. Delegated Design Engineer Qualifications: A professional engineer who is legally qualified to practice in Virginia where Project is located and who is experienced in providing engineering services of the type indicated.
- C. Testing Agency Qualifications: Qualified in accordance with ASTM E699 for testing indicated and accredited by IAS or ILAC Mutual Recognition Arrangement as complying with ISO/IEC 17025 and acceptable to Owner and Architect.
- D. Product Options: Information on Drawings and in Specifications establishes requirements for aesthetic effects and performance characteristics of assemblies. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction.
1. Do not change intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If changes are proposed, submit comprehensive explanatory data to Architect for review.

1.6 WARRANTY

- A. Special Warranty: Manufacturer and Installer agree to repair or replace components of aluminum-framed entrance and storefront systems that fail in materials or workmanship within specified warranty period.
1. Warranty Period: Two years from date of Substantial Completion.
- B. Special Finish Warranty, Factory-Applied Finishes: Standard form in which manufacturer agrees to repair finishes or replace aluminum that shows evidence of deterioration of baked-enamel, powder-coat, or organic finishes within specified warranty period.
1. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design aluminum-framed entrance and storefront systems.
- B. General Performance: Comply with performance requirements specified, as determined by testing of aluminum-framed entrance and storefront systems representing those indicated for this Project without failure due to defective manufacture, fabrication, installation, or other defects in construction.

1. Aluminum-framed entrance and storefront systems to withstand movements of supporting structure, including, but not limited to, twist, column shortening, long-term creep, and deflection from uniformly distributed and concentrated live loads.
 2. Failure also includes the following:
 - a. Thermal stresses transferring to building structure.
 - b. Glass breakage.
 - c. Noise or vibration created by wind and thermal and structural movements.
 - d. Loosening or weakening of fasteners, attachments, and other components.
 - e. Failure of operating units.
- C. Structural Loads:
1. Wind Loads: As indicated on Drawings.
 2. Other Design Loads: As indicated on Drawings.
- D. Deflection of Framing Members Supporting Glass: At design wind load, as follows:
1. Deflection Normal to Wall Plane: Limited to $1/175$ of clear span for spans of up to 13 feet 6 inches and to $1/240$ of clear span plus $1/4$ inch for spans greater than 13 feet 6 inches.
 2. Deflection Parallel to Glazing Plane: Limited to amount not exceeding that which reduces glazing bite to less than 75 percent of design dimension and that which reduces edge clearance between framing members and glazing or other fixed components to less than $1/8$ inch.
 3. Cantilever Deflection: Limited to $2L/175$ at unsupported cantilevers.
- E. Structural: Test in accordance with ASTM E330/E330M as follows:
1. When tested at positive and negative wind-load design pressures, storefront assemblies, including entrance doors, do not evidence deflection exceeding specified limits.
 2. When tested at 150 percent of positive and negative wind-load design pressures, storefront assemblies, including entrance doors and anchorage, do not evidence material failures, structural distress, or permanent deformation of main framing members exceeding 0.2 percent of span.
 3. Test Durations: As required by design wind velocity, but not less than 10 seconds.
- F. Water Penetration under Static Pressure: Test in accordance with ASTM E331 as follows:
1. No evidence of water penetration through fixed glazing and framing areas, including entrance doors, when tested in accordance with a minimum static-air-pressure differential of 20 percent of positive wind-load design pressure, but not less than 6.24 lbf/sq. ft..
- G. Energy Performance: Certified and labeled by manufacturer for energy performance as follows:
1. Thermal Transmittance (U-factor):
 - a. Fixed Glazing and Framing Areas: U-factor for the system of not more than 0.39 Btu/sq. ft. x h x deg F as determined in accordance with NFRC 100.

2. Air Leakage:

- a. Fixed Glazing and Framing Areas: Air leakage for the system of not more than 0.06 cfm/sq. ft. at a static-air-pressure differential of 1.57 lbf/sq. ft. when tested in accordance with ASTM E283.

3. Condensation Resistance Factor (CRF):

- a. Fixed Glazing and Framing Areas: CRF for the system of not less than 55 as determined in accordance with AAMA 1503.

H. Thermal Movements: Allow for thermal movements resulting from ambient and surface temperature changes.

1. Temperature Change: 120 deg F, ambient; 180 deg F, material surfaces.

2.2 ALUMINUM-FRAMED STOREFRONT SYSTEMS

A. Framing Members: Manufacturer's extruded- or formed-aluminum framing members of thickness required and reinforced as required to support imposed loads.

1. Exterior Framing Construction: Thermally broken.
2. Glazing System: Retained mechanically with gaskets on four sides.
3. Finish: Clear anodic finish.
4. Fabrication Method: Field-fabricated stick system.
5. Aluminum: Alloy and temper recommended by manufacturer for type of use and finish indicated.
6. Steel Reinforcement: As required by manufacturer.

B. Backer Plates: Manufacturer's standard, continuous backer plates for framing members, if not integral, where framing abuts adjacent construction.

C. Brackets and Reinforcements: Manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for aligning system components.

2.3 GLAZING

A. Glazing Gaskets:

1. Manufacturer's standard compression types
2. Replaceable, extruded EPDM rubber

B. Spacers and Setting Blocks:

1. Manufacturer's standard elastomeric type

C. Bond-Breaker Tape:

1. Manufacturer's standard TFE-fluorocarbon or polyethylene material to which sealants will not develop adhesion.

- D. Glazing Sealants for structural-sealant-glazed systems as recommended by manufacturer for joint type, and as follows:

1. Weatherseal sealant:
 - a. ASTM C 920 for Type S, Grade NS, Class 25, Uses NT, G, A, and O
 - b. Single-component neutral-curing formulation that is compatible with the structural sealant and other system components with which it comes in contact.
 - c. Recommended by structural-sealant, weatherseal-sealant, and aluminum-framed-system manufacturers for this use.
 - d. Color: Matching structural sealant.

2.4 MATERIALS

- A. Sheet and Plate: ASTM B209.
- B. Extruded Bars, Rods, Profiles, and Tubes: ASTM B221.
- C. Structural Profiles: ASTM B308/B308M.
- D. Steel Reinforcement Primer: Manufacturer's standard zinc-rich, corrosion-resistant primer complying with SSPC-PS Guide No. 12.00; applied immediately after surface preparation and pretreatment. Select surface preparation methods in accordance with recommendations in SSPC-SP COM, and prepare surfaces in accordance with applicable SSPC standard.

2.5 FABRICATION

- A. Form or extrude aluminum shapes before finishing.
- B. Weld in concealed locations to greatest extent possible to minimize distortion or discoloration of finish. Remove weld spatter and welding oxides from exposed surfaces by descaling or grinding.
- C. Fabricate components that, when assembled, have the following characteristics:
 1. Profiles that are sharp, straight, and free of defects or deformations.
 2. Accurately fitted joints with ends coped or mitered.
 3. Physical and thermal isolation of glazing from framing members.
 4. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
 5. Provisions for field replacement of glazing from interior.
 6. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.
- D. Mechanically Glazed Framing Members: Fabricate for flush glazing without projecting stops.
- E. After fabrication, clearly mark components to identify their locations in Project in accordance with Shop Drawings.

- A. Clear Anodic Finish: AAMA 611, AA-M12C22A41, Class I, 0.018 mm or thicker.

PART 3 - EXECUTION

3.1 INSTALLATION OF ALUMINUM-FRAMED ENTRANCE AND STOREFRONT SYSTEMS

- A. Comply with manufacturer's written instructions.
- B. Do not install damaged components.
- C. Fit joints to produce hairline joints free of burrs and distortion.
- D. Rigidly secure nonmovement joints.
- E. Install anchors with separators and isolators to prevent metal corrosion and electrolytic deterioration and to prevent impeding movement of moving joints.
- F. Seal perimeter and other joints watertight unless otherwise indicated.
- G. Metal Protection:
 - 1. Where aluminum is in contact with dissimilar metals, protect against galvanic action by painting contact surfaces with materials recommended by manufacturer for this purpose or by installing nonconductive spacers.
 - 2. Where aluminum is in contact with concrete or masonry, protect against corrosion by painting contact surfaces with bituminous paint.
- H. Set continuous sill members and flashing in full sealant bed, per manufacturer's recommendations.
- I. Install joint filler behind sealant as recommended by sealant manufacturer.
- J. Install components plumb and true in alignment with established lines and grades.

3.2 FIELD QUALITY CONTROL

- A. Testing Agency: Engage a qualified testing agency to perform tests.
- B. Tests: Perform the following test on representative areas of aluminum-framed entrance and storefront systems.
 - 1. Air Leakage: ASTM E783 at 1.5 times the rate specified for laboratory testing in "Performance Requirements" Article but not more than 0.09 cfm/sq. ft. at a static-air-pressure differential of 1.57 lbf/sq. ft.
 - 2. Water Penetration: ASTM E1105 at a minimum uniform and cyclic static-air-pressure differential of 0.67 times the static-air-pressure differential specified for laboratory

testing in "Performance Requirements" Article, but not less than 6.24 lbf/sq. ft., and to not evidence water penetration.

- C. Inspection Agency: Engage a qualified inspector to perform inspections.
- D. Aluminum-framed entrance and storefront systems will be considered defective if they do not pass tests and inspections.
- E. Prepare test and inspection reports.

END OF SECTION 084113

SECTION 087100 - DOOR HARDWARE

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Hinges.
2. Bored locks.
3. Lock cylinders.
4. Operating trim.
5. Wall- and floor-mounted stops.
6. Metal protective trim units.

1.2 ACTION SUBMITTALS

- A. Door hardware schedule.

1.3 QUALITY ASSURANCE

- A. Installer Qualifications: Supplier of products and an employer of workers trained and approved by product manufacturers and of an Architectural Hardware Consultant who is available during the course of the Work to consult Contractor, Architect, and Owner about door hardware and keying.

1. Scheduling Responsibility: Preparation of door hardware and keying schedule.

PART 2 - PRODUCTS

2.1 SOURCE LIMITATIONS

- A. Obtain each type of door hardware from single manufacturer.

1. Provide electrified door hardware from same manufacturer as mechanical door hardware unless otherwise indicated. Manufacturers that perform electrical modifications and that are listed by a testing and inspecting agency acceptable to authorities having jurisdiction are acceptable.

2.2 HINGES

- A. Hinges: ANSI/BHMA A156.1. Provide template-produced hinges for hinges installed on hollow-metal doors and hollow-metal frames.

2.3 MECHANICAL LOCKS AND LATCHES

- A. Lock Functions: As indicated in door hardware schedule.
- B. Lock Throw: Comply with testing requirements for length of bolts required for labeled fire doors, and as follows:
 - 1. Bored Locks: Minimum 1/2-inch latchbolt throw.
 - 2. Mortise Locks: Minimum 3/4-inch latchbolt throw.
- C. Lock Backset: 2-3/4 inches unless otherwise indicated.
- D. Lock Trim:
 - 1. Levers: Wrought.
 - 2. Escutcheons (Roses): Wrought.
- E. Strikes: Provide manufacturer's standard strike for each lock bolt or latchbolt complying with requirements indicated for applicable lock or latch and with strike box and curved lip extended to protect frame; finished to match lock or latch.
 - 1. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.
- F. Bored Locks: ANSI/BHMA A156.2, Grade 2, Series 4000.

2.4 LOCK CYLINDERS

- A. Lock Cylinders: Tumbler type, constructed from brass or bronze, stainless steel, or nickel silver. Provide cylinder from same manufacturer of locking devices.
- B. Standard Lock Cylinders: ANSI/BHMA A156.5, Grade 2 permanent cores; face finished to match lockset.
 - 1. Core Type: Interchangeable.
- C. Construction Master Keys: Provide cylinders with feature that permits voiding of construction keys without cylinder removal. Provide construction master keys.
- D. Construction Cores: Provide construction cores that are replaceable by permanent cores.

2.5 KEYING

- A. Keying System: Factory registered, complying with guidelines in ANSI/BHMA A156.28, appendix. Provide one extra key blank for each lock.
 - 1. Existing System:
 - a. Master key or grand master key locks to Owner's existing system.
 - b. Re-key Owner's existing master key system into new keying system.

- A. Operating Trim: ANSI/BHMA A156.6; aluminum unless otherwise indicated.

2.7 FINISHES

- A. Provide finishes complying with ANSI/BHMA A156.18 as indicated in door hardware schedule.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Mounting Heights: Mount door hardware units at heights to comply with the following unless otherwise indicated or required to comply with governing regulations.
 - 1. Wood Doors: DHI's "Recommended Locations for Architectural Hardware for Wood Flush Doors."
- B. Install each door hardware item to comply with manufacturer's written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work. Do not install surface-mounted items until finishes have been completed on substrates involved.
- C. Hinges: Install types and in quantities indicated in door hardware schedule, but not fewer than the number recommended by manufacturer for application indicated or one hinge for every 30 inches of door height, whichever is more stringent, unless other equivalent means of support for door, such as spring hinges or pivots, are provided.
- D. Intermediate Offset Pivots: Where offset pivots are indicated, provide intermediate offset pivots in quantities indicated in door hardware schedule, but not fewer than one intermediate offset pivot per door and one additional intermediate offset pivot for every 30 inches of door height greater than 90 inches.
- E. Lock Cylinders: Install construction cores to secure building and areas during construction period.
 - 1. Replace construction cores with permanent cores as directed by Owner.
- F. Stops: Provide floor stops for doors unless wall or other type stops are indicated in door hardware schedule. Do not mount floor stops where they will impede traffic.

3.2 ADJUSTING

- A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to

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operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

END OF SECTION 087100

SECTION 090190.52 - MAINTENANCE REPAINTING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes maintenance repainting as follows:

1. Removing existing paint.
2. Patching substrates.
3. Repainting.

B. Related Requirements:

1. Section 013516 "Alteration Project Procedures" for general remodeling, renovation, repair, and maintenance requirements.
2. Section 040110 "Masonry Cleaning" for cleaning and removing paint from masonry.

1.2 DEFINITIONS

- A. Gloss Level 1: Not more than 5 units at 60 degrees and 10 units at 85 degrees, according to ASTM D523.
- B. Gloss Level 2: Not more than 10 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D523.
- C. Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D523.
- D. Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D523.
- E. Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D523.
- F. Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D523.
- G. Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D523.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples: For each type of paint system and each pattern, color, and gloss.
1. Label each Sample for location and application.

- C. Product List: Printout of current "MPI Approved Products List" for each MPI-product category specified in paint systems, with the proposed product highlighted.

1.4 INFORMATIONAL SUBMITTALS

- A. Color Matching Certificate: For computer-matched colors.

1.5 QUALITY ASSURANCE

- A. Color Matching: Custom computer-match paint colors to colors indicated on Drawings.

PART 2 - PRODUCTS

2.1 PREPARATORY CLEANING MATERIALS

- A. Water: Potable.
- B. Hot Water: Water heated to a temperature of 140 to 160 deg F.
- C. Detergent Solution: Solution prepared by mixing 2 cups of tetrasodium pyrophosphate (TSPP), 1/2 cup of laundry detergent that contains no ammonia, 5 quarts of 5 percent sodium hypochlorite bleach, and 15 quarts of warm water for every 5 gal. of solution required.
- D. Mildewcide: Commercial proprietary mildewcide or a job-mixed solution prepared by mixing 1/3 cup of household detergent that contains no ammonia, 1 quart of 5 percent sodium hypochlorite bleach, and 3 quarts of warm water.
- E. Abrasives for Ferrous Metal Cleaning: Aluminum oxide paper, emery paper, fine steel wool, steel scrapers, and steel-wire brushes of various sizes.
- F. Rust Remover: Manufacturer's standard phosphoric acid-based gel formulation, also called "naval jelly," for removing corrosion from iron and steel.

2.2 PAINT, GENERAL

- A. Material Compatibility:
 - 1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
 - 2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.
- B. Colors: As selected by Architect from full range of industry colors.

2.3 PAINT MATERIALS, GENERAL

- A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."
- B. Transition Coat: Paint manufacturer's recommended coating for use where a residual existing coating is incompatible with the paint system.

2.4 PAINT MATERIAL MANUFACTURERS

- A. Benjamin Moore & Co.
- B. PPG Paints
- C. Sherwin-Williams Company

2.5 PAINT MATERIALS

2.6 PATCHING MATERIALS

- A. Cementitious Patching Compounds: Cementitious patching compounds and repair materials specifically manufactured for filling cementitious substrates and for sanding or tooling prior to repainting; formulation as recommended in writing by manufacturer for type of cementitious substrate indicated, exposure to weather and traffic, the detail of work, and site conditions.
- B. Gypsum-Plaster Patching Compound: Finish coat plaster and bonding compound according to ASTM C842 and manufacturer's written instructions.

PART 3 - EXECUTION

3.1 MAINTENANCE REPAINTING, GENERAL

- A. Execution of the Work: In repainting surfaces, disturb them as minimally as possible and as follows:
 - 1. Remove failed coatings and corrosion and repaint.
 - 2. Verify that substrate surface conditions are suitable for repainting.
 - 3. Allow other trades to repair items in place before repainting.
- B. Mechanical Abrasion: Where mechanical abrasion is needed for the work, use gentle methods, such as scraping and lightly hand sanding, that will not abrade softer substrates, reducing clarity of detail.
- C. Heat Processes: Do not use torches, heat guns, or heat plates.

3.2 EXAMINATION

- A. Examine substrates and conditions, with Installer present, for compliance with requirements for maximum moisture content and other conditions affecting performance of painting work. Comply with paint manufacturer's written instructions for inspection.
- B. Maximum Moisture Content of Substrates: Do not begin application of coatings unless moisture content of exposed surface is below the maximum value recommended in writing by paint manufacturer and not greater than the following maximum values when measured with an electronic moisture meter appropriate to the substrate material:
 - 1. Concrete: 12 percent.
 - 2. Gypsum Board: 12 percent.
 - 3. Gypsum Plaster: 12 percent.
 - 4. Masonry (Clay and CMU): 12 percent.
 - 5. Portland Cement Plaster: 12 percent.
 - 6. Wood: 15 percent.
- C. Alkalinity: Do not begin application of coatings unless surface alkalinity is within range recommended in writing by paint manufacturer. Conduct alkali testing with litmus paper on exposed plaster, cementitious, and masonry surfaces.

3.3 PREPARATORY CLEANING

- A. General: Use the gentlest, appropriate method necessary to clean surfaces in preparation for painting. Clean all surfaces, corners, contours, and interstices.
- B. Detergent Cleaning: Wash surfaces by hand using clean rags, sponges, and bristle brushes. Scrub surface with detergent solution and bristle brush until soil is thoroughly dislodged and can be removed by rinsing. Use small brushes to remove soil from joints and crevices. Dip brush in solution often to ensure that adequate fresh detergent is used and that surface remains wet. Rinse with water applied by clean rags or sponges.
- C. Solvent Cleaning: Use solvent cleaning to remove oil, grease, smoke, tar, and asphalt from painted or unpainted surfaces before other preparation work. Wipe surfaces with solvent using clean rags and sponges. If necessary, spot-solvent cleaning may be employed just prior to commencement of paint application, provided enough time is allowed for complete evaporation. Use clean solvent and clean rags for the final wash to ensure that all foreign materials have been removed. Do not use solvents, including primer thinner and turpentine, that leave residue.
- D. Mildew: Clean off existing mildew, algae, moss, plant material, loose paint, grease, dirt, and other debris by scrubbing with bristle brush or sponge and detergent solution. Scrub mildewed areas with mildewcide. Rinse with water applied by clean rags or sponges.
- E. Chemical Rust Removal:
 - 1. Remove loose rust scale with specified abrasives for ferrous-metal cleaning.
 - 2. Apply rust remover with brushes or as recommended in writing by manufacturer.

3. Allow rust remover to remain on surface for period recommended in writing by manufacturer or as determined by preconstruction testing. Do not allow extended dwell time.
4. Wipe off residue with mineral spirits and either steel wool or soft rags, or clean with method recommended in writing by manufacturer to remove residue.
5. Dry immediately with clean, soft cloths. Follow direction of grain in metal.
6. Prime immediately to prevent rust. Do not touch cleaned metal surface until primed.

F. Mechanical Rust Removal:

1. Remove rust with specified abrasives for ferrous-metal cleaning. Clean to bright metal.
2. Wipe off residue with mineral spirits and either steel wool or soft rags.
3. Dry immediately with clean, soft cloths. Follow direction of grain in metal.
4. Prime immediately to prevent rust. Do not touch cleaned metal surface until primed.

3.4 PAINT REMOVAL

A. General: Remove paint where indicated. Where cleaning methods have been attempted and further removal of the paint is required because of incompatible or unsatisfactory surfaces for repainting, remove paint to extent required by conditions.

1. Brushes: Use brushes that are resistant to chemicals being used.
 - a. Metal Substrates: If using wire brushes on metal, use brushes of same metal composition as metal being treated.
 - b. Wood Substrates: Do not use wire brushes.
2. Spray Equipment: Use spray equipment that provides controlled application at volume and pressure indicated, measured at nozzle. Adjust pressure and volume to ensure that spray methods do not damage surfaces.
 - a. Equip units with pressure gages.
 - b. Unless otherwise indicated, hold spray nozzle at least 6 inches from surface and apply material in horizontal, back-and-forth sweeping motion, overlapping previous strokes to produce uniform coverage.
 - c. For chemical spray application, use low-pressure tank or chemical pump suitable for chemical indicated, equipped with nozzle having a cone-shaped spray.
 - d. For water-spray application, use fan-shaped spray tip that disperses water at an angle of 25 to 50 degrees.
 - e. For heated water-spray application, use equipment capable of maintaining temperature between 140 and 160 deg F at flow rates indicated.

B. Paint Removal with Hand Tools: Remove paint manually using hand-held scrapers, wire brushes, sandpaper, and metallic wool as appropriate for the substrate material.

C. Paint Removal with Alkaline Paste Paint Remover:

1. Remove loose and peeling paint using scrapers, stiff brushes, or a combination of these. Let surface dry thoroughly.

2. Apply paint remover to dry, painted surface with brushes.
3. Allow paint remover to remain on surface for period recommended in writing by manufacturer or as determined by preconstruction testing.
4. Use mechanical methods recommended in writing by manufacturer to remove chemicals and paint residue.
5. Repeat process if necessary to remove all paint.

D. Paint Removal with Low-Odor, Solvent-Type Paste Paint Remover:

1. Remove loose and peeling paint using water, scrapers, stiff brushes, or a combination of these. Let surface dry thoroughly.
2. Apply thick coating of paint remover to dry, painted surface with natural-fiber cleaning brush, deep-nap roller, or large paintbrush. Apply in one or two coats according to manufacturer's written instructions.
3. Allow paint remover to remain on surface for period recommended in writing by manufacturer or as determined by preconstruction testing.
4. Use mechanical methods recommended in writing by manufacturer to remove chemicals and paint residue.
5. Repeat process if necessary to remove all paint.

3.5 SUBSTRATE REPAIR

A. General: Repair substrate surface defects that are inconsistent with the surface appearance of adjacent materials and finishes.

B. Wood Substrate:

1. Repair wood defects including dents and gouges more than 1/8 inch in size and all holes and cracks by filling with wood-patching compound and sanding smooth. Reset or remove protruding fasteners.
2. Where existing paint is allowed to remain, sand irregular buildup of paint, runs, and sags to achieve a uniformly smooth surface.

C. Cementitious Material Substrate:

1. General: Repair defects including dents and chips more than 1/4 inch in size and all holes and cracks by filling with cementitious patching compound and sanding smooth. Remove protruding fasteners.
2. New and Bare Plaster: Neutralize surface of plaster with mild acid solution as recommended in writing by paint manufacturer. In lieu of acid neutralization, follow manufacturer's written instruction for primer or transition coat over alkaline plaster surfaces.
3. Concrete, Cement Plaster, and Other Cementitious Products: Remove efflorescence, chalk, dust, dirt, grease, oils, and release agents. If surfaces are too alkaline to paint, correct this condition before painting.

D. Gypsum-Plaster and Gypsum-Board Substrates:

1. Repair defects including dents and chips more than 1/8 inch in size and all holes and cracks by filling with gypsum-plaster patching compound and sanding smooth. Remove protruding fasteners.
2. Rout out surface cracks to remove loose, unsound material; fill with patching compound and sand smooth.

E. Metal Substrate:

1. Preparation: Treat repair locations by wire-brushing and solvent cleaning. Use chemical or mechanical rust removal method to clean off rust.
2. Defects in Metal Surfaces: Repair non-load-bearing defects in existing metal surfaces, including dents and gouges more than 1/16 inch deep or 1/2 inch across and all holes and cracks by filling with metal-patching compound and sanding smooth. Remove burrs and protruding fasteners.
3. Priming: Prime iron and steel surfaces immediately after repair to prevent flash rusting. Stripe paint corners, crevices, bolts, welds, and sharp edges. Apply two coats to surfaces that are inaccessible after completion of the Work.

3.6 PAINT APPLICATION, GENERAL

- A. Prepare surfaces to be painted according to the Surface-Preparation Schedule and with manufacturer's written instructions for each substrate condition.
- B. Apply a transition coat over incompatible existing coatings.
- C. Metal Substrate: Stripe paint corners, crevices, bolts, welds, and sharp edges before applying full coat. Apply two coats to surfaces that are inaccessible after completion of the Work. Tint stripe coat different than the main coating and apply with brush.
- D. Blending Painted Surfaces: When painting new substrates patched into existing surfaces or touching up missing or damaged finishes, apply coating system specified for the specific substrate. Apply final finish coat over entire surface from edge to edge and corner to corner.

3.7 CLEANING AND PROTECTION

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
- B. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
- C. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.8 SURFACE-PREPARATION SCHEDULE

- A. General: Before painting, prepare surfaces where indicated on Drawings for painting according to applicable requirements specified in this schedule.
 - 1. Examine surfaces to evaluate each surface condition according to paragraphs below.
 - 2. Where existing degree of soiling prevents examination, preclean surface and allow it to dry before making an evaluation.
 - 3. Repair substrate defects according to "Substrate Repair" Article.
- B. Surface Preparation for MPI DSD 0 Degree of Surface Degradation:
 - 1. Surface Condition: Existing paint film in good condition and tightly adhered.
 - 2. Paint Removal: Not required.
 - 3. Preparation for Painting: Wash surface by detergent cleaning; use solvent cleaning where needed. Roughen or degloss cleaned surfaces to ensure paint adhesion according to paint manufacturer's written instructions.
- C. Surface Preparation for MPI DSD 1 Degree of Surface Degradation:
 - 1. Surface Condition: Paint film cracked or broken but adhered.
 - 2. Paint Removal: Scrape by hand-tool cleaning methods to remove loose paint until only tightly adhered paint remains.
 - 3. Preparation for Painting: Wash surface by detergent cleaning; use other cleaning methods for small areas of bare substrate if required. Roughen, degloss, and sand the cleaned surfaces to ensure paint adhesion and a smooth finish according to paint manufacturer's written instructions.
- D. Surface Preparation for MPI DSD 2 Degree of Surface Degradation:
 - 1. Surface Condition: Paint film loose, flaking, or peeling.
 - 2. Paint Removal: Remove loose, flaking, or peeling paint film by hand-tool or chemical paint-removal methods.
 - 3. Preparation for Painting: Wash surface by detergent cleaning; use solvent cleaning where needed. Use other cleaning methods for small areas of bare substrate if required. Sand surfaces to smooth remaining paint film edges. Prepare bare cleaned surface to be painted according to paint manufacturer's written instructions for substrate construction materials.
- E. Surface Preparation for MPI DSD 3 Degree of Surface Degradation:
 - 1. Surface Condition: Paint film severely deteriorated and surface indicated to have paint completely removed.
 - 2. Paint Removal: Completely remove paint film by hand-tool or chemical paint-removal methods. Remove rust.
 - 3. Preparation for Painting: Prepare bare cleaned surface according to paint manufacturer's written instructions for substrate construction materials.
- F. Surface Preparation for MPI DSD 4 Degree of Surface Degradation:

1. Surface Condition: Missing material, small holes and openings, and deteriorated or corroded substrate.
2. Substrate Preparation: Repair, replace, and treat substrate according to "Substrate Repair" Article and requirements in other Specification Sections.
3. Preparation for Painting: Sand substrate surfaces to smooth remaining paint film edges and prepare according to paint manufacturer's written instructions for substrate construction materials. Remove rust.
4. Painting: Paint as required for MPI DSD 2 degree of surface degradation.

END OF SECTION 090190.52

SECTION 090320 - TREATMENT OF PLASTER

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Repair and replacement of interior gypsum plaster.

PART 2 - PRODUCTS

2.1 GYPSUM PLASTER MATERIALS

- A. Gypsum Materials:
 - 1. Lightweight Gypsum Ready-Mixed Plaster: ASTM C28/C28M, with mill-mixed perlite aggregate.
 - 2. Gypsum Neat Plaster: ASTM C28/C28M for use with job-mixed aggregates.
 - 3. Gypsum Wood-Fibred Plaster: ASTM C28/C28M.
 - 4. High-Strength Gypsum Neat Plaster: ASTM C28/C28M; with a minimum, average, dry compressive strength of 2800 psi per ASTM C472 for a mix of 100 lb of plaster and 2 cu. ft. of sand.
 - 5. Gypsum Gaging Plaster. ASTM C28/C28M.
 - 6. High-Strength Gypsum Gaging Plaster: ASTM C28/C28M; with a minimum, average, dry compressive strength of 5000 psi per ASTM C472 for a neat mix.
 - 7. Gypsum Ready-Mixed Finish Plaster: ASTM C28/C28M; manufacturer's standard, mill-mixed, gaged, interior finish.
 - 8. Gypsum Keene's Cement: ASTM C61/C61M.
- B. Hydrated Lime: ASTM C206, Type N.
- C. Aggregates:
 - 1. Aggregate for Base-Coat Plasters: ASTM C35, sand.
 - 2. Aggregate for Float Finishes: ASTM C35, sand; graded per ASTM C842.
- D. Fiber: 1/2 to 1 inch in length; composed of natural linen, cotton, hemp, or jute fiber or glass or polypropylene fiber; free of grease, waxes, and oils; and beaten well to separate fibers before blending into unfibred plaster material.
 - 1. Proportion of Fiber to Unfibred Plaster Material: 3.5 oz./cu. ft. of unfibred plaster material, adjusted as required to produce a well-fibred, cohesive, spreadable, stiff mix with fibers uniformly distributed.
- E. Bonding Compound: ASTM C631.

- A. General: According to ASTM C841 for gypsum plaster; coordinate depth of trim and accessories with thicknesses and number of plaster coats required.
- B. Metal Accessories:
 - 1. Cornerite: Fabricated from expanded-metal lath with ASTM A653/A653M, G60, hot-dip galvanized zinc coating.

2.3 MISCELLANEOUS MATERIALS

- A. Water for Mixing and Finishing Plaster: Potable and free of substances capable of affecting plaster set or of damaging plaster, lath, or accessories.

PART 3 - EXECUTION

3.1 HISTORIC TREATMENT OF PLASTER, GENERAL

- A. General: In treating historic plaster, disturb it as minimally as possible and as follows unless otherwise indicated:
 - 1. Dismantle loose, damaged, or deteriorated plaster, lath, and support systems that cannot be repaired.
 - 2. Verify that substrate surface conditions are suitable for repairs.
 - 3. Provide lath, furring, and support systems for plaster included in the work of this Section.
 - 4. Replace lost details in new, wet-applied and cast plaster that replicate existing or indicated plaster configurations.
 - 5. Leave repaired plasterwork in proper condition for painting or applying other finishes as indicated.
 - 6. Install temporary protective measures to protect historic surfaces that shall be treated later.
- B. Illumination: Perform plastering work with adequate, uniform illumination that does not distort the flatness or curvature of surfaces.

3.2 PLASTER REMOVAL AND REPLACEMENT, GENERAL

- A. Dismantle plaster that is damaged or deteriorated to the limits indicated. Carefully dismantle areas along straight edges that lie over supports, without damaging surrounding plasterwork.
- B. Maintain lath and supporting members in an undamaged condition so far as practicable. Dismantle damaged lath and supports that cannot be repaired or resecured and replace with new work of same type.
- C. Do not deviate more than plus or minus 1/8 inch in 10 feet from a true plane in finished plaster surfaces, as measured by a 10-foot straightedge placed on surface.

- D. Clean substrate surfaces to remove grease, waxes, oils, waterborne staining, debris, and other foreign matter and deposits that could impair bond with repair material.
- E. Wet masonry and concrete bases before plaster application. Keep substrate damp to the touch but without visible water droplets.
- F. Wet remaining plaster abutting the replacement plaster before installing new plasterwork.
- G. Finish plaster flush with metal frames and other built-in metal items or accessories that act as a plaster ground unless otherwise indicated. Where casing bead does not terminate plaster at metal frame, cut base coat free from metal frame before plaster sets and groove finish coat at junctures with metal.
- H. Provide plaster surfaces that are ready to receive field-applied finishes indicated.

3.3 FLAT GYPSUM-PLASTER REMOVAL AND REPLACEMENT

- A. General: Dismantle deteriorated plaster to existing sound plaster at locations indicated on Drawings. Use replacement plaster mixes of gypsum, lime, and aggregate; and application according to ASTM C842 unless otherwise indicated.
- B. Bonding Compound: Apply on unit masonry plaster bases.
- C. Gypsum-Plaster Base Coats:
 - 1. Base Coats over Unit Masonry: Match existing.
- D. Gypsum-Plaster Finish Coats: Match existing
- E. Gypsum-Plaster Finishes: Match finish(es) of existing plaster.

3.4 PATCH-TYPE REPAIR

- A. General: Patch voids, fractured surfaces, and crushed areas in otherwise sound plaster that are larger than cracks.
 - 1. Inspect for deterioration of supporting plaster and lath, and repair or replace deteriorated material as required for a sound substrate.
 - 2. Rake perimeter of hole to sound plaster, and slightly undercut existing plaster to enable replacement plaster to tuck behind existing plaster.
 - 3. Replace missing lath in kind. Bridge gaps in wood lath with expanded-metal lath, overlapping wood by 6 inches and fastening them together.
 - 4. Clean hole to remove loose materials and other foreign matter and deposits that could impair bond with repair material.
 - 5. Wet substrate to damp condition, but without visible water droplets, then install patch material to original profiles.
- B. Gypsum-Plaster Mix: Gypsum gaging plaster.

- C. Finishing: Finish flat surfaces flush and with same texture as adjacent existing plaster. For molded plaster shapes, tool surface to restore the sharp edges and the shape of the molded shape to original contours.
- D. Hairline cracking within the plaster or plaster separation at edge of a patch is unacceptable. Completely dismantle such work and reinstall or repair.

3.5 HAIRLINE CRACK REPAIR

- A. General: Repair cracks 1/32 inch in width or narrower in otherwise sound plaster.
- B. Existing Topcoat: Open crack in existing topcoat to at least 1/8 inch in width and check for broken fiber reinforcement in base coats.
- C. Existing Base Coats: Do not open crack wider in existing base coats unless inspection or other indication shows that the fiber reinforcement has broken. Where inspections indicate failure of fiber reinforcement, proceed as for a large crack repair, but only for length of crack with broken fiber reinforcement.
- D. Clean out crack to remove loose materials and other foreign matter and deposits that could impair bond with repair material.
- E. Wet substrate to damp condition, but without visible water droplets.
- F. Force finish-coat plaster without aggregate into crack, filling crack to original plaster profile.
- G. Finishing: Finish flat surfaces flush and with same texture as adjacent existing plaster. For molded plaster shapes, tool surface to restore the sharp edges and the shape of the molded shape to original contours.

3.6 LARGE CRACK REPAIR

- A. General: Repair cracks over 1/32 inch in width in otherwise sound plaster.
- B. Open crack to at least 1/8 inch in width and full depth with V-groove tool, and check for bond separation or lath deterioration.
- C. Abrade side surfaces of crack and remove inner crack debris by gouging (keying) the inside area of the crack.
- D. Clean out crack to remove loose materials and other foreign matter and deposits that could impair bond with repair material.
- E. Wet substrate to damp condition, but without visible water droplets.
- F. Install finish-coat plaster to fill crack to original plaster profile.
- G. Finishing: Finish flat surfaces flush and with same texture as adjacent existing plaster. For molded plaster shapes, tool surface to restore the sharp edges and the shape of the molded shape to original contours.

Pennington Gap
Bailey Robbins Building Rehabilitation
October 1, 2023
END OF SECTION 090320

Hill Studio Commission No. 2310
Project Manual
Bid Set

SECTION 093013 - CERAMIC TILING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Ceramic wall and floor tile.
 - 2. Waterproof membrane for thin-set tile installations.
 - 3. Cementitious backer units.
- B. Related Sections include the following:
 - 1. Division 7 Section "Joint Sealants" for sealing of expansion, contraction, control, and isolation joints in tile surfaces.
 - 2. Division 9 Section "Gypsum Board Assemblies" for cementitious backer units installed in gypsum wallboard assemblies.

1.3 DEFINITIONS

- A. Module Size: Actual tile size (minor facial dimension as measured per ASTM C 499) plus joint width indicated.
- B. Facial Dimension: Actual tile size (minor facial dimension as measured per ASTM C 499).
- C. Facial Dimension: Nominal tile size as defined in ANSI A137.1.

1.4 PERFORMANCE REQUIREMENTS

- A. Static Coefficient of Friction: For tile installed on walkway surfaces, provide products with the following values as determined by testing identical products per ASTM C 1028:
 - 1. Level Surfaces: Minimum 0.6.
- B. Load-Bearing Performance: For ceramic tile installed on walkway surfaces, provide installations rated for the following load-bearing performance level based on testing assemblies according to ASTM C 627 that are representative of those indicated for this Project:
 - 1. Moderate: Passes cycles 1 through 10.

1.5 SUBMITTALS

- A. Product Data: For each type of tile, mortar, grout, and other products specified.
- B. Tile Samples for Initial Selection: Manufacturer's color charts consisting of actual tiles or sections of tiles showing the full range of colors, textures, and patterns available for each type and composition of tile indicated. Include Samples of accessories involving color selection.
- C. Grout Samples for Initial Selection: Manufacturer's color charts consisting of actual sections of grout showing the full range of colors available for each type of grout indicated.
- D. Samples for Verification: Of each item listed below, prepared on Samples of size and construction indicated. Where products involve normal color and texture variations, include Sample sets showing the full range of variations expected.
 - 1. Each type and composition of tile and for each color and texture required, at least 12 inches square, mounted on braced cementitious backer units, and with grouted joints using product complying with specified requirements and approved for completed work in color or colors selected by Architect.
 - 2. Full-size units of each type of trim and accessory for each color required.
 - 3. Metal edge strips in 6-inch lengths.
- E. Master Grade Certificates: For each shipment, type, and composition of tile, signed by tile manufacturer and Installer.
- F. Product Certificates: Signed by manufacturers certifying that the products furnished comply with requirements.
- G. Qualification Data: For firms and persons specified in the "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names of architects and owners, and other information specified.
- H. Tile Test Reports: Indicate and interpret test results for compliance of special-purpose tile with specified requirements.
- I. Setting Material Test Reports: Indicate and interpret test results for compliance of tile-setting and -grouting products with specified requirements.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: Engage an experienced installer who has completed tile installations similar in material, design, and extent to that indicated for this Project and with a record of successful in-service performance.
- B. Source Limitations for Tile: Obtain each color, grade, finish, type, composition, and variety of tile from one source with resources to provide products from the same production run for each contiguous area of consistent quality in appearance and physical properties without delaying the Work.

- C. Source Limitations for Setting and Grouting Materials: Obtain ingredients of a uniform quality for each mortar, adhesive, and grout component from a single manufacturer and each aggregate from one source or producer.
- D. Source Limitations for Other Products: Obtain each of the following products specified in this Section from one source and by a single manufacturer for each product:
 - 1. Cementitious backer units.
 - 2. Joint sealants.
 - 3. Waterproofing.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store packaged materials in original containers with seals unbroken and labels intact until time of use. Comply with requirement of ANSI A137.1 for labeling sealed tile packages.
- B. Prevent damage or contamination to materials by water, freezing, foreign matter, and other causes.
- C. Handle tile with temporary protective coating on exposed surfaces to prevent coated surfaces from contacting backs or edges of other units. If coating does contact bonding surfaces of tile, remove coating from bonding surfaces before setting tile.

1.8 PROJECT CONDITIONS

- A. Environmental Limitations: Do not install tile until construction in spaces is completed and ambient temperature and humidity conditions are being maintained to comply with referenced standards and manufacturer's written instructions.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, those indicated in the ceramic tile installation schedules at the end of this Section.
- B. Products: Subject to compliance with requirements, provide products indicated in the ceramic tile installation schedules at the end of this Section.
- C. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Tile Products:
 - a. Dal-Tile Corporation or approved equal.
 - 2. Tile-Setting and -Grouting Materials:

- a. Dal-Tile Corporation or approved equal.

2.2 PRODUCTS, GENERAL

- A. ANSI Ceramic Tile Standard: Provide tile that complies with ANSI A137.1, "Specifications for Ceramic Tile," for types, compositions, and other characteristics indicated.
 1. Provide tile complying with Standard Grade requirements, unless otherwise indicated.
 2. For facial dimensions of tile, comply with requirements relating to tile sizes specified in Part 1 "Definitions" Article.
- B. ANSI Standards for Tile Installation Materials: Provide materials complying with ANSI standards referenced in "Setting Materials" and "Grouting Materials" articles.
- C. Colors, Textures, and Patterns: Where manufacturer's standard products are indicated for tile, grout, and other products requiring selection of colors, surface textures, patterns, and other appearance characteristics, provide specific products or materials complying with the following requirements:
 1. Provide Architect's selections from manufacturer's full range of colors, textures, and patterns for products of type indicated.
 2. Provide tile trim and accessories that match color and finish of adjoining flat tile.
- D. Factory Blending: For tile exhibiting color variations within the ranges selected during Sample submittals, blend tile in the factory and package so tile units taken from one package show the same range in colors as those taken from other packages and match approved Samples.
- E. Mounting: Where factory-mounted tile is required, provide back- or edge-mounted tile assemblies as standard with manufacturer, unless another mounting method is indicated.
- F. Factory-Applied Temporary Protective Coating: Where indicated under tile type, protect exposed surfaces of tile against adherence of mortar and grout by precoating them with a continuous film of petroleum paraffin wax, applied hot. Do not coat unexposed tile surfaces.

2.3 TILE PRODUCTS

- A. Glazed Paver Tile: Provide flat tile complying with the following requirements:
 1. Composition: Porcelain.
 2. Composition: Impervious natural clay.
 3. Composition: Semivitreous natural clay.
 4. Composition: Vitreous natural clay.
 5. Facial Dimensions: 11-13/16 by 11-13/16 inches.
 6. Thickness: 1/2 inch.
 7. Face: Pattern of design indicated, with square or cushion edges.
- B. Glazed Wall Tile: Provide flat tile complying with the following requirements:
 1. Module Size: 12 by 12 inches.
 2. Thickness: 5/16 inch.

3. Face: Pattern of design indicated, with manufacturer's standard edges.
- C. Trim Units: Provide tile trim units to match characteristics of adjoining flat tile and to comply with the following requirements:
 1. Size: As indicated, coordinated with sizes and coursing of adjoining flat tile where applicable.
 2. Shapes: As follows, selected from manufacturer's standard shapes:
 - a. Base for Portland Cement Mortar Installations: Coved.
 - b. Base for Thin-Set Mortar Installations: Straight.
 - c. External Corners for Portland Cement Mortar Installations: Bullnose shape with a radius of at least 3/4 inch, unless otherwise indicated.
 - d. External Corners for Thin-Set Mortar Installations: Surface bullnose.
 - e. Internal Corners: Field-buttet square corners, except with coved base and cap angle pieces designed to member with stretcher shapes.

2.4 SETTING MATERIALS

- A. Dry-Set Portland Cement Mortar (Thin-Set): ANSI A118.1.
 1. For wall applications, provide nonsagging, latex-portland cement mortar complying with ANSI A118.4 for mortar of this type defined in Section F-2.1.2.
- B. Organic Adhesive: ANSI A136.1, Type I.

2.5 GROUTING MATERIALS

- A. Commercial Portland Cement Grout (Sanded Grout): ANSI A118.6, color as selected from manufacturer's full range, for joints 1/8 inch or wider.
- B. Dry-Set Grout: ANSI A118.6, color as selected from manufacturer's full range.

2.6 ELASTOMERIC SEALANTS

- A. General: Provide manufacturer's standard chemically curing, elastomeric sealants of base polymer and characteristics indicated that comply with applicable requirements of Division 7 Section "Joint Sealants."
- B. Colors: Provide colors of exposed sealants to match colors of grout in tile adjoining sealed joints, unless otherwise indicated.
- C. Multipart, Pourable Urethane Sealant for Use T: ASTM C 920; Type M; Grade P; Class 25; Uses T, M, A, and, as applicable to joint substrates indicated, O.

- D. Chemical-Resistant Sealants: For chemical-resistant floors, provide sealants compatible with chemical-resistant mortars and grouts, approved for use indicated by manufacturers of both mortar/grout and sealant and with chemical-resistance properties equivalent to mortar/grout.
- E. Available Products: Subject to compliance with requirements, products which may be incorporated into the Work include, but are not limited to, the following:
- F. Products: Subject to compliance with requirements, provide one of the following:
 - 1. Multipart, Pourable Urethane Sealants:
 - a. Chem-Calk 550; Bostik.
 - b. Vulkem 245; Mameco International, Inc.
 - c. NR-200 Urexpan; Pecora Corp.
 - d. THC-900; Tremco, Inc.

2.7 CEMENTITIOUS BACKER UNITS

- A. Provide cementitious backer units complying with ANSI A118.9, of thickness and width indicated below, and in maximum lengths available to minimize end-to-end butt joints.
- B. Available Products: Subject to compliance with requirements, cementitious backer units that may be incorporated into the Work include, but are not limited to, the following:
 - 1. DUROCK Cement Board; United States Gypsum Co. or approved equal.

2.8 MISCELLANEOUS MATERIALS

- A. Trowelable Underlayments and Patching Compounds: Latex-modified, portland-cement-based formulation provided or approved by manufacturer of tile-setting materials for installations indicated.
- B. Metal Edge Strips: White-zinc-alloy terrazzo strips, 1/8 inch wide at top edge with integral provision for anchorage to mortar bed or substrate, unless otherwise indicated.
- C. Tile Cleaner: A neutral cleaner capable of removing soil and residue without harming tile and grout surfaces, specifically approved for materials and installations indicated by tile and grout manufacturers.

2.9 MIXING MORTARS AND GROUT

- A. Mix mortars and grouts to comply with referenced standards and mortar and grout manufacturers' written instructions.
- B. Add materials, water, and additives in accurate proportions.

- C. Obtain and use type of mixing equipment, mixer speeds, mixing containers, mixing time, and other procedures to produce mortars and grouts of uniform quality with optimum performance characteristics for installations indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions where tile will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of installed tile.
 - 1. Verify that substrates for setting tile are firm; dry; clean; free from oil, waxy films, and curing compounds; and within flatness tolerances required by referenced ANSI A108 series of tile installation standards for installations indicated.
 - 2. Verify that installation of grounds, anchors, recessed frames, electrical and mechanical units of work, and similar items located in or behind tile has been completed before installing tile.
 - 3. Verify that joints and cracks in tile substrates are coordinated with tile joint locations; if not coordinated, adjust latter in consultation with Architect.
- B. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Remove coatings, including curing compounds, and other substances that contain soap, wax, oil, or silicone and are incompatible with tile-setting materials by using a terrazzo or concrete grinder, a drum sander, or a polishing machine equipped with a heavy-duty wire brush.
- B. Provide concrete substrates for tile floors installed with dry-set or latex-portland cement mortars that comply with flatness tolerances specified in referenced ANSI A108 series of tile installation standards for installations indicated.
 - 1. Use trowelable leveling and patching compounds per tile-setting material manufacturer's written instructions to fill cracks, holes, and depressions.
 - 2. Remove protrusions, bumps, and ridges by sanding or grinding.
- C. Blending: For tile exhibiting color variations within the ranges selected during Sample submittals, verify that tile has been blended in the factory and packaged so tile units taken from one package show the same range in colors as those taken from other packages and match approved Samples. If not factory blended, either return to manufacturer or blend tiles at Project site before installing.

3.3 INSTALLATION, GENERAL

- A. ANSI Tile Installation Standards: Comply with parts of ANSI A108 series of tile installation standards in "Specifications for Installation of Ceramic Tile" that apply to types of setting and grouting materials and to methods indicated in ceramic tile installation schedules.
- B. TCA Installation Guidelines: TCA's "Handbook for Ceramic Tile Installation." Comply with TCA installation methods indicated in ceramic tile installation schedules.
- C. Extend tile work into recesses and under or behind equipment and fixtures to form a complete covering without interruptions, unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.
- D. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.
- E. Jointing Pattern: Lay tile in grid pattern, unless otherwise indicated. Align joints when adjoining tiles on floor, base, walls, and trim are the same size. Lay out tile work and center tile fields in both directions in each space or on each wall area. Adjust to minimize tile cutting. Provide uniform joint widths, unless otherwise indicated.
- F. Lay out tile wainscots to next full tile beyond dimensions indicated.
- G. Expansion Joints: Locate expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles.
 - 1. Locate joints in tile surfaces directly above joints in concrete substrates.
 - 2. Prepare joints and apply sealants to comply with requirements of Division 7 Section "Joint Sealants."
- H. Grout tile to comply with the requirements of the following tile installation standards:
 - 1. For ceramic tile grouts (sand-portland cement, dry-set, commercial portland cement, and latex-portland cement grouts), comply with ANSI A108.10.
 - 2. For chemical-resistant epoxy grouts, comply with ANSI A108.6.
 - 3. For chemical-resistant furan grouts, comply with ANSI A108.8.
- I. Where indicated, install cementitious backer units and treat joints to comply with ANSI A108.11 and manufacturer's written instructions for type of application indicated.

3.4 WATERPROOFING INSTALLATION

- A. Install waterproofing to comply with waterproofing manufacturer's written instructions to produce a waterproof membrane of uniform thickness bonded securely to substrate.
- B. Do not install tile over waterproofing until waterproofing has cured and been tested to determine that it is watertight.

3.5 FLOOR TILE INSTALLATION

- A. General: Install tile to comply with requirements in the Ceramic Tile Floor Installation Schedule, including those referencing TCA installation methods and ANSI A108 series of tile installation standards.
- B. Joint Widths: Install tile on floors with the following joint widths:
 - 1. Paver Tile: 1/4 inch. Tile wall base joints to match and align with floor tile.
- C. Back Buttering: For installations indicated, obtain 100 percent mortar coverage by complying with applicable special requirements for back buttering of tile in referenced ANSI A108 series of tile installation standards:
 - 1. Tile floors in wet areas, including showers, tub enclosures, laundries, and swimming pools.
 - 2. Tile floors installed with chemical-resistant mortars and grouts.
 - 3. Tile floors composed of tiles 8 by 8 inches or larger.
 - 4. Tile floors composed of rib-backed tiles.
- D. Metal Edge Strips: Install at locations indicated or where exposed edge of tile flooring meets carpet, wood, or other flooring that finishes flush with top of tile.

3.6 WALL TILE INSTALLATION

- A. Install types of tile designated for wall installations to comply with requirements in the Ceramic Tile Wall Installation Schedule, including those referencing TCA installation methods and ANSI setting-bed standards.
- B. Install metal lath and scratch coat to walls to comply with ANSI A108.1A, Section 4.1.
- C. Joint Widths: Install tile on walls with the following joint widths:
 - 1. Wall Tile: 1/16 inch.
- D. Back Buttering: For installations indicated, obtain 100 percent mortar coverage by complying with applicable special requirements for back buttering of tile in referenced ANSI A108 series of tile installation standards:
 - 1. Exterior tile wall installations.
 - 2. Tile wall installations in wet areas, including showers, tub enclosures, laundries, and swimming pools.
 - 3. Tile installed with chemical-resistant mortars and grouts.
 - 4. Tile wall installations composed of tiles 8 by 8 inches, align joints with CMU wall joints.

3.7 CLEANING AND PROTECTING

- A. Cleaning: On completion of placement and grouting, clean all ceramic tile surfaces so they are free of foreign matter.
 - 1. Remove latex-portland cement grout residue from tile as soon as possible.

2. Unglazed tile may be cleaned with acid solutions only when permitted by tile and grout manufacturer's written instructions, but no sooner than 10 days after installation. Protect metal surfaces, cast iron, and vitreous plumbing fixtures from effects of acid cleaning. Flush surface with clean water before and after cleaning.
 3. Remove temporary protective coating by method recommended by coating manufacturer that is acceptable to brick and grout manufacturer. Trap and remove coating to prevent it from clogging drains.
- B. Finished Tile Work: Leave finished installation clean and free of cracked, chipped, broken, unbonded, and otherwise defective tile work.
- C. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer, that ensure tile is without damage or deterioration at the time of Substantial Completion.
1. When recommended by tile manufacturer, apply a protective coat of neutral protective cleaner to completed tile walls and floors. Protect installed tile work with kraft paper or other heavy covering during construction period to prevent staining, damage, and wear.
 2. Prohibit foot and wheel traffic from tiled floors for at least 7 days after grouting is completed.
- D. Before final inspection, remove protective coverings and rinse neutral cleaner from tile surfaces.

END OF SECTION 093013

SECTION 10240 - ROOF TOP EQUIPMENT SCREENS

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Pre-formed Panels: For enclosing roof top mechanical equipment.
 - 1. Thermoplastic.
- B. Aluminum Support Framing: For direct attachment of screening panels to mechanical equipment; no base or curb required unless shown otherwise on drawings.
- C. Sliding panels to permit easy access to mechanical equipment for servicing.

1.2 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Product Data:
 - 1. Manufacturer's data sheets on each product to be used.
 - 2. Preparation instructions and recommendations.
 - 3. Storage and handling requirements and recommendations.
 - 4. Typical installation methods.
 - 5. Sufficient data and detail to indicate compliance with these specifications.
- C. Verification Samples: Two representative units of each panel type.
 - 1. Color Selection: Submit paint chart with full range of colors available for Architect's selection.
- D. Shop Drawings: Indicate layout heights, component connection details, and details of interface with adjacent construction.
- E. Certification: Manufacturer's Certificate of Compliance certifying that panels supplied meet or exceed requirements specified.
 - 1. Professional Engineer stamped drawings.
- F. Closeout Submittals: Warranty documents, issued and executed by manufacturer, countersigned by Contractor.

1.3 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with a minimum of one year documented experience.
- B. Installer Qualifications: Company specializing in performing Work of this section with minimum two years documented experience with projects of similar scope and complexity.
- C. Source Limitations: Provide each type of product from a single manufacturing source to ensure uniformity.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly indicating manufacturer and material.
- B. Storage and Handling: Protect materials and finishes during handling and installation to prevent damage.
- C. Protect from damage due to weather, excessive temperature, and construction operations.

1.5 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.
- B. Field Measurements: Take measurements of supporting paving, footings, or piers. Indicate measurements on shop drawings fully documenting any field condition that may interfere with the screen system installation.

1.6 COORDINATION

- A. Installer for work under this Section shall be responsible for coordination of panel and framing sizes and required options with the Contractor's requirements.
 - 1. Request information on sizes and options required from the Contractor.
- B. Submit shop drawings to the Contractor and obtain written approval of shop drawing from the Contractor prior to fabrication.

1.7 WARRANTY

- A. If any part of the rooftop equipment screen fails because of a manufacturing defect within 1 to 5 years from the date of substantial completion, the manufacturer will furnish without charge the required replacement parts. Any local transportation, related service labor or diagnostic call charges are not included.
- B. This warranty does not cover failure of your rooftop equipment screen if the Owner damages it, or if the failure is caused by improper installation. In no event shall the Warrantor be liable for incidental or consequential damages.

PART 2 PRODUCTS

2.1 PERFORMANCE AND DESIGN REQUIREMENTS

- A. Regulatory Requirements: Comply with requirements of building authorities having jurisdiction in Project location.
- B. Design Criteria:
 - 1. Rooftop Equipment Screens:
 - a. The manufacturer is responsible for the structural design of all materials, assembly, and attachments to resist snow, wind, suction, and uplift loading at any point without damage or permanent set.
 - b. Framing shall be designed in accordance with the Aluminum Design Manual to resist the following loading:

- 1) ASCE 7-18 - Minimum Design Loads for Buildings and Other Structures; American Society of Civil Engineers.
- c. Default Clear Space Between Equipment and Screen: 36 inch nominal.
- d. Screen Heights: 35, 52, and 70 inches and may be stacked as needed.
- e. Screens Mounted to Steel Posts: Posts must be set no further than 96 inches on center.
2. Design Requirements to be Supplied to Manufacturer:
 - a. Obstructions above unit base rail elevation and within 72 inches of unit must be identified.
 - b. Access panels, access doors, vent hoods, power disconnects, etc. must be accounted for in design; clearly noted on unit cut sheets or roof plans provided to Manufacturer.
 - c. Equipment Obstruction Details Provided to Cityscapes: Such as door swings, horizontal ducting, or piping may be made to run between top and bottom rails. Contact Manufacturer for custom solutions.
 - d. Post Mounting Systems: By others. Must have all steel sizing provided.
3. Limitations:
 - a. Screens may be designed 22 to 60 inches clear, as decided necessary by Manufacturer.
 - 1) Requests for special clearances should be noted.
 - b. Screen Heights:
 - 1) Cannot exceed 8 inches more than cabinet height.
 - 2) Units may have varying screen heights if needed to clear obstructions such as parapet walls.
 - c. Top Trim: May be added to cover as much of the unit above attachment points.
 - d. Screen Supports: To be attached below any drip edges.
 - e. Spans Between Supports Larger than 100 inches: May require a post mount support.
 - 1) Steel HSS by others.
 - 2) Free-standing support posts provided by Manufacturer.
 - f. Removable Screen Sections:
 - 1) May be used for large maintenance clearances under special conditions:
 - 2) Removable Sections:
 - a) Fit between two trusses.
 - b) Are not adjacent to one another; two trusses either side of section.
 - c) Are not placed on the ends of partially sided systems.
 - g. Units May be Nested Together If:
 - 1) Cabinets are no further than 96 inches apart.
 - 2) Units have similar cabinet and curb heights.
 - 3) Units are not on isolation/vibration curbs.
 - h. If nested look is desired but not possible from one of the reasons above, independent screens can be sized to fit together with small gaps.

2.2 MATERIALS

- A. Thermoformed Plastic Panels: Fabricated from rigid medium impact thermo-formed sheets.
 1. Minimum thickness: 3/16 inch.
- B. Framing: Aluminum Plate, Shapes and Bar: ASTM B 221, alloy 6061-T5 or 6063-T5.
- C. Threaded Fasteners: Screws, bolts, nut, and washers to be Stainless steel.

1. Corner Assembly Fasteners: No. 12-14 x 1-1/4 inches stainless steel self-drilling screws.
 - a. Length: As required to develop full holding capacity of screw when fastened to Mechanical Equipment.
2. Provide lock washer or other locking device at all bolted connections.

2.3 FABRICATION

- A. Provide factory-formed panel systems with continuous interlocking panel connections and indicated or necessary components: Form all components true to shape, accurate in size, square and free from distortion or defects. Cut panels to precise lengths indicated on approved shop drawings.
- B. Fabricate all panels to slide horizontally to allow access to unit access panels behind.
- C. Panel Style, Design, and Trim:
 1. Panel Style: Stacked.
 2. Panel Design: Metal Series. 4.0 Rib Horizontal.
 3. Panel Design: Metal Series. Custom.
 4. Decorative Top Trim Profile: Band.
- D. Trim and Closures: Material: Aluminum. Thickness: 0.050 to 0.25 inches,
 1. Finish: Manufacturers standard coating system, unless shown otherwise on drawings.
- E. Framing: Fabricate and assemble components in largest practical sizes, for delivery to Project site.
 1. Corner Assemblies: Construct to required shape with joints tightly fitted.
 2. Components Required Framing Anchorage: Fabricate anchors and related components of material and finish as required, or as specifically noted.

2.4 FINISHES

- A. Aluminum Framing: Mill finish.
- B. Panel Coating: Manufacturer's standard powder coating system, factory applied.
 1. Color: Selected from full range of manufacturer's standard colors.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Installer's Examination: Examine conditions under which construction activities of this section are to be performed.
 1. Submit written notification to Architect and Screen manufacturer if such conditions are unacceptable.
 2. Beginning erection constitutes installer's acceptance of conditions.

3.2 PREPARATION

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

3.3 INSTALLATION

- A. Install units in accordance with the manufacturer's instructions and approved shop drawings. Keep perimeter lines straight, plumb, and level. Provide brackets, anchors, and accessories necessary for a complete installation.
- B. Fasten structural supports to HVAC units without damaging the operation of the unit.
 - 1. Provide corner and mid-span assemblies as required by approved shop drawings so that the panels are supported uniformly.
 - 2. Fastening bottom rail using bolts to permit ease of access to HVAC units.
- C. Insert panels into structural supports, except where fixed attachment points are indicated. Butt panels to adjacent panels for uniform fit. Fasten fixed panels in accordance with the shop drawings.
- D. Metal Separation: Where aluminum materials would contact dissimilar materials, insert rubber grommets at attachment points, thus eliminating where dissimilar metals would otherwise be in contact.
- E. Do not cut or abrade finishes which cannot be restored. Return items with such finishes to shop for required alterations.

3.4 ERECTION TOLERANCES

- A. Maximum misalignment from true position: 1/4 inch.

3.5 CLEANING AND PROTECTION

- A. Remove all protective masking from material immediately after installation.
- B. Protection:
 - 1. Ensure that the finishes and structure of installed systems are not damaged by subsequent construction activities.
 - 2. If minor damage to finishes occurs, repair damage in accordance with manufacturer's recommendations; provide replacement components if repaired finishes are unacceptable to Architect.
- C. Prior to Substantial Completion: Remove dust or other foreign matter from component surfaces; clean finishes in accordance with manufacturer's instructions.
 - 1. Clean units in accordance with the manufacturer's instructions.

END OF SECTION