

# CITY OF CARLSBAD

San Diego County

California

## CONTRACT DOCUMENTS AND SPECIAL PROVISIONS FOR

**New Village Arts Roof and Exterior  
Refurbishment (2787 State Street)**



**CONTRACT NO. 4739  
PWS21-1170FAC**



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# CITY OF CARLSBAD, CALIFORNIA

## NOTICE INVITING BIDS

Until 5 p.m. on August 31, 2020, the City shall accept sealed bids, bids via electronic format via the City of Carlsbad Electronic Bidding Site, PlanetBids which may be accessed at <https://www.carlsbadca.gov/depts/finance/contracting/bids.asp> for performing the work as follows: Remove and replace the roof and west wall siding for the structure located at 2787 State Street, Carlsbad CA.

### **NEW VILLAGE ARTS ROOF AND EXTERIOR REFURBISHMENT (2787 STATE STREET) CONTRACT NO. 4739 PWS21-1170FAC**

**ELECTRONIC FORMAT RECEIPT AND OPENING OF BIDS:** Bids will be received in electronic format (eBids) **EXCLUSIVELY** at the City of Carlsbad's electronic bidding (eBidding) site, at: <http://www.carlsbadca.gov/services/depts/finance/contracting/bids.asp> and are due by the date and time shown on the cover of this solicitation.

**BIDDERS MUST BE PRE-REGISTERED** with the City's bidding system and possess a system-assigned Digital ID in order to submit an electronic bid.

The City's electronic bidding (eBidding) system will automatically track information submitted to the site including IP addresses, browsers being used and the URLs from which information was submitted. In addition, the City's bidding system will keep a history of every login instance including the time of login, and other information about the user's computer configuration such as the operating system, browser type, version, and more. Because of these security features, Bidders who disable their browsers' cookies will not be able to log in and use the City's bidding system.

The City's electronic bidding system is responsible for bid tabulations. Upon the bidder's or proposer's entry of their bid, the system will ensure that all required fields are entered. The system will not accept a bid for which any required information is missing. This includes all necessary pricing, subcontractor listing(s) and any other essential documentation and supporting materials and forms requested or contained in these solicitation documents.

#### **BIDS REMAIN SEALED UNTIL DUE DATE AND TIME.**

eBids are transmitted into the City's bidding system via hypertext transfer protocol secure (https) mechanism using SSL 128-256-bit security certificates issued from Verisign/Thawte which encrypts data being transferred from client to server. Bids submitted prior to the Due Date and Time are not available for review by anyone other than the submitter, who will have until the Due Date and Time to change, rescind or retrieve its bid should they desire to do so.

#### **BIDS MUST BE SUBMITTED BY DUE DATE AND TIME.**

Once the deadline is reached, no further submissions are accepted into the system. Once the Due Date and Time has passed, bidders, proposers, the general public, and City staff are able to immediately see the results online. City staff may then begin reviewing the submissions for responsiveness, compliance and other issues.

#### **RECAPITULATION OF THE WORK.**

Bids shall not contain any recapitulation of the Work. Conditional Bids may be rejected as being non-responsive. Alternative proposals will not be considered unless called for.



**BIDS MAY BE WITHDRAWN by the Bidder prior to, but not after, the time set as Due Date and Time.**

**Important Note:** Submission of the electronic bid into the system may not be instantaneous. Due to the speed and capabilities of the user's internet service provider (ISP), bandwidth, computer hardware and other variables, it may take time for the bidder's submission to upload and be received by the City's eBidding system. It is the bidder's sole responsibility to ensure their bids are received on time by the City's eBidding system. The City of Carlsbad is not responsible for bids that do not arrive by the Due Date and Time.

**ELECTRONIC SUBMISSIONS CARRY FULL FORCE AND EFFECT.**

The Bidder, by submitting their electronic proposal, agrees to and certifies under penalty of perjury under the laws of the State of California, that the certification, forms and affidavits submitted as part of this proposal are true and correct. The bidder, by submitting its electronic bid, acknowledges that doing so carries the same force and full legal effect as a paper submission with a longhand (wet) signature. By submitting an electronic bid, the bidder certifies that the bidder has thoroughly examined and understands the entire Contract Documents (which consist of the plans and specifications, drawings, forms, affidavits and the solicitation documents), and that by submitting the eBid as its bid proposal, the bidder acknowledges, agrees to and is bound by the entire Contract Documents, including any addenda issued thereto, and incorporated by reference in the Contract Documents.

**BIDS ARE PUBLIC RECORDS**

Upon receipt by the City, bids shall become public records subject to public disclosure. It is the responsibility of the Bidder to clearly identify any confidential, proprietary, trade secret or otherwise legally privileged information contained within the bid. General references to sections of the California Public Records Act (PRA) will not suffice. If the Bidder does not provide applicable case law that clearly establishes that the requested information is exempt from the disclosure requirements of the PRA, the City shall be free to release the information when required in accordance with the PRA, pursuant to any other applicable law, or by order of any court or government agency, and the Bidder agrees to hold the City harmless for any such release of this information.

**INSTRUCTIONS TO BIDDERS AND BID REQUIREMENTS**

This bid and the terms of the Contract Documents and General Provisions constitute an irrevocable offer that shall remain valid and in full force for a period of 90 days and such additional time as may be mutually agreed upon by the City of Carlsbad and the Bidder.

No bid will be received unless it is made on a proposal form furnished by the Purchasing Department. Each bid must be accompanied by security in a form and amount required by law. The bidder's security of the second and third next lowest responsive bidders may be withheld until the Contract has been fully executed. The security submitted by all other unsuccessful bidders shall be returned to them, or deemed void, within ten (10) days after the Contract is awarded. Pursuant to the provisions of law (Public Contract Code section 10263), appropriate securities may be substituted for any obligation required by this notice or for any monies withheld by the City to ensure performance under this Contract. Section 10263 of the Public Contract Code requires monies or securities to be deposited with the City or a state or federally chartered bank in California as the escrow agent. The escrow agent shall maintain insurance to cover negligent acts and omissions of the agent in connection with the handling of retentions under this section in an amount not less than \$100,000 per contract.

The City of Carlsbad may disqualify a contractor or subcontractor from participating in bidding when a contractor or subcontractor has been debarred by the City of Carlsbad or another jurisdiction in the State of California as an irresponsible bidder.



The work shall be performed in strict conformity with the plans, provisions, and specifications as approved by the City Council of the City of Carlsbad on file with the Engineering Department. The specifications for the work include City of Carlsbad Technical Specifications and the Standard Specifications for Public Works Construction, Parts 2 & 3, current edition at time of bid opening and the supplements thereto as published by the "Greenbook" Committee of Public Works Standards, Inc., all hereinafter designated "SSPWC", as amended. Specification Reference is hereby made to the plans and specifications for full particulars and description of the work. The General Provisions (Part 1) to the SSPWC do not apply.

The City of Carlsbad encourages the participation of minority and women-owned businesses.

The City of Carlsbad encourages all bidders, suppliers, manufacturers, fabricators and contractors to utilize recycled and recyclable materials when available, appropriate and approved by the Engineer.

### **BID DOCUMENTS**

The bid documents comprise the following documents which must be completed and properly executed including notarization, where indicated at time of bid.

1. Contractor's Proposal
2. Bidder's Bond (at time of Bid submit PDF copy via PlanetBids / All Bidders). Bid Bond (Original) due by 5 p.m. next business day after bid Opening / 5 Apparent Low Bidders.
3. Noncollusion Declaration
4. Designation of Subcontractor and Amount of Subcontractor's Bid
5. Bidder's Statement of Technical Ability and Experience
6. Acknowledgement of Addendum(s)
7. Certificate of Insurance. The riders covering the City, its officials, employees and volunteers may be omitted at the time of bid submittal but shall be provided by the Bidder prior to award of this contract.
8. Bidder's Statement Re Debarment
9. Bidder's Disclosure of Discipline Record
10. Escrow Agreement for Security Deposits - (optional, must be completed if the Bidder wishes to use the Escrow Agreement for Security)

### **BIDDER'S GUARANTEE OF GOOD FAITH (BID SECURITY)**

At the time of bid submission, bidders must upload and submit an electronic PDF copy of the aforementioned bid security. Whether in the form of a cashier's check, a properly certified check or an approved corporate surety bond payable to the City of Carlsbad, the bid security must be uploaded to the City's eBidding system. By 5 p.m. the next business day after the bid opening date, the first five apparent low bidders must provide the City with the original bid security.

Failure to submit the electronic version of the bid security at the time of bid submission AND failure to provide the original by 5 p.m. the next business day after bid opening date shall cause the bid to be rejected and deemed **non-responsive**.

Original Bid Bond shall be submitted to:  
Public Works Contract Administration  
Attention: Janean Hawney, Contract Administrator

1635 Faraday Avenue  
Carlsbad, California, 92008



### **ENGINEER'S ESTIMATE:**

All bids will be compared on the basis of the Engineer's Estimate. The estimated quantities are approximate and serve solely as a basis for the comparison of bids. The Engineer's Estimate is \$226,000.

### **TIME OF COMPLETION:**

The Contractor shall diligently prosecute the work to completion within sixty (60) working days after the starting date specified in the Notice to Proceed. Unless otherwise approved in writing by the Engineer, the hours of work shall be between the hours of 7:00 a.m. and 4:00 p.m., Monday through Friday, excluding Agency holidays.

### **SPECIALTY CONTRACTORS: ACCEPTABLE LICENSE TYPES**

Except as provided herein a bid submitted to the City by a Contractor who is not licensed as a contractor pursuant to the Business and Professions Code shall be considered nonresponsive and shall be rejected by the City. In all contracts where federal funds are involved, no bid submitted shall be invalidated by the failure of the bidder to be licensed in accordance with California law. Where federal funds are involved the contractor shall be properly licensed at the time the contract is awarded. In all other cases the contractor shall state their license number, expiration date and classification in the proposal, under penalty of perjury. This invitation to bid does not involve federal funds. The following classifications are acceptable for this contract: **B-General Building Contractor.**

### **ESCROW AGREEMENT**

If the Contractor intends to utilize the escrow agreement included in the contract documents in lieu of the usual 5% retention from each payment, these documents must be completed and submitted with the signed contract. The escrow agreement may not be substituted at a later date.

### **OBTAINING PLANS AND SPECIFICATIONS**

Bid packages, various supplemental provisions and Contract Documents may be obtained on the City of Carlsbad website at [www.carlsbadca.gov](http://www.carlsbadca.gov). Paper copies will not be sold.

### **INTENT OF PLANS AND SPECIFICATIONS**

Any prospective bidder who is in doubt as to the intended meaning of any part of the drawings, specifications or other contract documents, or finds discrepancies in or omissions from the drawings and specifications may submit to the Engineer a written request for clarification or correction. Any response will be made only by a written addendum duly issued by the Engineer a copy of which will be mailed or delivered to each person receiving a set of the contract documents. No oral response will be made to such inquiry. **Prior to the award of the contract, no addition to, modification of or interpretation of any provision in the contract documents will be given by any agent, employee or contractor of the City of Carlsbad except as hereinbefore specified. No bidder may rely on directions given by any agent, employee or contractor of the City of Carlsbad except as hereinbefore specified.**

### **REJECTION OF BIDS**

The City of Carlsbad reserves the right to reject any or all bids and to waive any minor irregularity or informality in such bids.

### **PREVAILING WAGE TO BE PAID**

The general prevailing rate of wages for each craft or type of worker needed to execute the Contract shall be those as determined by the Director of Industrial Relations pursuant to the sections 1770, 1773, and 1773.1 of the Labor Code. Pursuant to section 1773.2 of the Labor Code, a current copy of applicable wage rates is on file in the Office of the City Engineer. The Contractor to whom the Contract is awarded shall not pay less than the said specified prevailing rates of wages to all workers employed by him or her in the execution of the Contract.



The Prime Contractor shall be responsible for insuring compliance with provisions of section 1777.5 of the Labor Code and section 4100 et seq. of the Public Contracts Code, "Subletting and Subcontracting Fair Practices Act." The City Engineer is the City's "duly authorized officer" for the purposes of section 4107 and 4107.5.

The provisions of Part 7, Chapter 1, of the Labor Code commencing with section 1720 shall apply to the Contract for work.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, unless currently registered and qualified to perform public work pursuant to Section 1725.5. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

The Prime Contractor and all subcontractors shall comply with Section 1776 of the Labor Code, which generally requires keeping accurate payroll records, verifying and certifying payroll records, and making them available for inspection. Contractor shall require all subcontractors to comply with Section 1776.

#### **MANDATORY PRE-BID MEETING**

A mandatory pre-bid meeting and tour of the project site will be held on August 11, 2020 at 10:00 a.m.

#### **UNIT PRICES AND COMPUTATION OF BIDS**

All bids are to be computed on the basis of the given estimated quantities of work, as indicated in this proposal, times the unit price as submitted by the bidder.

#### **BIDDER'S INQUIRIES**

Questions on the bid documents during the bid period shall be submitted in writing, via email, solely to:

Janean Hawney, Contract Administrator

[janean.hawney@carlsbadca.gov](mailto:janean.hawney@carlsbadca.gov)

Questions shall be definite and certain and shall reference applicable drawing sheets, notes, details or specification sheets.

The cutoff date to submit questions regarding this project is August 14, 2020 at 5 p.m. No questions will be entertained after that date.

The answers to questions submitted during the bidding period will be published in an addendum and provided to those bidding on the project on or before August 18, 2020.

#### **ADDENDUMS**

**Bidders are advised to verify the issuance of all addenda and receipt thereof one day prior to bidding.** Submission of bids without acknowledgment of addenda may be cause of rejection of bid.

#### **BOND AND INSURANCE REQUIREMENTS**

The Contractor shall provide bonds to secure faithful performance and warranty of the work in an amount equal to one hundred percent (100%) of the Contract price on this project. The Contractor shall provide bonds to secure payment of laborers and materials suppliers, in an amount equal to one hundred percent (100%) of the total amount payable by the terms of the contract. These bonds shall



be kept in full force and effect during the course of this project, and shall extend in full force and effect and be retained by the City until they are released as stated in the 2018 edition of the Standard Specifications for Public Works Construction "Greenbook". All bonds are to be placed with a surety insurance carrier admitted and authorized to transact the business of insurance in California and whose assets exceed their liabilities in an amount equal to or in excess of the amount of the bond. The bonds are to be accompanied by the following documents:

- 1) An original, or a certified copy, of the unrevoked appointment, power of attorney, by laws, or other instrument entitling or authorizing the person who executed the bond to do so.
- 2) A certified copy of the certificate of authority of the insurer issued by the insurance commissioner.

If the bid is accepted, the City may require copies of the insurer's most recent annual statement and quarterly statement filed with the Department of Insurance pursuant to Article 10 (commencing with section 900) of Chapter 1 of Part 2 of Division 1 of the Insurance Code, within 10 calendar days of the insurer's receipt of a request to submit the statements.

Insurance is to be placed with insurers that:

- 1) Have a rating in the most recent Best's Key Rating Guide of at least A-:VII
- 2) Are admitted and authorized to transact the business of insurance in the State of California by the Insurance Commissioner.

Auto policies offered to meet the specification of this contract must:

- 1) Meet the conditions stated above for all insurance companies.
- 2) Cover any vehicle used in the performance of the contract, used onsite or offsite, whether owned, non-owned or hired, and whether scheduled or non-scheduled.

Workers' compensation insurance required under this contract must be offered by a company meeting the above standards with the exception that the Best's rating condition is waived. The City does accept policies issued by the State Compensation Fund meeting the requirement for workers' compensation insurance.

The Contractor shall be required to maintain insurance as specified in the Contract. Any additional cost of said insurance shall be included in the bid price.

The award of the contract by the City Council is contingent upon the Contractor submitting the required bonds and insurance, as described in the contract, within twenty days of bid opening. If the Contractor fails to comply with these requirements, the City may award the contract to the second or third lowest bidder and the bid security of the lowest bidder may be forfeited.

**BUSINESS LICENSE**

The prime contractor and all subcontractors are required to have and maintain a valid City of Carlsbad Business License for the duration of the contract.

Approved by the City Council of the City of Carlsbad, California, by Resolution No. \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Janean Hawney, Deputy Clerk

# CITY OF CARLSBAD

## NEW VILLAGE ARTS ROOF AND EXTERIOR REFURBISHMENT (2787 STATE STREET) CONTRACT NO. 4739

### CONTRACTOR'S PROPOSAL

City Council  
City of Carlsbad  
1200 Carlsbad Village Drive  
Carlsbad, California 92008

The undersigned declares he/she has carefully examined the location of the work, read the Notice Inviting Bids, examined the Plans, Specifications, 2018 edition of the Standard Specifications for Public Works Construction "Greenbook", Contract Documents, and addenda thereto, and hereby proposes to furnish all labor, materials, equipment, transportation, and services required to do all the work to complete Contract No. 4739 in accordance with the Plans, Specifications, 2018 edition of the Standard Specifications for Public Works Construction "Greenbook", Contract Documents, Special Provisions, and addenda thereto and that he/she will take in full payment therefore the following unit prices for each item complete, to wit:

#### New Village Arts Roof and Exterior Refurbishment (2787 State Street)

<u>Item No.</u>	<u>Description</u>	<u>Approximate Quantity And Unit</u>	<u>Unit Price (Figures)</u>	<u>Total Amount (Figures)</u>
A-1	Replace roofing and siding as shown on the plans, contract documents and special provisions.	Lump Sum		\$_____

Total amount of bid in words : \_\_\_\_\_

Total amount of bid in numbers : \$\_\_\_\_\_

Price(s) given above are firm for 90 days after date of bid opening.

Addendum(a) No(s).\_\_\_\_\_ has/have been received and is/are included in this proposal.

The Undersigned has carefully checked all of the above figures and understands that the City will not be responsible for any error or omission on the part of the Undersigned in preparing this bid.

The Undersigned agrees that in case of default in executing the required Contract with necessary bonds and insurance policies within twenty (20) days from the date of award of Contract by the City Council of the City of Carlsbad, the City may administratively authorize award of the contract to the second or third lowest bidder and the bid security of the lowest bidder may be forfeited.



The Undersigned bidder declares, under penalty of perjury, that the undersigned is licensed to do business or act in the capacity of a contractor within the State of California, validly licensed under license number \_\_\_\_\_, classification \_\_\_\_\_ which expires on \_\_\_\_\_, and that this statement is true and correct and has the legal effect of an affidavit.

A bid submitted to the City by a Contractor who is not licensed as a contractor pursuant to the Business and Professions Code shall be considered nonresponsive and shall be rejected by the City § 7028.15(e). In all contracts where federal funds are involved, no bid submitted shall be invalidated by the failure of the bidder to be licensed in accordance with California law. However, at the time the contract is awarded, the contractor shall be properly licensed.

The Undersigned bidder hereby represents as follows:

1. That no Council member, officer agent, or employee of the City of Carlsbad is personally interested, directly or indirectly, in this Contract, or the compensation to be paid hereunder; that no representation, oral or in writing, of the City Council, its officers, agents, or employees has induced him/her to enter into this Contract, excepting only those contained in this form of Contract and the papers made a part hereof by its terms; and
2. That this bid is made without connection with any person, firm, or corporation making a bid for the same work, and is in all respects fair and without collusion or fraud.

Accompanying this proposal is \_\_\_\_\_(Cash, Certified Check, Bond or Cashier's Check) for ten percent (10%) of the amount bid.

The Undersigned is aware of the provisions of section 3700 of the Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and agrees to comply with such provisions before commencing the performance of the work of this Contract and continue to comply until the contract is complete.

The Undersigned is aware of the provisions of the Labor Code, Part 7, Chapter 1, Article 2, relative to the general prevailing rate of wages for each craft or type of worker needed to execute the Contract and agrees to comply with its provisions.

**IF A SOLE OWNER OR SOLE CONTRACTOR SIGN HERE:**

- (1) Name under which business is conducted \_\_\_\_\_
- (2) Signature (given and surname) of proprietor \_\_\_\_\_
- (3) Place of Business \_\_\_\_\_  
(Street and Number)  
City and State \_\_\_\_\_
- (4) Zip Code \_\_\_\_\_ Telephone No. \_\_\_\_\_
- (5) E-Mail \_\_\_\_\_

**IF A PARTNERSHIP, SIGN HERE:**



(1) Name under which business is conducted \_\_\_\_\_

(2) Signature (given and surname and character of partner) (Note: Signature must be made by a general partner)

\_\_\_\_\_  
\_\_\_\_\_

(3) Place of Business \_\_\_\_\_

(Street and Number)

City and State \_\_\_\_\_

(4) Zip Code \_\_\_\_\_ Telephone No. \_\_\_\_\_

(5) E-Mail \_\_\_\_\_

**IF A CORPORATION, SIGN HERE:**

(1) Name under which business is conducted \_\_\_\_\_

\_\_\_\_\_

(2) \_\_\_\_\_

(Signature)

\_\_\_\_\_

(Title)

Impress Corporate Seal here

(3) Incorporated under the laws of the State of \_\_\_\_\_

(4) Place of Business \_\_\_\_\_

(Street and Number)

City and State \_\_\_\_\_

(5) Zip Code \_\_\_\_\_ Telephone No. \_\_\_\_\_

(6) E-Mail \_\_\_\_\_

**NOTARIAL ACKNOWLEDGMENT OF EXECUTION BY ALL SIGNATORIES MUST BE ATTACHED**



List below names of president, vice president, secretary and assistant secretary, if a corporation; if a partnership, list names of all general partners, and managing partners:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

# BID SECURITY FORM

(Check to Accompany Bid)

## New Village Arts Roof and Exterior Refurbishment (2787 State Street)

CONTRACT NO. 4739

(NOTE: The following form shall be used if check accompanies bid.)

Accompanying this proposal is a \*Certified \*Cashiers check payable to the order of CITY OF CARLSBAD, in the sum of \_\_\_\_\_

\_\_\_\_\_ dollars (\$ \_\_\_\_\_), this amount being ten percent (10%) of the total amount of the bid. The proceeds of this check shall become the property of the City provided this proposal shall be accepted by the City through action of its legally constituted contracting authorities and the undersigned shall fail to execute a contract and furnish the required Performance, Warranty and Payment Bonds and proof of insurance coverage within the stipulated time; otherwise, the check shall be returned to the undersigned. The proceeds of this check shall also become the property of the City if the undersigned shall withdraw his or her bid within the period of fifteen (15) days after the date set for the opening thereof, unless otherwise required by law, and notwithstanding the award of the contract to another bidder.

\_\_\_\_\_

\_\_\_\_\_  
BIDDER

\*Delete the inapplicable word.

(NOTE: If the Bidder desires to use a bond instead of check, the Bid Bond form on the following pages shall be executed--the sum of this bond shall be not less than ten percent (10%) of the total amount of the bid.)

# BIDDER'S BOND TO ACCOMPANY PROPOSAL

New Village Arts Roof and Exterior Refurbishment (2787 State St.)  
CONTRACT NO. 4739

KNOW ALL PERSONS BY THESE PRESENTS:

That we, \_\_\_\_\_, as Principal, and \_\_\_\_\_, as Surety are held and firmly bound unto the City of Carlsbad, California, in an amount as follows: (must be at least ten percent (10%) of the bid amount) \_\_\_\_\_ for which payment, well and truly made, we bind ourselves, our heirs, executors and administrators, successors or assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that if the proposal of the above-bounden Principal for:

**New Village Arts Roof and Exterior Refurbishment (2787 State St.)  
CONTRACT NO. 4739**

in the City of Carlsbad, is accepted by the City Council, and if the Principal shall duly enter into and execute a Contract including required bonds and insurance policies within twenty (20) days from the date of award of Contract by the City Council of the City of Carlsbad, being duly notified of said award, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect, and the amount specified herein shall be forfeited to the said City.

In the event Principal executed this bond as an individual, it is agreed that the death of Principal shall not exonerate the Surety from its obligations under this bond.

SIGNED AND SEALED, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
(Principal) (Surety)

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

\_\_\_\_\_(Print Name/Title) \_\_\_\_\_(Print Name/Title)

(SEAL AND NOTARIAL ACKNOWLEDGEMENT OF SURETY – ATTACH ATTORNEY-IN-FACT CERTIFICATE)

APPROVED AS TO FORM:

CELIA A. BREWER  
City Attorney

By: \_\_\_\_\_  
Deputy City Attorney

# GUIDE FOR COMPLETING THE “DESIGNATION OF SUBCONTRACTORS” FORM

**REFERENCES** Prior to preparation of the following “Subcontractor Disclosure Form” Bidders are urged to review the definitions in section 1-2 of the 2018 edition of the Standard Specifications for Public Works Construction “Greenbook”, especially, “Bid”, “Bidder”, “Contract”, “Contractor”, “Contract Price”, “Contract Unit Price”, “Engineer”, “Own Organization”, “Subcontractor”, and “Work”. Bidders are further urged to review sections 3-3 SUBCONTRACTS of the 2018 edition of the Standard Specifications for Public Works Construction “Greenbook”.

**CAUTIONS** This form will be used by the Agency to determine the percentage of work that the Bidder proposes to perform. Bidders are cautioned that failure to provide complete and correct information may result in rejection of the bid as non-responsive. Any bid that proposes performance of more than 50 percent of the work by subcontractors or otherwise to be performed by forces other than the Bidder’s own organization will be rejected as non-responsive. Specialty items of work that may be so designated by the Engineer on the “Contractor’s Proposal” are not included in computing the percentage of work proposed to be performed by the Bidder.

**INSTRUCTIONS** The Bidder shall set forth the name and location of business of each and every subcontractor whom the Bidder proposes to perform work or labor or render service in or about the work or improvement, and every subcontractor licensed as a contractor by the State of California whom the Bidder proposes to specially fabricate and install any portion of the work or improvement according to detailed drawings contained in the plans and specifications in excess of one-half of one percent (0.5%) of the Bidder’s total bid or, in the case of bids or offers for the construction of streets and highways, including bridges, in excess of one-half of one percent (0.5%) or ten thousand dollars (\$10,000) whichever is greater. Said name(s) and location(s) of business of subcontractor(s) shall be set forth and included as an integral part of the bid offer.

The Designation of Subcontractors form must be submitted as a part of the Bidder’s sealed bid. Failure to provide complete and correct information may result in rejection of the bid as non-responsive.

Suppliers of materials from sources outside the limits of work are not subcontractors. The value of materials and transport of materials from sources outside the limits of work, as shown on the plans, shall be assigned to the Contractor or the Subcontractor as the case may be, that the Bidder proposes as installer of said materials. The value of material incorporated in any Subcontractor-installed bid item that is supplied by the Bidder shall be included as a part of the work that the Bidder proposes to be performed by the Subcontractor installing said item.

When the Bidder proposes using a Subcontractor to construct or install less than 100 percent of a bid item, the Bidder shall attach an explanation sheet to the Designation of Subcontractor form. The explanation sheet shall clearly apprise the City of the specific facts that show the Bidder proposes to perform no less than fifty percent (50%) of the work with its own forces.

Determination of the subcontract amounts for purposes of award of the contract shall be determined by the City Council in conformance with the provisions of the contract documents and the various supplemental provisions. The decision of the City Council shall be final.

Contractor is prohibited from performing any work on this project with a subcontractor who is ineligible to perform work on a public works project pursuant to Labor Code Sections 1771.1 or 1777.7.

Bidders shall make any additional copies of the disclosure forms as may be necessary to provide the required information. The page number and total number of additional form pages shall be entered in the location provided on each type of form so duplicated.







# **BIDDER'S CERTIFICATE OF INSURANCE FOR GENERAL LIABILITY, EMPLOYERS' LIABILITY, AUTOMOTIVE LIABILITY AND WORKERS' COMPENSATION**

(To Accompany Proposal)

## **New Village Arts Roof and Exterior Refurbishment (2787 State St.) CONTRACT NO. 4739**

As a required part of the Bidder's proposal the Bidder must attach either of the following to this page.

1) Certificates of insurance showing conformance with the requirements herein for each of:

- Comprehensive General Liability
- Automobile Liability
- Workers Compensation
- Employer's Liability

2) Statement with an insurance carrier's notarized signature stating that the carrier can, and upon payment of fees and/or premiums by the Bidder, will issue to the Bidder Policies of insurance for Comprehensive General Liability, Automobile Liability, Workers Compensation and Employer's Liability in conformance with the requirements herein and Certificates of insurance to the Agency showing conformance with the requirements herein.

All certificates of insurance and statements of willingness to issue insurance for auto policies offered to meet the specification of this contract must:

- 1) Meet the conditions stated in The Notice Inviting Bids and the General Provisions for this project for each insurance company that the Contractor proposes.
- 2) Cover any vehicle used in the performance of the contract, used onsite or offsite, whether owned, non-owned or hired, and whether scheduled or non-scheduled.



# BIDDER'S STATEMENT RE DEBARMENT

(To Accompany Proposal)

## New Village Arts Roof and Exterior Refurbishment (2787 State St.) CONTRACT NO. 4739

- 1) Have you or any of your subcontractors ever been debarred as an irresponsible bidder by another jurisdiction in the State of California?

\_\_\_\_\_   
yes

\_\_\_\_\_   
no

- 2) If yes, what was/were the name(s) of the agency(ies) and what was/were the period(s) of debarment(s)? Attach additional copies of this page to accommodate more than two debarments.

\_\_\_\_\_   
party debarred

\_\_\_\_\_   
party debarred

\_\_\_\_\_   
agency

\_\_\_\_\_   
agency

\_\_\_\_\_   
period of debarment

\_\_\_\_\_   
period of debarment

BY CONTRACTOR:

\_\_\_\_\_   
(name of Contractor)

By: \_\_\_\_\_   
(sign here)

\_\_\_\_\_   
(print name/title)

Page \_\_\_\_\_ of \_\_\_\_\_ pages of this Re Debarment form



# BIDDER'S DISCLOSURE OF DISCIPLINE RECORD

(To Accompany Proposal)

## New Village Arts Roof and Exterior Refurbishment (2787 State Street) CONTRACT NO. 4739

Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License board, P.O. Box 26000, Sacramento, California 95826.

- 1) Have you ever had your contractor's license suspended or revoked by the California Contractors' State license Board two or more times within an eight year period?

\_\_\_\_\_                      \_\_\_\_\_  
yes                                      no

- 2) Has the suspension or revocation of your contractor's license ever been stayed?

\_\_\_\_\_                      \_\_\_\_\_  
yes                                      no

- 3) Have any subcontractors that you propose to perform any portion of the Work ever had their contractor's license suspended or revoked by the California Contractors' State license Board two or more times within an eight year period?

\_\_\_\_\_                      \_\_\_\_\_  
yes                                      no

- 4) Has the suspension or revocation of the license of any subcontractor's that you propose to perform any portion of the Work ever been stayed?

\_\_\_\_\_                      \_\_\_\_\_  
yes                                      no

- 5) If the answer to either of 1. or 3. above is yes fully identify, in each and every case, the party disciplined, the date of and violation that the disciplinary action pertain to, describe the nature of the violation and the disciplinary action taken therefore.

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(If needed attach additional sheets to provide full disclosure.)

Page \_\_\_\_\_ of \_\_\_\_\_ pages of this Disclosure of Discipline form





**NONCOLLUSION DECLARATION TO BE EXECUTED BY  
BIDDER AND SUBMITTED WITH BID  
PUBLIC CONTRACT CODE SECTION 7106**

**New Village Arts Roof and Exterior Refurbishment (2787 State Street)  
CONTRACT NO. 4739**

The undersigned declares:

I am the \_\_\_\_\_ of \_\_\_\_\_, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ [city], \_\_\_\_\_ [state].

\_\_\_\_\_  
Signature of Bidder



# CONTRACT PUBLIC WORKS

This agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between the City of Carlsbad, California, a municipal corporation, (hereinafter called "City"), and \_\_\_\_\_ whose principal place of business is \_\_\_\_\_ (hereinafter called "Contractor").

City and Contractor agree as follows:

**1. Description of Work.** Contractor shall perform all work specified in the Contract documents for:

**NEW VILLAGE ARTS ROOF AND EXTERIOR REFURBISHMENT (2787 STATE STREET)  
CONTRACT NO. 4739**

(hereinafter called "project")

**2. Provisions of Labor and Materials.** Contractor shall provide all labor, materials, tools, equipment, and personnel to perform the work specified by the Contract Documents.

**3. Contract Documents.** The Contract Documents consist of this Contract, Notice Inviting Bids, Contractor's Proposal, Bidder's Bond, Noncollusion Declaration, Designation of Subcontractors, Technical Ability and Experience, Bidder's Statement Re Debarment, Escrow Agreement, Release Form, the Plans and Specifications, 2018 edition of the Standard Specifications for Public Works Construction "Greenbook" incorporated herein by reference, addendum(s) to said Plans and Specifications and General Provisions, and all proper amendments and changes made thereto in accordance with this Contract or the Plans and Specifications, and all bonds for the project; all of which are incorporated herein by this reference.

Contractor, her/his subcontractors, and materials suppliers shall provide and install the work as indicated, specified, and implied by the Contract Documents. Any items of work not indicated or specified, but which are essential to the completion of the work, shall be provided at the Contractor's expense to fulfill the intent of said documents. In all instances through the life of the Contract, the City will be the interpreter of the intent of the Contract Documents, and the City's decision relative to said intent will be final and binding. Failure of the Contractor to apprise subcontractors and materials suppliers of this condition of the Contract will not relieve responsibility of compliance.

**4. Payment.** For all compensation for Contractor's performance of work under this Contract, City shall make payment to the Contractor per section 7, Measurement and Payment of the 2018 edition of the Standard Specifications for Public Works Construction "Greenbook". The Engineer will close the estimate of work completed for progress payments on the last working day of each month. The City shall withhold retention as required by Public Contract Code Section 9203.



**5. Independent Investigation.** Contractor has made an independent investigation of the jobsite, the soil conditions at the jobsite, and all other conditions that might affect the progress of the work, and is aware of those conditions. The Contract price includes payment for all work that may be done by Contractor, whether anticipated or not, in order to overcome underground conditions. Any information that may have been furnished to Contractor by City about underground conditions or other job conditions is for Contractor's convenience only, and City does not warrant that the conditions are as thus indicated. Contractor is satisfied with all job conditions, including underground conditions and has not relied on information furnished by City.

**6. Hazardous Waste or Other Unusual Conditions.** If the contract involves digging trenches or other excavations that extend deeper than four feet below the surface Contractor shall promptly, and before the following conditions are disturbed, notify City, in writing, of any:

**A. Hazardous Waste.** Material that Contractor believes may be material that is hazardous waste, as defined in section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law.

**B. Differing Conditions.** Subsurface or latent physical conditions at the site differing from those indicated.

**C. Unknown Physical Conditions.** Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the contract.

City shall promptly investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in contractor's costs of, or the time required for, performance of any part of the work shall issue a change order under the procedures described in this contract.

In the event that a dispute arises between City and Contractor whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in the contractor's cost of, or time required for, performance of any part of the work, contractor shall not be excused from any scheduled completion date provided for by the contract, but shall proceed with all work to be performed under the contract. Contractor shall retain any and all rights provided either by contract or by law which pertain to the resolution of disputes and protests between the contracting parties.

**7. Immigration Reform and Control Act.** Contractor certifies it is aware of the requirements of the Immigration Reform and Control Act of 1986 (8 USC sections 1101-1525) and has complied and will comply with these requirements, including, but not limited to, verifying the eligibility for employment of all agents, employees, subcontractors, and consultants that are included in this Contract.

**8. Prevailing Wage.** Pursuant to the California Labor Code, the director of the Department of Industrial Relations has determined the general prevailing rate of per diem wages in accordance with California Labor Code, section 1773 and a copy of a schedule of said general prevailing wage rates is on file in the office of the City Engineer, and is incorporated by reference herein. Pursuant to California Labor Code, section 1775, Contractor shall pay prevailing wages. Contractor shall post copies of all applicable prevailing wages on the job site. Contractor shall comply with California Labor Code, section 1776, which generally requires keeping accurate payroll records, verifying and certifying payroll records, and making them available for inspection. Contractor shall require all subcontractors to comply with Section 1776.



**9. Indemnification.** Contractor shall assume the defense of, pay all expenses of defense, and indemnify and hold harmless the City, and its officers and employees, from all claims, loss, damage, injury and liability of every kind, nature and description, directly or indirectly arising from or in connection with the performance of the Contract or work; or from any failure or alleged failure of Contractor to comply with any applicable law, rules or regulations including those relating to safety and health; and from any and all claims, loss, damages, injury and liability, howsoever the same may be caused, resulting directly or indirectly from the nature of the work covered by the Contract, except for loss or damage caused by the sole or active negligence or willful misconduct of the City. The expenses of defense include all costs and expenses including attorneys' fees for litigation, arbitration, or other dispute resolution method.

Contractor shall also defend and indemnify the City against any challenges to the award of the contract to Contractor, and Contractor will pay all costs, including defense costs for the City. Defense costs include the cost of separate counsel for City, if City requests separate counsel.

Contractor shall also defend and indemnify the City against any challenges to the award of the contract to Contractor, arising in whole or in part from alleged inaccuracies or misrepresentation by the Contractor, whether intentional or otherwise, and Contractor will pay all costs, including defense costs for the City. Defense costs include the cost of separate counsel for City, if City requests separate counsel.

**10. Insurance.** Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his or her agents, representatives, employees or subcontractors. Said insurance shall meet the City's policy for insurance as stated in City Council Policy # 70.

**(A) Coverages And Limits** Contractor shall maintain the types of coverages and minimum limits indicted herein:

a. **Commercial General Liability (CGL) Insurance:** Insurance written on an "occurrence" basis, including products-completed operations, personal & advertising injury, with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

b. **Business Automobile Liability Insurance:** \$2,000,000 combined single limit per accident for bodily injury and property damage. In addition, the auto policy must cover any vehicle used in the performance of the contract, used onsite or offsite, whether owned, non-owned or hired, and whether scheduled or non-scheduled.

c. **Workers' Compensation and Employers' Liability Insurance:** Workers' compensation limits as required by the Labor Code of the State of California and Employers' Liability limits of \$1,000,000 per incident. Workers' compensation offered by the State Compensation Insurance Fund is acceptable to the City.

**(B) Additional Provisions:** Contractor shall ensure that the policies of insurance required under this agreement with the exception of Workers' Compensation and Business Automobile Liability Insurance contain, or are endorsed to contain, the following provisions.

a. The City, its officials, employees and volunteers are to be covered as additional insured as respects: liability arising out of activities performed by or on behalf of the Contractor; products and completed operations of the contractor; premises owned, leased, hired or borrowed by the contractor. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officials, employees or volunteers. All additional insured endorsements must be evidenced using separate documents attached to the certificate of insurance; one for each company affording general liability, and employers' liability coverage.



b. The Contractor's insurance coverage shall be primary insurance as respects the City, its officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officials, employees or volunteers shall be in excess of the contractor's insurance and shall not contribute with it.

c. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officials, employees or volunteers.

d. Coverage shall state that the contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

**(C) Notice Of Cancellation.** Each insurance policy required by this agreement shall be endorsed to state that coverage shall not be nonrenewed, suspended, voided, canceled, or reduced in coverage or limits except after ten (10) days' prior written notice has been sent to the City by certified mail, return receipt requested.

**(D) Deductibles And Self-Insured Retention (S.I.R.) Levels.** Any deductibles or self-insured retention levels must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retention levels as respects the City, its officials and employees; or the contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

**(E) Waiver Of Subrogation.** All policies of insurance required under this agreement shall contain a waiver of all rights of subrogation the insurer may have or may acquire against the City or any of its officials or employees.

**(F) Subcontractors.** Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. Coverages for subcontractors shall be subject to all of the requirements stated herein.

**(G) Acceptability Of Insurers.** Insurance is to be placed with insurers that have a rating in Best's Key Rating Guide of at least A-:VII. Insurers must also be authorized to transact the business of insurance by the State of California Insurance Commissioner as admitted carriers as evidenced by a listing in the official publication of the Department of Insurance of the State of California and/or under the standards specified by City Council Policy # 70.

**(H) Verification Of Coverage.** Contractor shall furnish the City with certificates of insurance and original endorsements affecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be in forms approved by the City and are to be received and approved by the City before the Contract is executed by the City.

**(I) Cost Of Insurance.** The Cost of all insurance required under this agreement shall be included in the Contractor's bid.

**11. Claims and Lawsuits.** All claims by Contractor shall be resolved in accordance with Public Contract Code section 9204, which is incorporated by reference. A copy of Section 9204 is included in Section 3 of the General Provisions. In addition, all claims by Contractor for \$375,000 or less shall be resolved in accordance with the provisions in the Public Contract Code, Division 2, Part 3, Chapter 1, Article 1.5 (commencing with section 20104) which are incorporated by reference. A copy of Article 1.5 is included in Section 3 of the General Provisions. In the event of a conflict between Section 9204 and Article 1.5, Section 9204 shall apply. Notwithstanding the provisions of this section of the contract, all claims shall comply with the Government Tort Claim Act (section 900 et seq., of the California Government Code) for any claim or cause of action for money or damages prior to filing any lawsuit for breach of this agreement.



**(A) Assertion of Claims.** Contractor hereby agrees that any contract claim submitted to the City must be asserted as part of the contract process as set forth in this agreement and not in anticipation of litigation or in conjunction with litigation.

**(B) False Claims.** Contractor acknowledges that if a false claim is submitted to the City, it may be considered fraud and the Contractor may be subject to criminal prosecution.

**(C) Government Code.** Contractor acknowledges that California Government Code sections 12650 et seq., the False Claims Act, provides for civil penalties where a person knowingly submits a false claim to a public entity. These provisions include false claims made with deliberate ignorance of the false information or in reckless disregard of the truth or falsity of the information.

**(D) Penalty Recovery.** If the City of Carlsbad seeks to recover penalties pursuant to the False Claims Act, it is entitled to recover its litigation costs, including attorney's fees.

**(E) Debarment for False Claims.** Contractor hereby acknowledges that the filing of a false claim may subject the Contractor to an administrative debarment proceeding wherein the Contractor may be prevented from further bidding on public contracts for a period of up to five years.

**(F) Carlsbad Municipal Code.** The provisions of Carlsbad Municipal Code sections 3.32.025, 3.32.026, 3.32.027 and 3.32.028 pertaining to false claims are incorporated herein by reference.

**(G) Debarment from Other Jurisdictions.** Contractor hereby acknowledges that debarment by another jurisdiction is grounds for the City of Carlsbad to disqualify the Contractor or subcontractor from participating in future contract bidding.

**(H) Jurisdiction.** Contractor agrees and hereby stipulates that the proper venue and jurisdiction for resolution of any disputes between the parties arising out of this agreement is San Diego County, California.

**I have read and understand all provisions of Section 11 above.** \_\_\_\_\_ init \_\_\_\_\_ init

**12. Maintenance of Records.** Contractor shall maintain and make available at no cost to the City, upon request, records in accordance with sections 1776 and 1812 of Part 7, Chapter 1, Article 2, of the Labor Code. If the Contractor does not maintain the records at Contractor's principal place of business as specified above, Contractor shall so inform the City by certified letter accompanying the return of this Contract. Contractor shall notify the City by certified mail of any change of address of such records.

**13. Labor Code Provisions.** The provisions of Part 7, Chapter 1, commencing with section 1720 of the Labor Code are incorporated herein by reference.

**14. Security.** Securities in the form of cash, cashier's check, or certified check may be substituted for any monies withheld by the City to secure performance of this contract for any obligation established by this contract. Any other security that is mutually agreed to by the Contractor and the City may be substituted for monies withheld to ensure performance under this Contract.



**15. Unfair Business Practices.** In entering into a public works contract or a subcontract to supply goods, services, or materials pursuant to a public works contract, the contractor or subcontractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the contractor, without further acknowledgment by the parties.

**16. Provisions Required by Law Deemed Inserted.** Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted herein and included herein, and if, through mistake or otherwise, any such provision is not inserted, or is not correctly inserted, then upon application of either party, the Contract shall forthwith be physically amended to make such insertion or correction.

**17. Additional Provisions.** Any additional provisions of this agreement are set forth in the "General Provisions" or "Supplemental Provisions" attached hereto and made a part hereof.

**NOTARIAL ACKNOWLEDGMENT OF EXECUTION BY ALL SIGNATORIES MUST BE ATTACHED**

**(CORPORATE SEAL)**

CONTRACTOR:

CITY OF CARLSBAD a municipal corporation of the State of California

\_\_\_\_\_  
(name of Contractor)

By: \_\_\_\_\_  
Matt Hall, Mayor

By: \_\_\_\_\_  
(sign here)

ATTEST:

\_\_\_\_\_  
(print name and title)

\_\_\_\_\_  
Barbara Engleson, City Clerk

By: \_\_\_\_\_  
(sign here)

\_\_\_\_\_  
(print name and title)

President or vice-president **and** secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under the corporate seal empowering that officer to bind the corporation.

APPROVED AS TO FORM:

CELIA A. BREWER  
City Attorney

By: \_\_\_\_\_  
Assistant City Attorney



# LABOR AND MATERIALS BOND

WHEREAS, the City of Carlsbad, State of California, has awarded to \_\_\_\_\_  
(hereinafter designated as the "Principal"), a Contract for:

## **NEW VILLAGE ARTS ROOF AND EXTERIOR REFURBISHMENT (2787 STATE ST.) CONTRACT NO. 4739**

in the City of Carlsbad, in strict conformity with the drawings and specifications, and other Contract Documents now on file in the Office of the City Clerk of the City of Carlsbad and all of which are incorporated herein by this reference.

WHEREAS, Principal has executed or is about to execute said Contract and the terms thereof require the furnishing of a bond, providing that if Principal or any of their subcontractors shall fail to pay for any materials, provisions, provender or other supplies or teams used in, upon or about the performance of the work agreed to be done, or for any work or labor done thereon of any kind, the Surety on this bond will pay the same to the extent hereinafter set forth.

NOW, THEREFORE, WE, \_\_\_\_\_, as  
Principal, (hereinafter designated as the "Contractor"), and \_\_\_\_\_  
\_\_\_\_\_ as Surety, are held firmly bound unto the City of Carlsbad  
in the sum of \_\_\_\_\_  
\_\_\_\_\_ Dollars (\$ \_\_\_\_\_),  
said sum being an amount equal to: One hundred percent (100%) of the total amount payable under the terms of the contract by the City of Carlsbad, and for which payment well and truly to be made we bind ourselves, our heirs, executors and administrators, successors, or assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the Contractor or his/her subcontractors fail to pay for any materials, provisions, provender, supplies, or teams used in, upon, for, or about the performance of the work contracted to be done, or for any other work or labor thereon of any kind, consistent with California Civil Code section 9100, or for amounts due under the Unemployment Insurance Code with respect to the work or labor performed under this Contract, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the contractor and subcontractors pursuant to section 13020 of the Unemployment Insurance Code with respect to the work and labor, that the Surety will pay for the same, and, also, in case suit is brought upon the bond, reasonable attorney's fees, to be fixed by the court consistent with California Civil Code section 9554.

This bond shall inure to the benefit of any of the persons named in California Civil Code section 9100, so as to give a right of action to those persons or their assigns in any suit brought upon the bond.

Surety stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract, or to the work to be performed hereunder or the specifications accompanying the same shall affect its obligations on this bond, and it does hereby waive notice of any change, extension of time, alterations or addition to the terms of the contract or to the work or to the specifications.



In the event that Contractor is an individual, it is agreed that the death of any such Contractor shall not exonerate the Surety from its obligations under this bond.

SIGNED AND SEALED, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(Principal) (SEAL)

\_\_\_\_\_  
(Surety) (SEAL)

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

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

\_\_\_\_\_  
(Print Name & Title)

\_\_\_\_\_  
(Print Name & Title)

(SEAL AND NOTARIAL ACKNOWLEDGEMENT OF SURETY – ATTACH ATTORNEY-IN-FACT CERTIFICATE)

APPROVED AS TO FORM:

CELIA A. BREWER  
City Attorney

By: \_\_\_\_\_  
Assistant City Attorney



# FAITHFUL PERFORMANCE/WARRANTY BOND

WHEREAS, the City Council of the City of Carlsbad, State of California, has awarded to \_\_\_\_\_, (hereinafter designated as the "Principal"), a Contract for:

## NEW VILLAGE ARTS ROOF AND EXTERIOR REFURBISHMENT (2787 STATE STREET) CONTRACT NO. 4739

in the City of Carlsbad, in strict conformity with the contract, the drawings and specifications, and other Contract Documents now on file in the Office of the City Clerk of the City of Carlsbad, all of which are incorporated herein by this reference.

WHEREAS, Principal has executed or is about to execute said Contract and the terms thereof require the furnishing of a bond for the faithful performance and warranty of said Contract;

NOW, THEREFORE, WE, \_\_\_\_\_, as Principal, (hereinafter designated as the "Contractor"), and \_\_\_\_\_, as Surety, are held and firmly bound unto the City of Carlsbad, in the sum of \_\_\_\_\_

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_), said sum being equal to one hundred percent (100%) of the estimated amount of the Contract, to be paid to City or its certain attorney, its successors and assigns; for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the above bounden Contractor, their heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, and agreements in the Contract and any alteration thereof made as therein provided on their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City of Carlsbad, its officers, employees and agents, as therein stipulated, then this obligation shall become null and void; otherwise it shall remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

Surety stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract, or to the work to be performed there under or the specifications accompanying the same shall affect its obligations on this bond, and it does hereby waive notice of any change, extension of time, alterations or addition to the terms of the contract or to the work or to the specifications.



In the event that Contractor is an individual, it is agreed that the death of any such Contractor shall not exonerate the Surety from its obligations under this bond.

SIGNED AND SEALED, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(Principal) (SEAL)

\_\_\_\_\_  
(Surety) (SEAL)

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

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

\_\_\_\_\_  
(Print Name & Title)

\_\_\_\_\_  
(Print Name & Title)

(SEAL AND NOTARIAL ACKNOWLEDGEMENT OF SURETY – ATTACH ATTORNEY-IN-FACT CERTIFICATE)

APPROVED AS TO FORM:

CELIA A. BREWER  
City Attorney

By: \_\_\_\_\_  
Assistant City Attorney



# OPTIONAL ESCROW AGREEMENT FOR SECURITY DEPOSITS IN LIEU OF RETENTION

This Escrow Agreement is made and entered into by and between the City of Carlsbad whose address is 1200 Carlsbad Village Drive, Carlsbad, California, 92008, hereinafter called "City" and

\_\_\_\_\_ whose address is \_\_\_\_\_ hereinafter called "Contractor" and \_\_\_\_\_ whose address is \_\_\_\_\_ hereinafter called "Escrow Agent."

For the consideration hereinafter set forth, the City, Contractor and Escrow Agent agree as follows:

1. Pursuant to section 22300 of the Public Contract Code of the State of California, the Contractor has the option to deposit securities with the Escrow Agent as a substitute for retention earnings required to be withheld by the City pursuant to the Construction Contract entered into between the City and Contractor for

**New Village Arts Roof and Exterior Refurbishment (2787 State St.)  
CONTRACT NO. 4739**

in the amount of \_\_\_\_\_ dated \_\_\_\_\_ (hereinafter referred to as the "Contract"). Alternatively, on written request of the Contractor, the City shall make payments of the retention earnings directly to the Escrow Agent. When the Contractor deposits the securities as a substitute for Contract earnings, the Escrow Agent shall notify the City within 10 days of the deposit. The market value of the securities at the time of the substitution shall be a least equal to the cash amount then required to be withheld as retention under the terms of the contract between the City and Contractor. Securities shall be held in the name of the City and shall designate the Contractor as the beneficial owner.

2. The City shall make progress payments to the Contractor for such funds which otherwise would be withheld from progress payments pursuant to the Contract provisions, provided that the Escrow Agent holds securities in the form and amount specified above.

3. When the City makes payment of retentions earned directly to the Escrow Agent, the Escrow Agent shall hold them for the benefit of the Contractor until such time as the escrow created under this contract is terminated. The Contractor may direct the investment of the payments into securities. All terms and conditions of this agreement and the rights and responsibilities of the parties shall be equally applicable and binding when the City pays the Escrow Agent directly.

4. The Contractor shall be responsible for paying all fees for the expenses incurred by the Escrow Agent in administering the Escrow Account and all expenses of the City. These expenses and payment terms shall be determined by the City, Contractor and Escrow Agent.

5. The interest earned on the securities or the money market accounts held in escrow and all interest earned on that interest shall be for the sole account of Contractor and shall be subject to withdrawal by Contractor at any time and from time to time without notice to the City.

6. Contractor shall have the right to withdraw all or any part of the principal in the Escrow Account only by written notice to Escrow Agent accompanied by written authorization from City to the Escrow



Agent that City consents to the withdrawal of the amount sought to be withdrawn by Contractor.

7. The City shall have a right to draw upon the securities in the event of default by the Contractor. Upon seven days' written notice to the Escrow Agent from the City of the default, the Escrow Agent shall immediately convert the securities to cash and shall distribute the cash as instructed by the City.

8. Upon receipt of written notification from the City certifying that the Contract is final and complete and that the Contractor has complied with all requirements and procedures applicable to the Contract, the Escrow Agent shall release to Contractor all securities and interest on deposit less escrow fees and charges of the Escrow Account. The escrow shall be closed immediately upon disbursement of all moneys and securities on deposit and payments of fees and charges.

9. The Escrow Agent shall rely on the written notifications from the City and the Contractor pursuant to sections (1) to (8), inclusive, of this agreement and the City and Contractor shall hold Escrow Agent harmless from Escrow Agent's release, conversion and disbursement of the securities and interest as set forth above.

10. The names of the persons who are authorized to give written notices or to receive written notice on behalf of the City and on behalf of Contractor in connection with the foregoing, and exemplars of their respective signatures are as follows:

For City: Title FINANCE DIRECTOR  
Name \_\_\_\_\_  
Signature \_\_\_\_\_  
Address 1635 Faraday Avenue, Carlsbad, CA 92008

For Contractor: Title \_\_\_\_\_  
Name \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_

For Escrow Agent: Title \_\_\_\_\_  
Name \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_

At the time the Escrow Account is opened, the City and Contractor shall deliver to the Escrow Agent a fully executed counterpart of this Agreement.



IN WITNESS WHEREOF, the parties have executed this Agreement by their proper officers on the date first set forth above.

For City:

Title MAYOR

Name \_\_\_\_\_

Signature \_\_\_\_\_

Address 1200 Carlsbad Village Drive, Carlsbad, CA 92008

For Contractor:

Title \_\_\_\_\_

Name \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

For Escrow Agent:

Title \_\_\_\_\_

Name \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_



## SPECIAL PROVISIONS

The project plans have been submitted to the City's Building Department for plan check. The plans have been reviewed and a building permit is pending. Contractor shall be responsible for completing the building permit application and pulling the pending permit, CBC2020-0170.

Contractor responsible for all coordination and permitting with SDG&E, as required, to remove and replace the existing electric and gas services affixed to the wall of the structure. The City will pay for the SDG&E costs and fees associated with the work necessary to remove and replace the existing services. Contractor will be responsible for obtaining a separate city issued building permit for the electrical work required to complete the work in the plans and specifications.

Pursuant to section 6-3.1 of the Standard Specifications for Public Works Construction (SSPWC), the contractor shall complete all contract work within 60 calendar days.

Failure of the Contractor to complete the Work within the time allowed will result in damages being sustained by the Agency. For each consecutive calendar day in excess of the time specified for completion of Work (60 calendar days from Notice to Proceed), in accordance with Section 6-9 of the Standard Specifications for Public Works Construction (SSPWC), the Contractor shall pay the Agency, or have withheld monies due it, the sum of Seven Hundred dollars (\$400.00) for each consecutive calendar day in excess of the time specified. Such sum is liquidated damages and shall not be construed as a penalty, and may be deducted from payments due the Contractor if such delay occurs.

Add the following:

**2-10 DISPUTED WORK.** The Contractor shall give the agency written notice of potential claim prior to commencing any disputed work. Failure to give said notice shall constitute a waiver of all claims in connection therewith. If the contractor and the agency are unable to reach agreement on disputed work, the Agency may direct the contractor to proceed with the work.

Prior to proceeding with dispute resolution pursuant to Public Contract Code provisions specified hereinafter, the contractor shall attempt to resolve all disputes informally through the following dispute resolution chain of command:

1. Project Inspector
2. Construction Manager
3. Deputy City Engineer, Construction Management & Inspection
4. City Engineer
5. City Manager

The Contractor shall submit a complete report within 20 working days after completion of the disputed work stating its position on the claim, the contractual basis for the claim, along with all documentation supporting the costs and all other evidentiary materials. At each level of claim or appeal of claim the City will, within 10 working days of receipt of said claim or appeal of claim, review the Contractor's report and respond with a position, request additional information or request that the Contractor meet and present its report. When additional information or a meeting is requested the City will provide its position within 10 working days of receipt of said additional information or Contractor's presentation of its report. The Contractor may appeal each level's position up to the City Manager after which the Contractor may proceed under the provisions of the Public Contract Code.



The authority within the dispute resolution chain of command is limited to recommending a resolution to a claim to the City Manager. Actual approval of the claim is subject to the change order provisions in the contract.

All claims by the -Contractor shall be resolved in accordance with Public Contract Code section 9204, which is set forth below:

**9204.** (a) The Legislature finds and declares that it is in the best interests of the state and its citizens to ensure that all construction business performed on a public works project in the state that is complete and not in dispute is paid in full and in a timely manner.

(b) Notwithstanding any other law, including, but not limited to, Article 7.1 (commencing with Section 10240) of Chapter 1 of Part 2, Chapter 10 (commencing with Section 19100) of Part 2, and Article 1.5 (commencing with Section 20104) of Chapter 1 of Part 3, this section shall apply to any claim by a contractor in connection with a public works project.

(c) For purposes of this section:

(1) "Claim" means a separate demand by a contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following:

(A) A time extension, including, without limitation, for relief from damages or penalties for delay assessed by a public entity under a contract for a public works project.

(B) Payment by the public entity of money or damages arising from work done by, or on behalf of, the contractor pursuant to the contract for a public works project and payment for which is not otherwise expressly provided or to which the claimant is not otherwise entitled.

(C) Payment of an amount that is disputed by the public entity.

(2) "Contractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who has entered into a direct contract with a public entity for a public works project.

(3) (A) "Public entity" means, without limitation, except as provided in subparagraph (B), a state agency, department, office, division, bureau, board, or commission, the California State University, the University of California, a city, including a charter city, county, including a charter county, city and county, including a charter city and county, district, special district, public authority, political subdivision, public corporation, or nonprofit transit corporation wholly owned by a public agency and formed to carry out the purposes of the public agency.

(B) "Public entity" shall not include the following:

(i) The Department of Water Resources as to any project under the jurisdiction of that department.

(ii) The Department of Transportation as to any project under the jurisdiction of that department.

(iii) The Department of Parks and Recreation as to any project under the jurisdiction of that department.

(iv) The Department of Corrections and Rehabilitation with respect to any project under its jurisdiction pursuant to Chapter 11 (commencing with Section 7000) of Title 7 of Part 3 of the Penal Code.

(v) The Military Department as to any project under the jurisdiction of that department.

(vi) The Department of General Services as to all other projects.

(vii) The High-Speed Rail Authority.

(4) "Public works project" means the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind.

(5) "Subcontractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who either is in direct contract with a contractor or is a lower tier subcontractor.



(d) (1) (A) Upon receipt of a claim pursuant to this section, the public entity to which the claim applies shall conduct a reasonable review of the claim and, within a period not to exceed 45 days, shall provide the claimant a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, a public entity and a contractor may, by mutual agreement, extend the time period provided in this subdivision.

(B) The claimant shall furnish reasonable documentation to support the claim.

(C) If the public entity needs approval from its governing body to provide the claimant a written statement identifying the disputed portion and the undisputed portion of the claim, and the governing body does not meet within the 45 days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, the public entity shall have up to three days following the next duly publicly noticed meeting of the governing body after the 45-day period, or extension, expires to provide the claimant a written statement identifying the disputed portion and the undisputed portion.

(D) Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. If the public entity fails to issue a written statement, paragraph (3) shall apply.

(2) (A) If the claimant disputes the public entity's written response, or if the public entity fails to respond to a claim issued pursuant to this section within the time prescribed, the claimant may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the public entity shall schedule a meet and confer conference within 30 days for settlement of the dispute.

(B) Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the public entity shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. Any disputed portion of the claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, with the public entity and the claimant sharing the associated costs equally. The public entity and claimant shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject to applicable procedures outside this section.

(C) For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

(D) Unless otherwise agreed to by the public entity and the contractor in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Section 20104.4 to mediate after litigation has been commenced.

(E) This section does not preclude a public entity from requiring arbitration of disputes under private arbitration or the Public Works Contract Arbitration Program, if mediation under this section does not resolve the parties' dispute.

(3) Failure by the public entity to respond to a claim from a contractor within the time periods described in this subdivision or to otherwise meet the time requirements of this section shall result in the claim being deemed rejected in its entirety. A claim that is denied by reason of the public entity's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, shall not constitute an adverse finding with regard to the merits of the claim or the responsibility or qualifications of the claimant.

(4) Amounts not paid in a timely manner as required by this section shall bear interest at 7 percent per annum.



(5) If a subcontractor or a lower tier subcontractor lacks legal standing to assert a claim against a public entity because privity of contract does not exist, the contractor may present to the public entity a claim on behalf of a subcontractor or lower tier subcontractor. A subcontractor may request in writing, either on his or her own behalf or on behalf of a lower tier subcontractor, that the contractor present a claim for work which was performed by the subcontractor or by a lower tier subcontractor on behalf of the subcontractor. The subcontractor requesting that the claim be presented to the public entity shall furnish reasonable documentation to support the claim. Within 45 days of receipt of this written request, the contractor shall notify the subcontractor in writing as to whether the contractor presented the claim to the public entity and, if the original contractor did not present the claim, provide the subcontractor with a statement of the reasons for not having done so.

(e) The text of this section or a summary of it shall be set forth in the plans or specifications for any public works project that may give rise to a claim under this section.

(f) A waiver of the rights granted by this section is void and contrary to public policy, provided, however, that (1) upon receipt of a claim, the parties may mutually agree to waive, in writing, mediation and proceed directly to the commencement of a civil action or binding arbitration, as applicable; and (2) a public entity may prescribe reasonable change order, claim, and dispute resolution procedures and requirements in addition to the provisions of this section, so long as the contractual provisions do not conflict with or otherwise impair the timeframes and procedures set forth in this section.

(g) This section applies to contracts entered into on or after January 1, 2017.

(h) Nothing in this section shall impose liability upon a public entity that makes loans or grants available through a competitive application process, for the failure of an awardee to meet its contractual obligations.

(i) This section shall remain in effect only until January 1, 2020, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2020, deletes or extends that date.

In addition, all claims by Contractor for \$375,000 or less shall be resolved in accordance with the procedures in the Public Contract Code, Division 2, Part 3, Chapter 1, Article 1.5 (commencing with Section 20104) which is set forth below

## **ARTICLE 1.5 RESOLUTION OF CONSTRUCTION CLAIMS**

**20104.** (a)(1) This article applies to all public works claims of three hundred seventy-five thousand dollars (\$375,000) or less which arise between a contractor and a local agency.

(2) This article shall not apply to any claims resulting from a contract between a contractor and a public agency when the public agency has elected to resolve any disputes pursuant to Article 7.1 (commencing with Section 10240) of Chapter 1 of Part 2.

(b)(1) "Public work" has the same meaning as in Sections 3100 and 3106 of the Civil Code, except that "public work" does not include any work or improvement contracted for by the state or the Regents of the University of California.

(2) "Claim" means a separate demand by the contractor for (A) a time extension, (B) payment of money or damages arising from work done by, or on behalf of, the contractor pursuant to the contract for a public work and payment of which is not otherwise expressly provided for or the claimant is not otherwise entitled to, or (C) an amount the payment of which is disputed by the local agency.

(c) The provisions of this article or a summary thereof shall be set forth in the plans or specifications for any work which may give rise to a claim under this article.

(d) This article applies only to contracts entered into on or after January 1, 1991.



**20104.2.** For any claim subject to this article, the following requirements apply:

(a) The claim shall be in writing and include the documents necessary to substantiate the claim. Claims must be filed on or before the date of final payment. Nothing in this subdivision is intended to extend the time limit or supersede notice requirements otherwise provided by contract for the filing of claims.

(b)(1) For claims of less than fifty thousand dollars (\$50,000), the local agency shall respond in writing to any written claim within 45 days of receipt of the claim, or may request, in writing, within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to defenses to the claim the local agency may have against the claimant.

(2) If additional information is thereafter required, it shall be requested and provided pursuant to this subdivision, upon mutual agreement of the local agency and the claimant.

(3) The local agency's written response to the claim, as further documented, shall be submitted to the claimant within 15 days after receipt of the further documentation or within a period of time no greater than that taken by the claimant in producing the additional information, whichever is greater.

(c)(1) For claims of over fifty thousand dollars (\$50,000) and less than or equal to three hundred seventy-five thousand dollars (\$375,000), the local agency shall respond in writing to all written claims within 60 days of receipt of the claim, or may request, in writing, within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to defenses to the claim the local agency may have against the claimant.

(2) If additional information is thereafter required, it shall be requested and provided pursuant to this subdivision, upon mutual agreement of the local agency and the claimant.

(3) The local agency's written response to the claim, as further documented, shall be submitted to the claimant within 30 days after receipt of the further documentation, or within a period of time no greater than that taken by the claimant in producing the additional information or requested documentation, whichever is greater.

(d) If the claimant disputes the local agency's written response, or the local agency fails to respond within the time prescribed, the claimant may so notify the local agency, in writing, either within 15 days of receipt of the local agency's response or within 15 days of the local agency's failure to respond within the time prescribed, respectively, and demand an informal conference to meet and confer for settlement of the issues in dispute. Upon a demand, the local agency shall schedule a meet and confer conference within 30 days for settlement of the dispute.

(e) Following the meet and confer conference, if the claim or any portion remains in dispute, the claimant may file a claim as provided in Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code. For purposes of those provisions, the running of the period of time within which a claim must be filed shall be tolled from the time the claimant submits his or her written claim pursuant to subdivision (a) until the time that claim is denied as a result of the meet and confer process, including any period of time utilized by the meet and confer process.

(f) This article does not apply to tort claims and nothing in this article is intended nor shall be construed to change the time periods for filing tort claims or actions specified by Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code.

**20104.4.** The following procedures are established for all civil actions filed to resolve claims subject to this article:

(a) Within 60 days, but no earlier than 30 days, following the filing or responsive pleadings, the court shall submit the matter to non-binding mediation unless waived by mutual stipulation of both parties. The mediation process shall provide for the selection within 15 days by both parties of a disinterested third person as mediator, shall be commenced within 30 days of the submittal, and shall be concluded within 15 days from the commencement of the mediation unless a time requirement is extended upon a good cause showing to the court or by stipulation of both parties. If the parties fail to select a mediator within the 15-day period, any party may petition the court to appoint the mediator.

(b)(1) If the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to



Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, notwithstanding Section 1141.11 of that code. The Civil Discovery Act of 1986 (Article 3 (commencing with Section 2016) of Chapter 3 of Title 3 of Part 4 of the Code of Civil procedure) shall apply to any proceeding brought under the subdivision consistent with the rules pertaining to judicial arbitration.

(2) Notwithstanding any other provision of law, upon stipulation of the parties, arbitrators appointed for purposes of this article shall be experienced in construction law, and, upon stipulation of the parties, mediators and arbitrators shall be paid necessary and reasonable hourly rates of pay not to exceed their customary rate, and such fees and expenses shall be paid equally by the parties, except in the case of arbitration where the arbitrator, for good cause, determines a different division. In no event shall these fees or expenses be paid by state or county funds.

(3) In addition to Chapter 2.5 (commencing with Section 1141.10) Title 3 of Part 3 of the Code of Civil Procedure, any party who after receiving an arbitration award requests a trial de novo but does not obtain a more favorable judgment shall, in addition to payment of costs and fees under that chapter, pay the attorney's fees of the other party arising out of the trial de novo.

(c) The court may, upon request by any party, order any witnesses to participate in the mediation or arbitration process.

**20104.6.** (a) No local agency shall fail to pay money as to any portion of a claim which is undisputed except as otherwise provided in the contract.

(b) In any suit filed under Section 20104.4, the local agency shall pay interest at the legal rate on any arbitration award or judgment. The interest shall begin to accrue on the date the suit is filed in a court of law.

The following project manual documents supplement, and where conflicting supersede, the requirements included in the 2018 edition of the Standard Specifications for Public Works Construction (SSPWC).



project manual | New Village Arts Theater – Partial  
Reroofing

domus #1910

**domusstudio** architecture

2800 Third Avenue  
San Diego, California 92103  
619.692.9393  
domusstudio.com

**PROJECT MANUAL**

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## **SECTION 01 11 00 - SUMMARY OF THE WORK**

### **1.1 DESCRIPTIVE SUMMARY OF THE WORK:**

1.1.1 **Identification:** Refer to the Contract (Owner-Contractor Agreement) for name location, project number and abbreviated identification of the work of the project.

1.1.2 **Contract Documents:** Requirements of the work are contained in the contract documents, and include cross-references herein to published information, which is not necessarily bound therewith. The misplacement addition or omission of any letter, work or punctuation mark shall in no way damage the true spirit, intent or meaning in these specifications.

1.1.3 **Verbal Summary:** Without force and effect on requirements of contract documents, the description of the work of the Contract can be summarized as follows:

Work included in this contract is for the complete construction of the partial reroofing and single façade replacement at the existing New Village Arts Theater (2787 State Street) in Carlsbad, CA. All work shall be in accordance with drawings and specifications prepared by **domusstudio** architecture.

Work includes but is not limited to site preparation, excavation, earthwork, landscaping, demolition, general construction, paving, heating, air conditioning, plumbing, and electrical work, including fire sprinklers and related equipment.

**Work not included in contract:** Any equipment, work, or item indicated on the drawings to be N.I.C. (Not In Contract) shall be provided under some other contract or arrangements of the owner or others. If any equipment or item noted N.I.C. is to be by contractor, it will be so noted on drawings and/or specified in appropriate section of the specifications.

#### **1.1.4 Contractor Use of Premises:**

1.1.4.1 **General:** During the entire construction period, the Contractor shall keep the premises available for the Owner and existing campus operation.

1.1.4.1.1 Keep driveways and entrances serving the premises clear and available at all times. The 9 parking spaces at the west of the structure can be utilized by the Contractor for staging.

1.1.4.1.2 Do not encumber the site with materials or equipment.

1.1.4.1.3 Lock automotive type vehicles and other mechanized or motorized construction equipment, when parked and unattended. Do not leave vehicles or equipment unattended with the motor running or ignition key in place.

1.1.4.1.4 Allow continued operations of the existing Campus.

1.1.5 **Compliance with Regulations:** It is the intent of these contract documents that the project, when completed, shall conform to regulations of the "California Building Code, 2019 (CBC)", California Administrative Code Title 19 Public Safety, California Administrative Code Title 24 Accessibility Standards and Energy Standards, Uniform Plumbing Code, National Electrical Code, NBFU, CAL/OSHA, and other applicable codes. All publications shall be of the latest edition in force at the time of building permit date.

1.1.5.1 Anything in the Contract Documents notwithstanding, the Contractor accepts the responsibility of constructing a watertight, weather tight project.

1.1.6 Owner shall have access to the Work site at all reasonable times.

1.1.7 Scheduling and reasonable security measures are the responsibility of the Contractor.

1.1.8 **Approved Applicators:** Where specific instructions in these specifications require that a particular product and/or material(s) be installed and/or applied by an "approving applicator" of the manufacturer. It shall be the Contractor responsibility to insure that any subcontractors used for such work be approved applicators.

1.1.9 **ARCHITECTURAL AND ENGINEERING SERVICES:** It is understood that normal Architectural and Engineering liaison for the purpose of interpretation of the Drawings and Specifications is provided for the Owner. Should any services of the Architect be required to assist in the corrections of error or omissions in construction by the Contractor, or services of the Architect be required because of changes in structure or equipment where the Contractor has requested approval of substitute methods of material these services will be provided by the Architect at their standard hourly rates and shall be paid for by the Contractor.

1.1.10 **SCAFFOLD, STAGING, PROTECTION ETC:** The work under each Section of these specifications shall include providing, installing and maintaining all scaffold, staging, testles, and planking necessary for the work under each Section in strict conformity with applicable laws and ordinances and maintenance of same so as not to interfere with or obstruct the work of other trades. Additionally, the work under each Section of these specifications shall include providing all forms of protection as necessary to preserve the work of other trades free from damage. These provisions shall be considered as though repeated under each Separate Section of these specifications.

END OF SECTION 01 11 00

## **SECTION 01 25 00 - PRODUCTS AND SUBSTITUTIONS**

### **PART 1 - PROCEDURAL REQUIREMENTS**

#### **1.1 GENERAL LIMITATIONS:**

Where possible, provide entire required quantity of each generic product, material or equipment from a single source; and, where not possible to do so, match separate procurement as closely as possible. To extent selection process is under Contractor's control, provide compatible products, material and equipment. Where available and complying with requirements, provide standard products which have been used previously and successfully in similar applications, and which are recommended by manufacturers for applications indicated.

#### **1.2 PRODUCT SELECTION LIMITATIONS:**

1.2.1 **Product Selections:** Comply with the following for selection of products, materials and equipment:

1.2.1.1 **Single Product Named:** Provide only that product, unless determined to be unavailable, non-compatible with the work, or non-complying with requirements or governing regulations.

1.2.1.2 **Two or More Products Named:** Selection from named products is Contractor's option, provided selection complies with requirements.

1.2.1.3 **"Or Equal" Clause:** Provide named product which complies with requirements, or comply with requirements for gaining approval on "substitution" to select and use an unnamed product.

1.2.1.4 **"Or Prior Approved Equal" Clause:** Provide named product which was prior approved as a substitution through proper process at time of bid as described in this section 1.3.1.3 as identified in Addenda.

1.2.2 **Compliance with Standards:** Selection of product which complies with requirements, including applicable standards, is Contractor's option where no product names are indicated.

1.2.3 **Performance Requirements:** Selection of product which has been tested to show compliance with requirements, including indicated performances, is Contractor's option where no product names are indicated.

1.2.4 **Prescriptive Requirements:** Selection of product which has been certified by manufacturer to comply with requirements, including prescriptive requirements, is Contractor's option where no product names are indicated.

1.2.5 **Visual Requirements:** Where indicated to be selected from manufacturer's standard options, selection is Architect's option, subsequent to determination or selection of manufacturer (Contractor' option). Where indicated to be selected from among standard options available within industry, selection is Architect's/Engineer's option prior to determination or selection of manufacturer.

1.2.6 **Nameplates:** Where indicated or needed for operation and maintenance, provide permanent nameplates on equipment, located in inconspicuous but accessible places, and containing suitable information and operational data. Otherwise, do not allow manufacturer's trademarks or similar labels or nameplates to be placed on products in locations where exposed to view after installation.

#### **1.3 SUBSTITUTIONS:**

1.3.1 **Conditions:** All proposals shall be considered only when submitted in strict compliance with Drawings and Specifications. Except where expressly provided for in Specifications and defined in Supplementary Instruction to bidders, request for substitutions will not be considered. If Contractor determines that systems or products, to his knowledge and experience, will provide same function, design and value as those materials and methods specified herein, he may submit, with his proposal for work, on the attached Substitution Request Form stating difference in cost and reason(s) for such a proposal. Each attachment shall be reviewed by Owner and Architect prior to execution of work. In any case, requests for substitutions will not be considered after award of Contract unless for cost savings or unavailability. All proposals for substitutions shall comply with the following:

1.3.1.1 Substitutions shall, without exception, be manufactured of same basic materials, and comply with or exceed all specification requirements of dimension, function, structure and appearance, without deviation.

1.3.1.2 Use of approved substitutions shall in no way relieve Contractor from responsibility for compliance, after installation. It shall be incumbent upon Contractor using approved substitutions to assume all extra costs caused by use of approved substitute materials, where affecting other work or trades. Under no circumstances shall Owner or Architect be required to pay for material or labor as a result of substitutions granted General Contractor.

1.3.1.3 Submittal of proposed substitutions under the "prior approved equal" clause shall be made only by the General Contractor (Prime Bidder). The Architect will not entertain direct submittals by manufacturers, suppliers or subcontractors. The Architect/Engineer will consider written request(s) by a Prime Bidder only, for substitutions(s) which is/are considered equivalent to the item(s) specified. The written request will be considered only if it is received at least 12 (twelve) consecutive calendar days prior to the current established bid due date. The prime bidder shall furnish at his own expense and on their own letterhead the necessary data per the substitution request form to substantiate and validate that the physical, chemical and operational qualities of each substitute item is such that this item will fulfill its required function. The substitution if approved, will be authorized by a written addendum under "prior approved" items to the contract documents and made available to all prime bidders.

1.3.1.4 Substitutions for the specified product, brand or manufacturer that have been submitted for this project and disapproved by the Architect shall not be re-submitted in any modified form for this particular project, and the

General Contractor will be required to furnish the specified materials at no extra cost to the Owner.

- 1.3.1.5 In the event materials are substituted and installed without proper authorization, the Contractor shall remove all materials and install those specified at his own expense.
- 1.3.1.6 It shall be mandatory upon the Contractor using approved substitutions to determine the effect said substitution may have on other portions of the Work and so inform his subcontractors and employees of these effects. The Owner and Architect shall not be responsible for any effects to other portions of the Work caused by the use of approved substitutions.
- 1.3.1.7 Related to an "or equal" or similar provision in contract documents.
- 1.3.1.8 Required product cannot be supplied in time for compliance with Contract Time requirements.
- 1.3.1.9 Required product is not acceptable to governing authority, or determined to be non-compatible, or cannot be properly coordinated, warranted or insured, or has other recognized disability as certified by Contractor.
- 1.3.1.10 Substantial advantage is offered Owner after deducting offsetting disadvantages including delays, additional compensation to Architect/Engineer for redesign, investigation, evaluation and other necessary services, and similar considerations.

1.4 SUBMITTALS:

Include full documentation, including product data, samples where appropriate, detailed performance comparisons and evaluations, testing laboratory reports where applicable, coordination information for effect on other work and time schedule, cost information for proposed change order, Contractor's general certification of recommended substitution, and similar information germane to circumstance. The Substitution Request Form provided at the end of this Section shall be filled in and accompany submittal package.

1.5 DELIVERY, STORAGE AND HANDLING:

Receive, store and handle products, materials and equipment in a manner which will prevent loss, deterioration and damage. Schedule deliveries to minimize long-term storage at project site.

1.6 WARRANTIES (GUARANTEES):

1.6.1 Categories of warranties required for the work include: 1) Special project warranty issued by Contractor and, where required, countersigned by Installer or other recognized entity involved in performance of the work; 2) Specified product warranty issued by a manufacturer or fabricator, for compliance with requirements in contract documents; and 3) Coincidental product warranty available on a product incorporated into the work, by virtue of manufacturer's publication of warranty without regard for application requirements (non-specified warranty). Refer to sections of Divisions 2 through 16 for requirements of specified warranties.

1.6.2 Warranty Obligations: Restore or remove-and-replace warranted work to its originally specified condition, at such time during warranty as it does not comply with or fulfill terms of warranty. Restore or remove-and-replace other work which has been damaged by failure of warranted work, or which must be removed and replaced to gain access to warranted work. Except as otherwise indicated or required by governing regulations, warranties do not cover consequential damages to property other than work of the Contract (e.g., building contents). Cost of restoration or removal-and-replacement is Contractor's obligation, without regard to whether Owner has already benefited from use of failing work.

- 1.6.2.1 Reinstatement of Warranty: Upon restoration or removal-and-replacement of warranted work which has failed, reinstate the warranty by issuing newly executed form, for at least the remaining period of time of the original warranty, but for not less than half of the original warranty period.

1.6.3 Owner's Recourse: Warranties and warranty periods do not diminish implied warranties, and do not deprive Owner of actions, rights and remedies otherwise available for Contractor's failure to fulfill requirements to reject coincidental produce warranties considered to be conflicting with or detracting from requirements of the contract documents.

**SUBSTITUTION REQUEST FORM**

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

TO: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SPECIFIED ITEM:

Section	Page	Paragraph	Description
---------	------	-----------	-------------

The undersigned requests consideration of the following:

PROPOSED SUBSTITUTION: \_\_\_\_\_

PROPOSED MANUFACTURER: \_\_\_\_\_

REASON FOR SUBSTITUTION: \_\_\_\_\_

Attached data includes product description, specification information, drawings, photographs, performance and test data for evaluation of request applicable portions of the data are clearly identified.

Attached data also includes description of changes to the Contract Documents which proposed substitution requires for its proper installation.

The undersigned states that the following paragraphs, unless modified on attachments, are correct:

1. The proposed substitution will not affect dimensions shown on the Drawings.
2. The undersigned will pay for changes to building design, including engineering design, detailing and construction costs caused by the requested substitution.
3. The proposed substitution will have no adverse affect on other trades, the construction schedule, or the specified warranty/guarantee requirements.
4. Maintenance and service parts will be locally available for the proposed substitution.

The undersigned further states that the function, appearance and quality of the Proposed Substitution are equivalent or superior to the Specified Item.

The difference in cost shall reflect a savings/increase (circle one) to the Owner \$\_\_\_\_\_.

Submitted By:

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

Firm: \_\_\_\_\_

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

\_\_\_\_\_

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

Telephone: \_\_\_\_\_

Reviewed for General Contractor by:

\_\_\_\_\_

Accepted  
Accepted as Noted  
Rejected  
Received too Late

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

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

Remarks: \_\_\_\_\_

\_\_\_\_\_

END OF SECTION 01 25 00

## **SECTION 01 26 00 – CONTRACT MODIFICATIONS**

### **PART 1 - GENERAL:**

#### **1.1 Sections Include:**

- 1.1.1 Change Procedures.
- 1.1.2 Request for Information Procedures

#### **1.2 Related Documents or Sections:**

- 1.2.1 Document - Contract
- 1.2.2 Document – General Conditions
- 1.2.3 Section 01 33 00 - Submittals

#### **1.3 Change Procedures:**

1.3.1 Contractor shall establish measures as needed to assure familiarity of the Contractor's staff and employees with procedures for processing changes in Contract Documents.

1.3.2 The Contractor shall maintain and coordinate a Register of Requests for Information, Architects Supplemental Instructions, Contractor Change Order Requests, Construction Change Directives, Field Change Orders and Change Orders at the job site, accurately reflecting current status of all pertinent data as submitted by the Contractor.

1.3.3 Per General Conditions, Contractor is not authorized to make changes to the Work described by any of the Contract modification documents specified in this Section, until said documents are signed by the Owner.

1.3.4 Architect's Supplemental Instruction (ASI): The Architect will advise of minor changes in the Work that do not involve an adjustment to Contract Price or Contract Time by issuing supplemental instructions on form provided by the Owner.

1.3.5 If Contractor considers the minor change does represent a change in the contract, Contractor shall immediately notify the Architect of Contractor's intention to make a claim.

1.3.6 Proposal Request (PR): The Architect may issue a Proposal Request, which includes a detailed description of a proposed change with supplementary or revised Drawings and specifications.

1.3.6.1 Analyze the change and its impact on costs and time. Submit response within 10 days. If accepted by Owner, Architect will prepare Change Order.

1.3.6.2 When requested, meet with the Architect as required explaining costs and, when appropriate, determining other acceptable ways to achieve the desired objective.

1.3.6.3 Alert pertinent personnel and subcontractors as to the impending change and, to the maximum extent possible, avoid such work as would increase the Owner's cost for making the change, advising the Architect in writing when such avoidance no longer is practicable.

1.3.6.4 Following review, and if accepted by Owner, Architect or Contractor will prepare Change Order.

#### **1.3.7 Change Order Request (COR):**

1.3.7.1 Contractor may submit a COR to the Architect for changes in conditions, Owner changes, or other direction from the Architect, jurisdictional authority or Owners inspector.

1.3.7.2 Document the proposed change and its complete impact, including its effect on the cost and schedule of the work.

1.3.7.3 Present total cost and schedule impacts in documentation, including all mark-ups permitted by General Conditions. Provide detailed back-up as required by Architect, including supplier costs, sub-contractor labor time and rates, and all other data deemed necessary by Architects.

1.3.7.4 Following final review by Architect of original and supplemental information, and if COR is accepted, no additional cost or schedule adjustments will be included.

1.3.7.5 Architect will review COR. If accepted, Architect will prepare a Change Order or Construction Change Directive, as directed by Owner.

1.3.8 Field Change Order (FCO): Field Change Order will be issued by the Architect in accordance with procedures established in General Conditions.

1.3.8.1 Field Change Order Forms: Architect issued document, form provided by Owner.

1.3.8.2 Execution of Field Change Orders: Architect will issue Change Orders for signatures of parties as provided in the General Conditions of the Contract

1.3.9 Change Order (CO): Change Orders will be issued by the Architect or Contractor in accordance with procedures established in General Conditions.

1.3.9.1 Change Order Forms: Architect or Contractor issued document, form provided by Owner.

1.3.9.2 Execution of Change Orders: Architect or Contractor will issue Change Orders for signatures of all parties as provided in the General Conditions of the Contract.

1.3.10 Construction Change Directives (CCD): Construction Change Directives (CCD) will be issued by the Architect.

1.3.10.1 Construction Change Directive Forms: Architect issued document, form provided by Owner

1.3.10.2 Execution of Construction Change Directive: Architect will issue CCD with Owners signature. Proceed with work as defined by CCD.

1.3.10.3 Unless otherwise agreed, maintain detailed records of work done under the direction of a CCD on Time and Material basis. Provide full information required to substantiate costs for changes in the Work.

1.3.10.4 Following agreement on cost of the work, a Change Order will be prepared.

1.3.11 Architect will provide a single copy of all documents issued under this Article for transmission to Contractor. Contractor shall prepare copies as required for distribution to subcontractors, suppliers and others at no cost to Owner.

1.4 Payment For Contract Modifications:

1.4.1 The Contractor shall compensate the Owner, by Owner-Contractor Contract adjustment, for the Architect reasonable costs to modify Contract Documents required by work not performed in accordance with approved Contract Documents.

1.5 Request For Information:

1.5.1 The Architect will respond to legitimate and bonafide Requests for Information (RFI) initiated by Contractor.

1.5.2 Submit all RFI's on the attached form OR Contractors standard form. Contractor shall sequentially number the issued documents and maintain a RFI log on site indicating summary, date issued, date information required, and date information received. Use of Contractors form will not be accepted. RFI's submitted by subcontractors or supplier will not be reviewed.

1.5.3 The Contractor shall compensate the Architect, by Owner-Contractor Contract adjustment, for the Architects reasonable costs to respond to RFI's if the Architect determines:

1.5.3.1 The RFI does not reflect careful study and review of the documents, or;

1.5.3.2 Demonstrates a lack of knowledge or construction competency reasonably expected of a Contractor performing the work.

1.5.4 The Architect's action will be taken with such reasonable promptness (generally within 10 working days) while allowing sufficient time in the Architect's professional judgment to permit adequate review.

1.5.5 RFI's received in Architects office after 9:00 AM Friday will be logged in as received by Architect on Monday, 8:00 AM. This applies to all forms of communication, including RFI's arriving via FAX transmission.

PART 2 – PRODUCTS:

Not Used

PART 3 – EXECUTION:

Not used

CONTRACTORS REQUEST FOR INFORMATION

RFI # \_\_\_\_\_

From: \_\_\_\_\_

**domusstudio** Project # \_\_\_\_\_ Date: \_\_\_\_\_

To: \_\_\_\_\_

**domusstudio** Project: \_\_\_\_\_

Disciplines Impacted:     Structural     Mechanical     Electrical     Architectural  
                                  Civil             Landscape     Kitchen       

Reference: Drawing(s) \_\_\_\_\_ Spec Section(s) \_\_\_\_\_ Other \_\_\_\_\_

Please clarify or provide the following information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

Possible Cost Impact     Increase     Decrease     No Change     Unknown

Possible Time Impact     Increase     Decrease     No Change     Unknown

This information is required as soon as possible,  
but no later than \_\_\_\_\_

PRIORITY ATTENTION  
REQUIRED

Copies to: \_\_\_\_\_

Contractors Representative \_\_\_\_\_

Architects Response: \_\_\_\_\_

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

\_\_\_\_\_  
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\_\_\_\_\_

Copies to: \_\_\_\_\_

**domusstudio** architecture Representative \_\_\_\_\_

END OF SECTION 01 26 00

## **SECTION 01 31 00 - PROJECT COORDINATION**

### **1.1 ADMINISTRATION AND SUPERVISION:**

#### **1.1.1 Coordination:**

1.1.1.1 The Contractor shall consult the contract documents, the field layouts of the various trades, their shop drawings and applicable manufacturer's brochures and instructions, and Contractor shall coordinate all phases of the work described and affected by these documents. Contractor shall be responsible for the accurate location and layout of all chases, pipe sleeves and openings in the construction required to accommodate the work of all the trades, and with work by separate contractors (if any) and by Owner.

#### **1.1.1.2 Divisions of the Specifications:**

1.1.1.2.1 These specifications are divided for convenience into sections as set forth in the Table of Contents of the specifications.

1.1.1.2.2 Schedules of work included in these sections are given for convenience and shall not be considered as a comprehensive list of items necessary to complete the work of any section.

1.1.1.2.3 Where devices or items, or parts thereof are referred to in the singular, it is intended that such reference shall apply to as many such devices, items or parts as are required to properly complete the work.

1.1.1.2.4 Where the specifications are divided into two or more sections, the Contractor shall coordinate the work covered in each section with the work of other sections. The necessary information and the items, accessories, anchors, connections, patterns, templates, etc., shall be delivered when required, in order to prevent any delay in the progress and completion of the work.

1.1.1.2.5 Items or parts of work specified shall constitute a responsibility of the Contractor, regardless of where they are located in the specifications. The Architect will not make decisions on jurisdiction or responsibilities of subcontractors.

1.1.1.3 **Errors and Omissions:** Should there be omissions or discrepancies found to exist between the drawings and specifications or any parts of either, or should language of any part of the contract prove to be ambiguous or doubtful, the Contractor shall notify the Architect, who will decide as to the true intent and meaning. Should the Contractor fail to give such notification in writing and proceed with the work so affected without receiving proper instructions from the Architect, he shall do so at his own risk, and he shall remove and replace the work so as to be in compliance with the Architect's instructions. The costs of replacing said work and of any damages or defects which result shall be paid by the Contractor.

1.1.1.4 **Oral Modifications:** It shall be distinctly understood that no oral statement of any person shall be allowed in any manner to modify any of the contract provisions. Changes shall be made only on written authorization of the City except in an emergency endangering life or property.

1.1.1.5 **Transmittal:** Any notice from one party to the other under the contract shall be in writing, and shall be dated and signed by the party giving such notice, or by duly authorized representative of such party.

#### **1.1.2 Preparation for Installation:**

1.1.2.1 **Installer Inspections:** Require installer of each major unit of work to inspect substrate and conditions for installation, and to report (in writing) unsatisfactory conditions. Subcontractor's should notify Contractor in writing of unacceptable substrate conditions to correct unsatisfactory conditions before proceeding. Inspect each product immediately before installation. Once a contractor or subcontractor proceeds or installs over defective or non-suitable substrate conditions it is now the responsibility of the Contractor and latest trade subcontractor involved to correct all work. Do not install and/or install over damaged or defective products, materials or equipment.

1.1.2.2 **Pre-Installation Conference:** Prior to starting installation of each major component of the work, hold a pre-installation conference, attended by each entity involved or affected by planned installation. Include technical representatives of product manufacturers and others recognized as expert or otherwise capable of influencing success of the installation.

1.1.3.2.1 The Contractor to provide 7-day notification of the date and time of each meeting to the Owner's representative and the Architect so they can attend if they desire. In any event, the Contractor shall document minutes of the meetings and provide copies to the Owner's representative and the Architect

1.1.3.2.2 Review significant aspects of requirements for the work. Record discussion and distribute as plan of action.

#### **1.1.2.3 Installation, General:**

1.1.3.3.1 Comply with manufacturer's instructions and recommendations to extent printed information is more detailed or stringent than requirements contained directly in contract documents.

1.1.3.3.2 Timing: Install work during time and under conditions which will ensure best possible results, coordinated with required inspection and testing.

1.1.3.3.3 Anchor work securely in place, properly located by measured line and level, organized for best possible uniformity, visual effect, operational efficiency, durability, and similar benefit to Owner's use. Isolate non-compatible materials from contact, sufficiently to prevent deterioration.

1.1.3.3.4 Mount individual units of work at industry-recognized mounting heights, if not otherwise indicated; refer uncertainties to Architect/Engineer before proceeding.

1.1.3.3.5 Contractor shall coordinate and provide protection of dissimilar metals coming in contact with one another. Contractor shall provide adequate barriers (size, type and method prior approved by Architect prior to installation) to prevent electrolysis and/or breakdown of adjacent metals.

1.1.3.3.6 Contractor shall notify the architect and coordinate for an opportunity to review the site installation of fixtures, boxes, controls, etc. for electrical, tel/com, a/v, and sprinkler piping/heads prior to close up within the finish wall and ceiling/floor assemblies.

1.1.3 Cleaning and Protection:

1.1.3.1 General: For each element of work, provide sufficient maintenance and protection during construction to ensure freedom from damage and deterioration and clean each element of work thoroughly at time of substantial completion.

1.1.3.2 Roofing: The existing board framed roof decking is expected to allow a substantial amount of dust and debris to filter through, particularly during selective demolition of the existing roofing. The Contractor shall provide and securely install minimum 15 mil plastic sheeting throughout the underside of the roof structure, continuous above any interior spaces below the extents of the roofing work, or present an alternate assembly/method for maintaining the safety and cleanliness of the interior spaces. for approval by the City's Project Manager. The Contractor is responsible for maintaining the cleanliness and usability of the building during the course of construction and the final cleaning of all the spaces below the roofing areas at the completion of the roof replacement, prior to final payment. The plan for execution of this Cleaning and Protection Program is to be submitted, reviewed and approved by the City prior to commencement of construction activities.

END OF SECTION 01 31 00

**SECTION 01 31 19 - PROJECT MEETINGS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS AND DESCRIPTION OF WORK**

The work includes scheduling and administering project progress meetings as specified herein. The Conditions of the Contract and other sections of Division 1 apply to this section as fully as if repeated herein.

**1.2 GENERAL REQUIREMENTS:**

1.2.1 City will schedule and administer progress meetings, prepare agendas, and make arrangements for meetings. City will make advance notices of regular and special meetings at least four working days prior to meeting.

1.2.2 The Architect and Owner will attend meetings to ascertain that the project is expedited consistent with construction schedule and with Contract Documents. The Architect will record minutes including all significant proceeding and decisions and will distribute copies to all participants no later than four working days after the meeting. Unless advised expeditiously in writing otherwise the Contractor and the team members will assume that the minutes accurately record the events discussed and agreements reached at the meeting.

**1.3 PRE-CONSTRUCTION MEETING:**

1.3.1 City will schedule the meeting prior to Notice to Proceed.

1.3.2 Attendance: Owner, Architect and his Consultants, Contractor, major subcontractors of the Contractor.

**PART 2 - PRODUCTS** (Not applicable)

**PART 3 - EXECUTION** (Not applicable)

END OF SECTION 01 31 19

## **SECTION 01 32 00 - SCHEDULES, REPORTS and PAYMENTS**

### **PART 1 - GENERAL**

#### **1.1 PROGRESS SCHEDULE AND REPORTS:**

1.1.1 **General:** Within 5 days of date established for notice to proceed, submit a comprehensive bar-chart type progress schedule indicating a time bar for each significant category or unit of work to be performed at the site. Arrange schedule to indicate required sequencing of units, and to show time allowances for submittals, inspections and similar time margins.

1.1.1.1 **Show critical submittal dates** related to each time bar, or prepare separate coordinated listing of critical submittal dates.

1.1.1.2 **Submittal Schedule:** The Contractor shall also furnish a separate schedule along with the Construction Schedule specified above, showing the proposed dates for submittal of all samples, shop drawings, and product data.

1.1.1.3 **Show double cost line** immediately below date line in heading, showing precalculated dollar-volume and space for recording actual dollar-volume of completed work at end of each period scheduled.

1.1.1.4 Show schedule of work and its relation to keeping the church functional.

#### **1.2 SUBMITTAL:**

Following initial revision of schedule after Architect's review, print and distribute schedule to entities with a need-to-know responsibility, including three copies to Architect. Revise at intervals matching payment requests, work accomplished, and redistribute/repost. Provide copies required with payment requests.

1.2.1 A copy of the most recent updated Construction Schedule shall be posted in the Contractor's job office, and copies of all out-of-date schedules shall be kept at the job office at all times for perusal by the Owner.

#### **1.3 SCHEDULE OF VALUES:**

1.3.1 Immediately upon being awarded the Contract, and before request for payment, prepare and submit to the architect a Schedule of Values allocated to the various portions of the work. This Schedule of Values, unless objected to by the Architect, shall be used only as the basis for the Contractor's Applications for Payment.

1.3.2 The schedule shall list the installed value of the component parts of the work in sufficient detail to serve as a basis for computing values for progress payments during construction. Follow the table of contents of this Project Manual as the format for listing component items. For each major line item, list sub-values of major products or operations under the item, where applicable.

1.3.3 Each item shall include a directly proportional amount of the Contractor's overhead and profit.

1.3.4 Submit a subschedule for each separate stage of work specified in Section 01 11 00.

1.3.5 The sum of all values listed in the schedule shall equal the total Contract sum.

#### **1.4 PAYMENT REQUESTS:**

1.4.1 Submit request for each calendar month, not later than the 10th day of the following month. Use AIA Form G702, fully completed and executed. Architect recommends to pencil rough draft of previous approved applications for review prior to executing final forms. Submit the final forms in triplicate, including attachment of waivers and similar required documentation with one copy.

1.4.2 Prior to the initial payment request, submit:

1.4.2.1 List of principal subcontractors and suppliers.

1.4.2.2 Schedule of values.

1.4.2.3 Progress schedule and first progress report.

1.4.2.4 Copies of building permits and similar start-up authorization or certifications.

1.4.3 Following issuance by Architect of Certificate of Substantial Completion, Contractor may submit special payment request, provided the following have been completed:

1.4.3.1 Obtain permits, certificates of inspection and other approval and releases by governing authorities, required for Owner's occupancy and use of project.

1.4.3.2 Submit warranties and similar documentation.

1.4.3.3 Submit maintenance manuals and provide instruction of Owner's operational/maintenance personnel.

1.4.3.4 Complete final cleaning of the work.

1.4.3.5 Submit record documents.

1.4.3.6 Majority and major punch list items have been corrected and approved by Architect.

- 1.4.3.7 Contractor submit a contractor generated listing of work to be completed before final acceptance.
- 1.4.4 Following completion of the following requirements, final payment request may be submitted:
  - 1.4.4.1 Complete work listed as incomplete at time of substantial completion, or otherwise assure Owner of subsequent completion of individual incomplete items.
  - 1.4.4.2 Settle liens and other claims, or assure Owner of subsequent settlement.
  - 1.4.4.3 Submit proof of payment on fees, taxes and similar obligations.
  - 1.4.4.4 Transfer operational, access, security and similar provisions to Owner; and remove temporary facilities, tools and similar items.
  - 1.4.4.5 Completion of requirements specified in "Project Closeout" section.
  - 1.4.4.6 Obtain consent of surety for final payment.

PART 2 - MATERIAL ((Not applicable)

PART 3 - EXECUTION (Not applicable)

END OF SECTION 01 32 00

## **SECTION 01 33 00 - SHOP DRAWINGS, PRODUCT DATA and SAMPLES**

### **PART 1 - GENERAL**

#### **1.1 SUMMARY:**

The work includes the preparation and submission of samples, shop drawings and product data as specified herein and in the various sections of these specifications. The requirements specified herein are in addition to any requirements for samples and shop drawings, product data materials lists, substitutions of materials, or other submittals specified elsewhere in these specifications. The Conditions of the Contract and the other sections of Division 1 apply to this section as fully as if repeated herein.

### **PART 2 - DEFINITIONS:**

- 2.1 As used herein, the term "manufactured" applies to standard units usually mass-produced; and "fabricated" means items specifically assembled or made out to selected materials to meet individual design requirements.

### **PART 3 - GENERAL SUBMITTAL PROCEDURES**

#### **3.1 SCHEDULING:**

Submit samples, shop drawings, and product data in accordance with the schedule specified in Section 01 33 01 but in no event later than 60 days after Notice to Proceed. Extension of Contract time will not be granted because of the Contractor's failure to make timely submittals. Do not purchase materials or equipment or begin work covered by the required submittals until submittals have been reviewed and returned.

#### **3.2 TRANSMITTAL:**

Accompany each submittal with a dated, signed and sequence numbered transmittal on forms prescribed by the Architect. Include all information required by this form including project identification, name and address of Contractor and of subcontractor or supplier, a list of items included in the submittal, and identification of drawing numbers, specification section and paragraph numbers to which the submittal pertains, and space for Contractor's review and approval stamp.

#### **3.3 CHECK OF RETURNED SUBMITTALS:**

Check the submittals returned for correction and ascertain if the corrections result in extra cost above the included under the Contract Documents, and give written notice within five days if, in Contractor's opinion, such extra cost results from corrections. By failing to so notify or by starting any Work covered by a submittal, Contractor waives all claims for extra costs resulting from required corrections.

### **PART 4 - SAMPLES**

- 4.1 Furnish for review, samples of the various materials, together with the finish thereon, as specified for and intended to be used on or in the work. Samples shall be sent to the office of the Architect, carriage prepaid. The Architect will distribute the samples, when approved.
- 4.2 Submit all samples to the Architect for review before purchasing, fabricating, applying or installing such materials and finishes. The Architect will review and take action on samples within ten working days of the Contractor's submission. All actions will be by the Architect in writing.
- 4.3 Submit all samples, other than field samples, in sets of three. A covering letter shall accompany the sample and shall list all items being transmitted, designating their particular usage and location in the project and shall be identified as to manufacturer, trade name, style, model, etc. Two approved samples shall be returned to the Contractor with one returned set to maintain at the project site for purposes of quality control comparisons. Provide sample cabinet at job site for storage of returned samples. Owner and Architect each will retain one set of samples.
- 4.4 Approval of a sample shall not be taken in itself to change or modify any contract requirement. All materials, finishes, and workmanship in the completed building shall be equal in every respect to that of the approved sample.
- 4.5 Unless otherwise specified, samples shall be 8"x10" in size and shall be limited in thickness to a minimum consistent with sample analysis. In lieu thereof, the actual full size item may be submitted.
- 4.6 Samples of value may be returned to the Contractor for use in the project after review, analysis, comparison and/or testing as may be required by the Architect, provided that the location is recorded and the samples bear temporary identification as samples.
- 4.7 Field samples shall be prepared at the site by the Contractor as specified in the various sections of these Specifications. Affected finished work shall not be commenced until the Architect has given written approval for the field samples.

### **PART 5 - SHOP DRAWINGS AND PRODUCT DATA**

#### **5.1 SHOP DRAWINGS:**

The term "shop drawings" as used herein includes fabrication and installation, layout and setting drawings; wiring and control diagrams; and other drawings as defined in the applicable Section(s) of the General Conditions, Current Edition, as referenced herein.

5.1.1 The Contractor shall check and verify all field measurements and shall submit for review, with such promptness as to cause no delay in his own work or in that of any other contractor or subcontractor, all shop or setting drawings and schedules required for the work of the various trades. Shop drawings shall be prepared at the Contractor's expense and shall be sent to the office of the Architect,

carriage prepaid if applicable.

5.1.2 Drawings shall show all information required by the applicable Technical Section and shall be in sufficient detail as may be required to show that fabricated materials, equipment or systems, and the positions thereof conform to the Contract Documents.

5.1.3 Shop drawings shall establish the actual detail of all fabricated items, indicate proper relation of adjoining work, amplify design details of mechanical and electrical equipment in proper relation to physical spaces in the structure, and incorporate minor changes of design or construction to suit actual conditions. Shop drawings shall be drawn to scale and shall be completely dimensioned.

5.1.4 Composite Shop Drawings and Field Layouts: Prepare and submit composite Shop Drawings and field layouts as required to solve tight field conditions and when required to coordinate the Work of several trades. Include dimensioned plans, elevations, sections, and details and give complete information particularly as to kinds and types of materials and equipment, size and location of sleeves, inserts, attachments, chases, openings, conduits, ducts, boxes, and structural interferences. Coordinate these composite Shop Drawings and field layouts in the field for proper relationship to Work of applicable trades based on field conditions. Contractor shall have competent personnel readily available for coordinating, checking, and supervision of field layouts. The procedures for submittals and resubmittals, and final distribution shall be as specified for Shop Drawings.

5.1.5 Prepare shop drawings on sheet of same size as project drawings or on 8-1/2" x 11" document/files.

5.1.6 Each shop drawing shall have a title block containing the following information:

5.1.6.1 Name and location of the project.

5.1.6.2 Name and address of the Contractor.

5.1.6.3 Name and address of the subcontractor, manufacturer, supplier or distributor as applicable.

5.1.6.4 Name and address of Owner.

5.1.6.5 Date, scale of drawings and identification number.

5.1.6.6 Space for the Contractor's review and approval stamp.

5.1.7 Grouping of Submittals

Unless otherwise specifically permitted by the Architect, make all submittals in groups containing all associated items. Architect may reject partial submittals as not complying with the provisions of the contract documents.

5.1.8 Submit one electronic file set of each shop drawing only for Architect's action. Architect will distribute as required for Consultant review/comment.

5.1.9 The Architect will review and take action on shop drawings within ten working days of the Contractor's submission. All actions will be by the Architect in writing.

## 5.2 PRODUCT DATA:

The terms "product data" as used herein includes manufacturer's standard drawings, certificates of conformance, substantiating calculations and other data as defined in Clause 3.12.2 of the General Conditions.

5.2.1 The data shall include all information required by the applicable technical section and shall be in sufficient detail to show that manufactured materials and equipment conform to the Contract Documents.

5.2.2 Catalog Cuts: Clearly mark each copy to indicate the product or model as well as all optional sizes, finishes or other features proposed for use. Delete all inapplicable data.

5.2.3 Submittal Preparation: Submit one electronic file set of each product data for Architect's action. Architect will distribute as required for Consultant review/comment. Group product data with labeled cover sheets with an index listing the contents. Undocumented product data submittals will be returned without review.

5.2.4 The Architect will review and take action on product data within ten working days of the Contractor's submission. All actions will be by the Architect in writing.

## 5.3 ARCHITECT'S ACTION:

The Architect will review the submittals with reasonable promptness (generally ten working days) and will affix the Architect's initials or signature as follows:

5.3.1 Submittals stamped "REVIEWED" require no further action and fabrication and/or construction may proceed. The Architect will stamp and return to the Contractor, the transparency and one copy of shop drawings and one marked copy and four unmarked copies of brochures, schedules, materials lists, and other product data, except where required otherwise.

5.3.2 Submittals stamped "FURNISH AS CORRECTED" require no further action and fabrication and/or construction may proceed contingent upon all corrections being made as noted. Quantities returned to be as specified in paragraph 5.3.1.

5.3.3 Submittals stamped "REJECTED" or "REVISE AND RESUBMIT" or "SUBMIT SPECIFIED ITEM" require the Contractor to

resubmit them with reasonable promptness and no fabrication or construction may begin. The Architect will stamp and return to the Contractor; the transparency of shop drawings and one marked copy and four unmarked copies, of brochures, schedules, materials lists, and other product data.

5.3.4 Resubmittals: If first or subsequent submittal is stamped "REJECTED" or "REVISE AND RESUBMIT", corrective action shall be taken and resubmittal procedure shall be same as for first submittal. The Contractor shall direct specific attention in writing, by highlighting, by clouding, or in some matter clearly noting on resubmitted shop drawing corrections as to revisions requested and also revisions other than the correction requested by the Architect on previous submissions.

5.3.5 Distribution Copies: The Contractor shall be responsible for obtaining required reviewed electronic files & samples and for distribution to Subcontractors. All distribution files of shop drawings and product data and physical copies of samples shall bear the Architect's review stamp. Maintain one copy of all submittals at the project site.

- 5.4 The Architect will check and take action on such drawings and schedules only for conformance with the design concept of the project and compliance with information given in the contract documents. When so directed by the Architect, the Contractor shall make any and all corrections required by the Architect.
- 5.5 The shop drawings, product data and supporting data shall be prepared by the Contractor or his suppliers and subcontractors, but shall be submitted as the instruments of the Contractor.
- 5.6 The Contractor shall check the drawings of his suppliers and subcontractors as well as his own drawings before submitting them. In particular, the Contractor shall ascertain that the drawings meet all requirements of the contract drawings and specifications, and conform to the structural and space conditions. If such shop drawings show variations from contract documents, whether because of standard shop practice or other reasons, the Contractor shall clearly describe such variations including other changes required to correlate the work in his letter of transmittal.
- 5.7 Shop drawings, product data and samples, when submitted to the Architect for review, shall be accompanied by a written statement signed by the Contractor, that the shop drawings, product data, and samples have been checked by him and found to be in accordance with the contract drawings and specifications, and that proper provision has been made to accommodate all abutting work. This statement may be in the form of an approval stamp bearing the Contractor's (superintendent) signature. Submittals shall be rejected if Contractor fails to take appropriate action prior to submission.
- 5.8 Substantiating calculations, when specified, shall be prepared and signed by a California registered civil or structural engineer, employed by the Contractor.
- 5.9 The Architect's review of submittals will be general only and shall not relieve the Contractor from responsibility for errors of any sort, for deviations from drawings or specifications, or for conflict with the work of others that may result from such deviations. Architect's review of a separate item does not indicate a review of an assembly in which the item functions. Refer to General Conditions of the Contract A201, Current Edition as referenced herein, for other pertinent information.

END OF SECTION 01 33 00

**SECTION 01 33 01 - SUBMITTAL REQUIREMENTS SCHEDULE**

**PART 1 - GENERAL**

**1.1 SUMMARY:**

The work includes the preparation and submission of samples, shop drawings and product data as specified herein and in the various sections of these specifications. The requirements specified herein are in addition to any requirements for samples and shop drawings, product data materials lists, substitutions of materials, or other submittals specified elsewhere in these specifications. The Conditions of the Contract and the other sections of Division 1 apply to this section as fully as if repeated herein.

**PART 2 - DEFINITIONS:**

2.1 As used herein, the term "manufactured" applies to standard units usually mass-produced; and "fabricated" means items specifically assembled or made out to selected materials to meet individual design requirements.

**PART 3 - SUBMITTAL SCHEDULE**

01 74 19 C&D Waste Management Plan  
01 74 19 C&D Waste Management Summary Reports  
01 78 39 Record Drawings  
01 78 39 Record Specifications  
02 41 19 Proposed Control Measures  
02 41 19 Schedule of Selective Demolition Activities  
02 41 19 Predemolition Photographs  
07 21 16 Product Data  
07 31 13 Product Data  
07 31 13 Samples  
07 44 56 Product Data  
07 44 56 Samples  
07 51 00 Product Data  
07 51 00 Samples  
08 11 00 Shop Drawings  
08 51 13 Shop drawings  
08 51 13 Samples  
08 62 00 Product Data  
08 62 00 Shop Drawings  
08 71 00 Product Data  
08 71 00 Hardware Schedule  
08 71 00 Templates  
08 71 00 Keying Schedule  
08 81 00 Product Data  
08 81 00 Samples  
08 81 00 Certificates of Compliance  
09 29 00 Product Data  
09 91 00 Product Data  
09 91 00 Samples  
09 91 00 Coating Maintenance Manual  
10 14 00 Shop Drawings  
10 14 00 Sample

END OF SECTION 01 33 01

## **SECTION 01 40 00 - DEFINITIONS AND STANDARDS**

### **PART 1 - DEFINITIONS:**

- 1.1 **General:** Except as specifically defined otherwise, the following definitions supplement definitions of the Contract, General Conditions, Supplementary Conditions and other general contract documents, and apply generally to the work.
- 1.1.1 **General Requirements:** The provisions of Division 1 sections, General Requirements, apply to the entire work of the Contract.
- 1.1.2 **Indicated:** Shown on drawings by notes, graphics or schedules, or written into other portions of contract documents. Terms such as "shown", "noted", "scheduled", and "specified" have same meaning as "indicated", and are used to assist the reader in locating particular information.
- 1.1.3 **Directed, Requested, Approved, Accepted, etc.:** These terms imply "by the Architect/Engineer", unless otherwise indicated.
- 1.1.4 **Reviewed/Approved by Architect/Engineer:** In no case releases Contractor from responsibility to fulfill requirements of contract documents. Architect/Engineer is typically reviewing for general conformance and compliance of the Contract Documents.
- 1.1.5 **Project Site:** Space available to Contractor at location of project, either exclusively or to be shared with separate contractors, for performance of the work.
- 1.1.6 **Furnish:** To supply and deliver to the project site, ready for installation.
- 1.1.7 **Install:** To place in position for service or use.
- 1.1.8 **Provide:** Furnish and install, complete and ready for intended use.
- 1.1.9 **Demolish:** to remove.
- 1.1.10 **Salvage:** to remove or deconstruct in a manner to prevent damage and safely store for reuse.
- 1.1.11 **Restore:** to rehabilitate to the original, or new condition and reinstall.
- 1.1.12 **Installer:** Entity (firm or person) engaged to install work, by Contractor, subcontractor or sub-subcontractor. Installers are required to be skilled in work they are engaged to install.
- 1.1.13 **Specification Text Format:** Underscoring facilitates scan reading, no other meaning. Imperative language is directed at Contractor, unless otherwise noted.
- 1.1.14 **Overlapping/Conflicting Requirements:** Most stringent (generally) requirement written directly into the contract documents is intended and will be enforced, unless specifically detailed language written into the contract documents clearly indicates that a less stringent requirement is acceptable. Refer uncertainties to the Architect/Engineer for a decision before proceeding.
- 1.1.15 **Minimum Requirements:** Indicated requirements are for a specific minimum acceptable level of quality/quantity, as recognized in the industry. Actual work must comply (within specified tolerances), or may exceed minimums within reasonable limits. Refer uncertainties to Architect/Engineer before proceeding.
- 1.1.16 **Abbreviations, Plural Words:** Abbreviations, where not defined in contract documents, will be interpreted to mean the normal construction industry terminology, determined by recognized grammatical rules, by the Architect/Engineer. Plural words will be interpreted as singular and singular words will be interpreted as plural where applicable for context of contract documents.
- 1.1.17 **Testing Laboratory:** An independent entity engaged for the project to provide inspections, tests, interpretations, reports and similar services.
- 1.2 **Standards and Regulations:**
- 1.2.1 **Industry Standards:** Applicable standards of construction industry have same force and effect on performance of the work as if copied directly into contract documents or bound and published therewith. Standards referenced in contract documents or in governing regulations have precedence over non-referenced standards, insofar as different standards may contain overlapping or conflicting requirements. Comply with standards in effect as of date of contract documents, unless otherwise indicated.
- 1.2.1.1 **Abbreviations:** Where abbreviations or acronyms are used in contract documents, they mean the well recognized name of entity in building construction industry; refer uncertainties to Architect/Engineer before proceeding, or consult "Encyclopedia of Associations" by Gale Research Co.
- 1.2.2 **Trade Union Jurisdictions:** Maintain current information on jurisdictional matters, regulations, actions and pending actions; and administer/supervise performance of work in a manner which will minimize possibility of disputes, conflicts, delays, claims or losses.

END OF SECTION 01 40 00

**SECTION 01 45 00 - QUALITY CONTROL SERVICES**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS & DESCRIPTION OF WORK:**

The work includes testing laboratory services and inspections required during the course of construction, as specified herein and in other sections of this specification. The Conditions of the Contract and the other sections of Division 1 apply to this section as fully as if repeated herein.

**1.2 TESTING LABORATORY:**

1.2.1 Required testing and inspections will be performed by an independent testing laboratory selected by the Owner.

1.2.2 Testing and inspection services which are performed shall be in accordance with requirements of the "California Building Code, 2019 (CBC)" and as specified herein. Testing and inspection services shall verify that work meets the requirements of the Contract Documents.

1.2.3 Test reports shall be performed by a registered deputy inspector and signed by a Registered Civil Engineer licensed in the State of California.

**1.3 PAYMENTS:**

1.3.1 Costs of initial testing and inspection, except as specifically modified hereinafter, or specified otherwise in technical sections, will be paid for by the Owner, providing such testing and inspection indicates compliance with Contract Documents. Initial tests and inspections are defined as the first tests and inspections as hereinafter specified.

1.3.2 In the event a test or inspection indicates failure of a material or procedure to meet requirements of Contract Documents, costs for retesting and reinspection will be paid by the Owner and backcharged to the Contractor.

1.3.3 Additional tests and inspections not herein specified but requested by Owner or Architect, will be paid for by Owner, unless results of such tests and inspections are found to be not in compliance with Contract Documents, in which case the Owner will pay all costs for initial testing as well as retesting and reinspection and backcharge the Contractor.

1.3.4 Costs for additional tests or inspections required because of change in materials being provided or change of source or supply shall be paid by Contractor direct to testing laboratory.

1.3.5 Costs for work which is required to correct deficiencies shall be borne by the Contractor.

1.3.6 Cost of testing which is required solely for the convenience of Contractor in his scheduling and performance of work shall be borne by the Contractor.

1.3.7 Testing laboratory will separate and identify on the invoices, the costs covering all testing and inspections which are to be backcharged to the Contractor as specified above.

1.3.8 Testing laboratory will furnish to Owner a cost estimate breakdown covering initial tests and inspections required by Contract Documents. Estimate will include number of tests, man-hours required for tests, field and plant inspections, travel time, and costs.

**1.4 TEST AND INSPECTION REPORTS:**

1.4.1 Testing laboratory will certify in writing that all work specified or required to be tested and inspected conforms to or does not conform to drawings, specifications and applicable building codes.

1.4.2 The testing laboratory will make the following distribution of all test and inspection reports:

Architect:	2
Structural Engineer:	1
Contractor:	1
Owner:	1
Governing Building Dept.:	1

**1.5 REPORTING TEST FAILURES:**

Immediately upon testing laboratory determination of a test failure, the laboratory will telephone the results of test to Architect. On the same day, laboratory will send written test results to those named on above distribution list.

**1.6 AVAILABILITY OF SAMPLES:**

1.6.1 Contractor shall make materials required for testing available to laboratory and assist in acquiring these materials as directed by Architect. The samples shall be taken under the immediate direction and supervision of the testing laboratory.

1.6.2 If work which is required to be tested or inspected is covered up without prior notice or approval, such work, may be uncovered at the discretion of Architect.

1.6.3 Unless otherwise specified, Contractor shall notify testing laboratory a minimum of ten (10) working days in advance of all required tests, and a minimum of two (2) working days in advance of all required inspections. Extra work resulting from a failure to notify the laboratory shall be paid for by the Contractor.

1.6.4 Contractor shall give sufficient advance notice to testing laboratory in the event of cancellation or time extension of a scheduled test or inspection. Charges due to insufficient advance notice of cancellations or time extension shall be paid for by the Contractor.

1.7 REMOVAL OF MATERIALS:

Unless otherwise directed, materials not conforming to the requirements of Contract Documents shall be promptly removed from the job site.

PART 2 - PRODUCTS (Not applicable)

PART 3 - EXECUTION

3.1 Mock-up Quality Control Field Sample: Contractor shall provide as specified in the various Sections a sample of finish work for Architects review. Upon written approval from the Architect, this established quality control sample shall remain on site in a location determined by Contractor for the duration of the work.

END OF SECTION 01 45 00

## **SECTION 01 73 29 - CUTTING AND PATCHING**

### **PART 1 - GENERAL**

- 1.1 **Definition:** "Cutting and patching" includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and patching required to restore surfaces to their original condition.
- 1.2 Refer to other sections of these specifications for specific cutting and patching requirements and limitations applicable to individual units of work.
- 1.3 **Structural Work:** **Submit** proposal and request and obtain Architect's/Engineer's approval **before proceeding** with cut and patch of any structural work. Do not cut and patch structural work in a manner resulting in a reduction of load-carrying capacity or load/deflection ratio.
- 1.4 **Visual/Quality Limitations:** Submit proposal and request and obtain Architects/Engineers approval before proceeding with cut and patch of work. Do not cut and patch work exposed to view (exterior and interior) in a manner resulting in noticeable reduction of aesthetic qualities and similar qualities, as judged by Architect/Engineer.
  - 1.4.1 Engage the original Installer/Fabricator, or (if not available) an acceptable **equivalent** entity, to cut and patch the exposed work.
- 1.5 **Limitation on Approvals:** Architect's/Engineer's approval to proceed with cutting and patching does not waive right to later require removal/replacement of work found to be cut and patched in an unsatisfactory manner, as judged by Architect/Engineer.

### **PART 2 - MATERIALS:**

- 2.1 **General:** Use materials for cutting and patching that are identical to existing materials. If identical materials are not available, use materials that match existing adjacent surfaces to the fullest extent possible with regard to visual effect. Use materials for cutting and patching that will result in equal or better performance characteristics. Repaint enough of existing surface to allow unnoticeable transition or locate logical terminating point as directed by Architect.

### **PART 3 - EXECUTION:**

- 3.1 **Inspection:** Before cutting, examine surfaces to be cut and patched and conditions under which the work is to be performed. If unsafe or otherwise unsatisfactory conditions are encountered, take corrective action before proceeding with the work.
- 3.2 **Temporary Support:** To prevent failure, provide temporary support of work to be cut.
- 3.3 **Protection:** Protect other work during cutting and patching to prevent damage. Provide protection from adverse weather conditions for that part of the project that may be exposed during cutting and patching operations.
  - 3.3.1 Avoid interruption of free passage to adjoining areas.
- 3.4 **Cutting:** Cut the work using methods that are least likely to damage work to be retained or adjoining work. Where possible review proposed procedures with the original installer; comply with original installer's recommendations.
  - 3.4.1 Where cutting is required, use hand or small power tools designed for sawing or grinding, not hammering and chopping. Cut through concrete and masonry using a cutting machine such as a carborundum saw or core drill. Cut holes and slots neatly to size required with minimum disturbance of adjacent work. To avoid marring existing finished surfaces, cut and drill from the exposed or finished side into concealed surfaces. Temporarily cover openings when not in use.
- 3.5 **Patching:** Patch with seams which are durable and as invisible as possible. Comply with specified tolerances for the work.
  - 3.5.1 Restore exposed finishes of patched areas and where necessary extend finish restoration into retained adjoining work in a manner which will eliminate evidence of patching and refinishing.

END OF SECTION 01 73 29

**SECTION 01 74 00 - CLEANING**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS & DESCRIPTION OF WORK:**

The work includes the furnishing of all labor, materials, equipment, and services, and performing all operations necessary for, and properly incidental to, clean up during construction and final cleaning of the building prior to acceptance by the Owner, including waxing and polishing as specified herein and in other sections when specified. The Conditions of the Contract and the other sections of Division 1 apply to this section as fully as if repeated herein.

**1.2 CLEAN UP DURING CONSTRUCTION:**

1.2.1 It is required that the entire site be kept in a neat and orderly condition, especially near existing buildings in operation during construction, and the Architect may, at any time during construction, order a general clean up of the site as a part of the work under this section.

1.2.2 Roofing: The existing board framed roof decking is expected to allow a substantial amount of dust and debris to filter through, particularly during selective demolition of the existing roofing. The Contractor shall provide and securely install minimum 15 mil plastic sheeting throughout the underside of the roof structure, continuous above any interior spaces below the extents of the roofing work, or present an alternate assembly/method for maintaining the safety and cleanliness of the interior spaces for approval by the City's Project Manager. The Contractor is responsible for maintaining the cleanliness and usability of the building during the course of construction and the final cleaning of all the spaces below the roofing areas at the completion of the roof replacement, prior to final payment. The plan for execution of this Cleaning and Protection Program is to be submitted, reviewed and approved by the City prior to commencement of construction activities.

1.2.3 Dispose of waste, trash, and debris in a safe, acceptable manner, in accordance with applicable laws and ordinances and as prescribed by authorities having jurisdiction. Bury no such waste material and debris on the site. Burning of trash and debris on the site will not be permitted.

1.2.4 Location of dump for trash and debris and length of haul is the Contractor's responsibility.

**1.3 FINAL CLEANING OF BUILDING:**

Prior to final inspection by the Architect, and after all construction work is essentially complete, thoroughly clean the building, utilizing professional building cleaners. Items to be cleaned include, but are not limited to: all glass, plastic, doors, opening frames, grilles, trim, exposed non-ferrous metal surfaces, floor covering, theater seating, light fixtures and plates, plumbing fixtures and trim, and all finish surfaces throughout the construction. Thoroughly remove ink trademarks from laminated plastic surfaces. Vacuum-clean the building and remove all spots, smears, dust, debris, hand prints and defacements of every sort, including those of vandals. Follow the recommendations of the manufacturer of the materials and items to be cleaned for all cleaning, polishing and treatment such as waxing.

**1.4 FINAL SITE CLEAN UP:**

Also prior to final inspection, thoroughly clean the entire construction site and put it into a neat, acceptable condition. Remove from the entire site all construction waste and unused materials, dunnage, loose rock and stones, excess earth, roots, weeds, and all debris of any description resulting from the work. Hose down and scrub where necessary all new and existing concrete and asphalt pavement and walks dirtied as a result of the work. Thoroughly remove mortar droppings from concrete walks and other pavements.

**PART 2 - PRODUCTS** (Not applicable)

**PART 3 - EXECUTION** (Not applicable)

END OF SECTION 01 74 00

## **SECTION 01 74 19 – CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT**

### **PART 1 – GENERAL**

#### **1.1 SUMMARY:**

- 1.1.1 This section specifies diversion of Construction and Demolition (C&D) waste from the landfill.
  - 1.1.1.1 Waste Management Goals: a minimum of 75% of the total project waste should be diverted from landfill, in order of preference 1) weight, 2) volume, whichever is most feasible to measure.
  - 1.1.1.2 Provide contract documents, including a waste management plan, to show evidence of recycling, and reuse of recovered materials.
  - 1.1.1.3 Inform Owner and architect where Construction and Demolition (C&D) Waste Management requirements could detrimentally impact C&D schedule.
  - 1.1.1.4 Provide separate itemization of cost related to C&D Waste Management.
  - 1.1.1.5 Effect optimum management of solid wastes via a materials management hierarchy.
  - 1.1.1.6 The materials management hierarchy shall be: reduce, reuse, and recycle.
  - 1.1.1.7 Prevent environmental pollution and damage.

#### **1.2 DEFINITIONS:**

- 1.2.1 Inert Fill – A permitted facility that accepts inert waste such as asphalt and concrete exclusively.
- 1.2.2 Class III Landfill - A landfill that accepts non-hazardous waste such as household, commercial, and industrial waste, including construction, remodeling, repair, and demolition operations.
- 1.2.3 Construction and Demolition Waste – Including solid wastes, such as building materials, packaging, rubbish, debris, and rubble resulting from construction, remodeling, repair, and demolition operations.
  - 1.2.3.1 Rubbish: Including both combustible and noncombustible wastes, such as paper, boxes, glass, crockery, metal and lumber scrap, tin cans, and bones.
  - 1.2.3.2 Debris: Including both combustible and noncombustible wastes, such as leaves and tree trimmings that result from construction or maintenance and repair work.
- 1.2.4 Weight Conversion Factor – It is the rate set forth in the standardized Weight Conversion Table for the use in estimating the volume or weight of materials identified in the Waste Management Plan.
- 1.2.5 Deconstruction - The process of removing existing building materials from renovation and demolition projects for the purposes of reuse, and recycling, in an efficient and safe manner possible.
- 1.2.6 Divert – Using material for any purpose other than disposal in a landfill.
- 1.2.7 Waste Materials – Large and small pieces of listed materials which are excess to contract requirements and generally include materials to be recycled and/or recovered from existing construction and items of trimmings, cuttings, and damaged goods resulting from new installations, which can be effectively used in the Work.
- 1.2.8 Reuse – Using a material or product that is recovered from construction, renovation, or demolition activities.
- 1.2.9 Recycling – The process of collecting and preparing recyclable materials in their original form or in manufacturing processes that do not cause the destruction/contamination of recyclable materials in a manner that precludes further use.
- 1.2.10 Recovery – Any process that reclaims materials, substances, energy, or other products contained within or derived from waste on-site. It includes waste-to-energy, composting, and other processes.
- 1.2.11 Sources Separation – Sorting the recovered materials into specific material types with no or a minimum amount of contamination on site.
- 1.2.12 Time-Based Separation – Collecting waste during each phase of construction or deconstruction which results in primarily one major type of recovered material. The material is removed before it becomes mixed with the material from the next phase of construction.
- 1.2.13 Commingled or Off-site Separation – Collecting all material types into a single bin or mixed collection system and separating the waste materials into recyclable material types in an off-site facility.

#### **1.3 SUBMITTALS:**

1.3.1 C&D Waste Management Plan Before the start of demolition, submit a C&D waste management plan to the Owner and the architect for approval and it shall include the following:

- 1.3.1.1 Indicate how the Contractor proposes to recover at least 75% of the C&D wastes for reuse and recycling.
- 1.3.1.2 The C&D Waste Management Plan should coordinate the recovery effort with the construction, and renovation / demolition schedule.
- 1.3.1.3 Indicate compliance with section 1.5 QUALITY ASSURANCE.
  - 1.3.1.3.1 Include a list of reuse facilities, recycling facilities and processing facilities that will be receiving the recovered materials (including take back by Owner or on-site auctions.)
  - 1.3.1.3.2 If some of the materials will be donated or sold on-site auctions, describe the process and identify the organizations that may receive the materials.
  - 1.3.1.3.3 Identify materials that are not recyclable or not recovered which will be disposed of in a landfill (or other means acceptable by the State of California and local ordinance and regulations) and explain why the materials are not recovered.
  - 1.3.1.3.4 List the permitted landfill, or other permitted disposal facilities, that will be accepting the disposed waste materials.
  - 1.3.1.3.5 Indicate instances or situations where compliance with the requirements of this specification do not apply or do not appear to be possible.
  - 1.3.1.3.6 Identify each type of waste material to be reused or recycled and estimate the amount, by weight.
  - 1.3.1.3.7 Provide estimate of time requirements for demolition and for the removal of valuable reusable items and materials.
  - 1.3.1.3.8 Prepare building engineering survey and worker safety plan, assessment of building condition and all potential hazards.
  - 1.3.1.3.9 Provide a C&D site management plan.
  - 1.3.1.3.10 Provide final accounting of disposition of recovered materials upon completion of project for final payments.

1.3.2 C&D Waste Management Summary Reports Provide the C&D Quality Manager with delivery receipts for the recovered materials and waste materials sent to the permitted recycling facilities, processing facilities, or landfill with the following information:

- 1.3.2.1 Name of firm accepting the recovered materials or waste materials
- 1.3.2.2 Specify type of facility (e.g. retail facility, recycler, processor, Class III landfill, MRF)
- 1.3.2.3 Location of the facility
- 1.3.2.4 Type of materials
- 1.3.2.5 Net weights (or volume) of each type of material
- 1.3.2.6 Date of delivery
- 1.3.2.7 Value of the materials or tipping fee paid

1.3.3 Application for Progress Payment The following should be submitted with the Application for Progress Payment:

- 1.3.3.1 C&D Waste Management Summary Report as stated above in section 1.3 SUBMITTALS, B. C&D Waste Management Summary Reports, with the C&D Quality Manager approval on each of the report.
- 1.3.3.2 Prepare 3-ring binder with rebate information and product documentation as required for Owner to qualify for rebate program; submit binder with final closeout submittals.
- 1.3.3.3 Payment could be withheld until diversion goals are met. The Contractor is ultimately responsible for implementation of the C&D Waste Management Plan and achieving the diversion goals.

#### 1.4 RECYCLING PROGRAM:

- 1.4.1 The recycling program could utilize one or a combination of any of the following common waste diversion strategies:
  - 1.4.1.1 Sources Separation
  - 1.4.1.2 Time-Based Separation

- 1.4.1.3 Commingled or Off-site Separation
- 1.4.1.4 Back haul of packaging
- 1.4.1.5 On-site sales auctions and removal
- 1.4.2 Waste Material management hierarchy can be viewed as: reuse on-site, recycle on-site, reuse off-site, and recycle off-site.
- 1.4.3 Other innovative approaches to achieve the minimum diversion rate are encouraged and should be specified and described in the C&D Waste Management Plan.
- 1.4.4 Minimum diversion rate may be achieved by recovering and recycling the following materials:
  - 1.4.4.1 Asphalt
  - 1.4.4.2 Ferrous metal
  - 1.4.4.3 Non-ferrous metals: copper, aluminum ... etc
  - 1.4.4.4 Untreated lumber
  - 1.4.4.5 Plywood, OSB and particle board
  - 1.4.4.6 Gypsum wallboard scrap
  - 1.4.4.7 Insulation
  - 1.4.4.8 HVAC equipment, duct work, control systems, switches and other similar equipment
  - 1.4.4.9 Others as appropriate

1.5 QUALITY ASSURANCE:

1.5.1 Regulatory Requirements

Comply with applicable requirements of the State of California, local ordinances and regulations concerning management of construction, clearing, and inert materials.

1.5.2 Disposal Site, Recyclers and Waste Materials Processors

Use only facilities properly permitted by the State of California, and/or by local authorities where applicable.

1.5.3 Pre-C&D Waste Management Meeting

- 1.5.3.1 Prior to beginning work at the site, schedule and conduct a meeting to review the C&D Waste Management Plan and discuss procedures, schedules, coordination and specific requirements for waste materials recycling and disposal. Discuss coordination and interface between Contractor, sub-contractors, architect, engineers, project manager, Owner, and other C&D activities. Identify and resolve problems of compliance with requirements. Record minutes of the meeting, identifying conclusions reached and matters requiring further resolution. Maintain waste management as an agenda item at future construction meetings.
- 1.5.3.2 Attendees: Contractor and related contractor personnel associated with work of this section, including personnel in charge of the waste management program; C&D Quality Manager; architect; engineers; material and equipment suppliers where appropriate; and such additional Owner personnel as Owner deems appropriate.
- 1.5.3.3 Plan Revision: Make revisions to C&D Waste Management Plan agreed upon during the meeting and incorporate resolutions agreed to be made subsequent to the meeting. Submit revised plan to architect or the Owner personnel as Owner deems appropriate for approval.

1.5.4 Implementation

- 1.5.4.1 Designate an on-site party responsible for instructing workers and implementing the C&D Waste Management Plan.
- 1.5.4.2 Distribute copies of C&D Waste Management Plan to job site foreman and each subcontractor.
- 1.5.4.3 Include waste management and recycling in worker orientation.
- 1.5.4.4 Provide on-site instruction on appropriate separation, handling, recycling, and recovery methods to be used by all parties at the appropriate stages of the work at the site.
- 1.5.4.5 Also include discussion of waste management and recycling in regular job meeting and job safety meetings conducted during the course of work at the site.

- 1.5.5 The Contractor will be responsible for ensuring that the appropriate governmental entities are notified of the work.

- 1.5.6 Remove and relocate reusable materials to be reinstalled or retained in a manner to prevent damage or contamination.
- 1.5.7 Conduct construction and demolition in such a manner to minimize damage to trees, plants and natural landscape environment.
- 1.5.8 Arrange for adequate collection, and transportation to deliver the recovered materials to the approved recycling center or processing facility. Maintain records accessible to the architect or C&D Quality Manager for verification of diversion of recovered waste materials.

1.6 STORAGE AND HANDLING:

1.6.1 Site Storage

- 1.6.1.1 Remove materials for recycling and recovery from the work locations to approved containers or storage area as required. Failure to remove waste or recovered materials will be considered cause for withholding payment and termination of Contract.
- 1.6.1.2 Position containers for recyclable and recoverable waste materials at a designated location on the Project Site. If materials are sorted on site, also provide a sorting area and necessary storage containers.
- 1.6.1.3 Change-out loaded containers for empty containers, as demand requires.
- 1.6.1.4 If recovered materials are stored on-site for project duration provide adequate security from pilferage.

1.6.2 Handling

- 1.6.2.1 Deposit indicated recyclable, and recoverable materials in storage areas or containers in a clean (no mud, adhesive, solvents, petroleum contamination), debris-free condition. Do not deposit contaminated materials into the containers until such time as such materials have been cleaned.
- 1.6.2.2 Insure all recovered materials are made safe for handling and storage.
- 1.6.2.3 If the contamination chemically combines with the material so that it cannot be cleaned, do not deposit into the recycle containers. In such case, request resolution by the C&D Quality Manager for disposal of the contaminated material. Directions from the C&D Quality Manager do not relieve the Contractor of responsibility for compliance with all legal and regulatory requirements for disposal, nor shall such directions cause a request for modification of the Contract.

1.7 PROJECT CONDITIONS:

1.7.1 Environmental Requirements:

- 1.7.1.1 Transport recyclable and recoverable waste materials from the Work Area to containers and carefully deposit in the containers without excess noise and interference with other activities, to minimize noise and dust.
- 1.7.1.2 The Contractor shall ensure adequate erosion control and storm water control, if required, to prevent or minimize the negative impact to its surrounding environment.
- 1.7.1.3 Provide measures to insure the containment of lead-based paint and dust, nails, asbestos-based products and any biological contaminants that may affect environmental health and safety conditions.

1.7.2 Site Condition:

- 1.7.2.1 Signs and instructions should be clear, and easy to understand. All recycling containers should be clearly labeled and lists of acceptable and unacceptable materials will be posted throughout the site. Whenever possible, they should be in multiple-languages, especially in Spanish, and in graphic symbols.
- 1.7.2.2 The Contractor shall ensure the safety of all personnel involved in the C&D process.
- 1.7.2.3 A C&D site management plan shall be created including: work areas, materials processing areas, materials storage and disposal areas, worker hand-washing and changing stations, first aid and medical information.

Part 2 – PRODUCTS

2.1 RECYCLED MATERIALS:

- 2.2.1 The following materials are collected for recycling:
  - 2.2.1.1 Ferrous metal
  - 2.2.1.2 Non-ferrous metals: copper, aluminum ... etc

- 2.2.1.3 Untreated lumber
- 2.2.1.4 Plywood, OSB and particle board
- 2.2.1.5 Gypsum wallboard scrap
- 2.2.1.6 Insulation

**Part 3 – EXECUTION**

N/A

END OF SECTION 01 74 19

## **SECTION 01 77 00 - PROJECT CLOSEOUT**

### **PART 1 - GENERAL DEFINITIONS**

The provisions of this section apply primarily to close out of actual physical work, not to administrative matters such as final payment and change-over of insurances. Closeout requirements relate to both final completion and substantial completion of work, and apply to individual portions of completed work as well as the total work. Specific requirements in other sections have precedence over general requirements of this section.

### **PART 2 - PROCEDURES AT SUBSTANTIAL COMPLETION**

#### **2.1 PREREQUISITES:**

Comply with General Conditions and complete the following before requesting Architect's inspection of the work, or designated portion thereof, for substantial completion:

2.1.1 Submit executed warranties, workmanship bonds, maintenance agreements, inspection certificates and similar required documentation for specific units of work, enabling Owner's unrestricted occupancy and use.

2.1.2 All plumbing and mechanical equipment shall operate quietly and free from vibration. Properly adjust, repair, balance, or replace equipment producing objectionable noise or vibration. All systems shall operate without humming, surging, or rapid cycling.

2.1.3 All operating instructions for equipment shall be properly mounted and posted as specified in their respective sections.

2.1.4 Submit record documentation, maintenance manuals, tools, spare parts, keys and similar operational items.

2.1.5 Complete instruction of Owner's operating personnel, and start-up of systems.

2.1.6 Complete final cleaning, and remove temporary facilities and tools.

#### **2.2 INSPECTION PROCEDURES:**

Upon receipt of Contractor's request, Architect will either proceed with inspection or advise Contractor of prerequisites not fulfilled. Following initial inspection, Architect will either prepare Certificate of Substantial Completion, or advise Contractor of work which must be performed prior to issuance of certificate; and repeat inspection when requested and assured that work has been substantially completed. Results of completed inspection will form initial "punch list" for final acceptance.

#### **2.3 PROCEDURES AT FINAL ACCEPTANCE:**

2.3.1 Reinspection Procedure: Upon receipt of Contractor's notice that work has been completed, including punch list items resulting from earlier inspections, and excepting incomplete items delayed because of acceptable circumstances, Architect will reinspect work. Upon completion of reinspection, Architect will either recommend final acceptance and final payment, or advise Contractor of work not completed or obligations not fulfilled as required for final acceptance. If necessary, procedure will be repeated.

#### **2.3.2 Record Documentation:**

2.3.2.1 Record Drawings: The Contractor shall maintain at the job site, accessible to the Architect:

2.3.2.1 One set of black line prints of the site work on which shall be indicated complete "as installed" layouts of all underground utilities up to the building connections.

(1) Included hereunder are all water, gas, sewer, site grading and drainage and electrical systems.

(2) Dimension all systems to the nearest 0.1 foot from adjacent buildings by means of perpendicular offsets. Show all elevations for lines and structures to the nearest 0.1 foot from the tops thereof, except at sewer and drains use invert elevations.

2.3.2.2 One set of dimensioned black line prints showing "as installed" work inside building and extending out to a point of connection to site utilities.

(1) Show all not readily visible lines and items of equipment of the electrical, plumbing, heating, ventilating and air conditions systems.

(2) Where deviations from the original drawings occur in the layout of ducts or equipment connected thereto, show "as installed" locations and sizes including locations of access doors, dampers and control equipment and wiring.

2.3.2.3 Should any item of equipment differ in type, model, catalog number or manufacturer from that called for on original drawings or specifications, such deviations shall be shown on the black line prints required under the first part of this Article. The Contractor shall submit a reproducible print of any equipment deviating from the original drawings. This print shall be verified by the Job Inspector and signed if accurate.

2.3.2.4 Show all changes in the Work.

2.3.2.5 Make all entries within 24 hours after installing any part of the Work. Progress payments will not be

certified unless this is complied with, and the Job Inspector has signed (monthly) the record set of prints.

- 2.3.2.6 Measurements and drawings for exterior work shall be made by the California Registered Civil Engineer or a California Licensed Land Surveyor and the drawings certifying to their accuracy.
- 2.3.2.7 Immediately upon completion of the portion of the installation involved and the certification by parties as required herein above, the drawings shall be submitted to the Architect for approval.
- 2.3.2.8 Reproducible "Record" Drawings: Upon completion of the work and before final inspection, a completely updated record set used during construction, shall be submitted to the Architect. Architect shall select a competent draftsman to make changes on the original project files. After original drawings are corrected, one set of electronic files will be made. Record Civil documentation shall be provided separately and shall not be part of this allowance.

2.3.3 Record Specifications: Maintain a complete set of specifications for record mark-up purposes. Mark-up during course of work to show changes sufficient to form a complete record for Owner's purposes and Architect's review. Date and sign each mark-up.

2.3.4 Maintenance Manuals: Provide 3-ring vinyl-covered binders containing required maintenance manuals, properly identified and indexed. Include operating and maintenance instructions; extended to cover emergencies, spare parts, warranties, inspection procedures, diagrams, safety, security, and similar appropriate data for each system or equipment item.

2.3.5 T-24 Certificates: Certificate(s) of Compliance and a list of the features, materials, components, and mechanical devices installed in the building and instructions on how to operate them efficiently.

2.3.6 Extra Materials: Extra materials as required by other Sections of the Document, shall be properly packaged and labeled, then delivered to the Owner.

2.3.7 Systems Manual: a manual that documents the operational aspects of the building systems shall be provided to the building owner or facilities operator.

2.4 GENERAL CLOSEOUT REQUIREMENTS:

Operator Instructions: Require each installer of systems requiring continued operation/maintenance by Owner's operating personnel, to provide on-location instruction to Owner's personnel, sufficient to ensure safe, secure, efficient, non-failing utilization and operation of systems. Provide instructions for the following categories of work:

- 2.4.1 Mechanical/electrical/electronic systems (not limited to work of Divisions 15 and 16).
- 2.4.2 Live plant materials and lawns.
- 2.4.3 Roofing, flashing, joint sealers.
- 2.4.4 Floor finishes, wall finishes.

2.6 FINAL CLEANING:

Clean up as specified in section 01 74 00.

END OF SECTION 01 77 00

## **SECTION 017839 - PROJECT RECORD DOCUMENTS**

### **PART 1 - GENERAL**

#### 1.1 RELATED DOCUMENTS

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

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for project record documents.
- B. Related Sections:
  - 1. Section 01 77 00 - Closeout Procedures.
  - 2. Divisions 2 through 33 Sections for specific requirements for project record documents of the Work in those Sections.

#### 1.3 CLOSEOUT SUBMITTALS

- A. Record Drawings: Submit set of marked-up record prints for each project. Provide one (1) paper copy and one (1) digital copy in PDF format on compact disc.
- B. Record Specifications: Submit set of marked-up Project's Specifications, for each project, including addenda and contract modifications. Provide one (1) paper copy and one (1) digital copy in PDF format on compact disc.

### **PART 2 - PRODUCTS**

#### 2.1 RECORD DRAWINGS

- A. Record Prints: Maintain one (1) full size set of marked-up paper copies of the Contract Drawings and Shop Drawings, for each project, depicting the current status of the Work.
  - 1. Preparation: Mark record prints to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is installer, subcontractor, or similar entity, to provide information for preparation of corresponding marked-up record prints.
    - a. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later.
    - b. Accurately record information in an acceptable drawing technique.
    - c. Record data as soon as possible after obtaining it.
    - d. Record and check the markup before enclosing concealed installations.
  - 2. Content: Types of items requiring marking include, but are not limited to, the following:
    - a. Dimensional changes to Drawings.
    - b. Revisions to details shown on Drawings.

- c. Depths of foundations below first floor.
  - d. Locations and depths of underground utilities.
  - e. Revisions to routing of piping and conduits.
  - f. Revisions to electrical circuitry.
  - g. Actual equipment locations.
  - h. Duct size and routing.
  - i. Locations of concealed internal utilities.
  - j. Changes made by Change Order or Construction Change Directive or Architect's Supplemental Instructions.
  - k. Changes made following Architect's written orders
  - l. Details not on the original Contract Drawings.
  - m. Field records for variable and concealed conditions.
  - n. Record information on the Work that is shown only schematically.
  - o. Changes made by requests for information (RFI's).
- 3. Mark the Contract Drawings and Shop Drawings completely and accurately. Utilize personnel proficient at recording graphic information in production of marked-up record prints.
  - 4. Mark record sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at same location.
  - 5. Mark important additional information that was either shown schematically or omitted from original Drawings.
  - 6. Note Construction Change Directive or Architect's Supplemental Instructions, numbers, alternate numbers, Change Order numbers, Request for Information numbers, Submittal numbers, and similar identification, where applicable.
- B. Immediately before inspection for Certificate of Substantial Completion, review marked-up record prints with Project Architect.
  - C. Format: Identify and date each record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location for each project.

## 2.2 RECORD SPECIFICATIONS

- A. Preparation: Mark Specifications to indicate the actual product installation where installation varies from that indicated in Specifications, addenda, and contract modifications.
  - 1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
- B. Format: Submit Record Specifications as paper copy and electronic files/CD.

## 2.3 OTHER RECORD DOCUMENTS

- A. Maintain the following items:
  - 1. Change Orders and Field Work Orders approved by the Client and all other modifications to the Contract Documents, for each project.
  - 2. Submittals reviewed by the Architect, for each project.
  - 3. Material Safety Data Sheets ("MSDS") accompanying any materials, equipment or products delivered or stored at the Site or incorporated into the Work and applicable parts of Title 24 of the California Code of Regulations. Provide for each project.

## **PART 3 - EXECUTION**

### **3.1 RECORDING AND MAINTENANCE**

- A. Upon completion of the Work, all documents maintained at the Site by the Contractor pursuant to the foregoing shall be assembled and promptly transmitted to the Architect for delivery to the Client.
- B. The failure or refusal of the Contractor to continuously maintain complete and accurate Record Drawings for each separate project, or to make available the Record Drawings for inspection and review by the Client, may be deemed by the Client to be Contractor's default of a material obligation in which event all fees and costs incurred or associated with such action shall be charged to the Contractor and deducted from any portion of the Contract Price due.
- C. The Record Drawings shall conform with the following standards:
  - 1. Dimensions shall be given from easily identifiable permanent reference points.
- D. Recording: Maintain one (1) copy of each submittal, for each project, during the Construction period for project record document purposes. Post changes and modifications to project record documents as they occur; do not wait until the end of Project.
- E. Maintenance of Record Documents: Store record documents in the field office apart from the Contract Documents used for construction. Do not use project record documents for construction purposes. Maintain record documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Separate documents for each project. Provide access to project record documents for Client's, Project Manager's, or Architect's reference during normal working hours.
- F. The Contractor shall incorporate an index into the Record Drawing sets, for each project. The index shall reflect the following information obtained from the drawing title block: drawing number, drawing date of issue and drawing last date of revision.
- G. Review Record Documents for each project weekly with Project Architect. Indicate to Project Architect the items incorporated in Project Record Documents concurrent with progress of the Work, including modifications, concealed conditions, field changes, product selections, and other notations incorporated.

**END OF SECTION 01 78 39**

## **SECTION 02 41 19 - SELECTIVE DEMOLITION**

### **PART 1 - GENERAL**

#### **1.1 SUMMARY:**

##### **1.1.1 This Section includes demolition and removal of the following:**

- 1.1.1.1 Selected portions of a building or structure.
- 1.1.1.2 Selected site elements.
- 1.1.1.3 Repair procedures for selective demolition operations.

1.1.2 See individual Sections for demolishing, cutting, patching, or relocating items.

#### **1.2 DEFINITIONS:**

1.2.1 **Remove:** Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.

1.2.2 **Remove and Salvage:** Detach items from existing construction and submit them to the Owner ready for reuse.

1.2.3 **Remove and Reinstall:** Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.

1.2.4 **Existing to Remain:** Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

#### **1.3 MATERIALS OWNERSHIP:**

1.3.1 Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, demolished materials shall become Contractor's property and shall be removed from Project site.

#### **1.4 SUBMITTALS:**

##### **1.4.1 Submit the following as per Section 01 33 00, Submittals:**

1.4.1.1 **Proposed Control Measures:** Submit statement or drawing that indicates the measures proposed for use, proposed locations, and proposed time frame for their operation. Identify options if proposed measures are later determined to be inadequate. Include measures for the following:

- 1.4.1.1.1 Dust control.
- 1.4.1.1.2 Noise control.
- 1.4.1.1.3 Interior spaces roofing debris control.

1.4.2 **Schedule of Selective Demolition Activities:** Indicate detailed sequence of selective demolition and removal Work, with starting and ending dates for each activity, interruption of utility services, use of elevator and stairs, and locations of temporary partitions and means of egress.

1.4.3 **Predemolition Photographs:** Show existing conditions of adjoining construction and site improvements that might be misconstrued as damage caused by selective demolition operations. Submit before Work begins.

#### **1.5 QUALITY ASSURANCE:**

1.5.1 **Demolition Firm Qualifications:** An experienced firm that has specialized in demolition work similar in material and extent to that indicated for this Project.

1.5.2 **Regulatory Requirements:** Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

1.5.3 **Standards:** Comply with the latest edition of the following:

- 1.5.3.1 ANSI / ASSE A10.6 - American National Standards Institute / American Society of Safety Engineers, "Safety Requirements for Demolition Operations"
- 1.5.3.2 NFPA 241 - National Fire Protection Association, "Standard for Safeguarding Construction, Alteration, and Demolition Operations"

1.5.4 **Pre-Demolition Meeting:**

- 1.5.4.1 Prior to commencing the work of this section, the contractor shall schedule and attend a meeting at the job site to discuss conformance with requirements of the Contract Documents. Request attendance of representatives from the City, Architect, Contractor, subcontractors, and other parties who are involved.

1.6 PROJECT CONDITIONS:

1.6.1 Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so that Owner operations will not be disrupted. Submit no less than 72 hours' notice to Owner of activities that will affect Owner operations.

1.6.2 Owner assumes no responsibility for condition of areas to be selectively demolished.

1.6.2.1 Conditions existing at time of inspection for bidding purpose will be maintained by the Owner as far as practical.

1.6.3 Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.

1.6.3.1 If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and the Owner. Hazardous materials will be removed by the Owner under a separate contract.

1.6.4 Storage or sale of removed items or materials on-site will not be permitted.

1.6.5 Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

1.6.5.1 Maintain fire-protection facilities in service during selective demolition operations.

1.6.6 Roofing: The existing board framed roof decking is expected to allow a substantial amount of dust and debris to filter through, particularly during selective demolition of the existing roofing. The Contractor shall provide and securely install minimum 15 mil plastic sheeting throughout the underside of the roof structure, continuous above any interior spaces below the extents of the roofing work, or present an alternate assembly/method for maintaining the safety and cleanliness of the interior spaces for approval by the City's Project Manager. The Contractor is responsible for maintaining the cleanliness and usability of the building during the course of construction and the final cleaning of all the spaces below the roofing areas at the completion of the roof replacement, prior to final payment. The plan for execution of this Cleaning and Protection Program is to be submitted, reviewed and approved by the City prior to commencement of construction activities.

1.7 WARRANTY:

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

1.7.1.1 If possible, retain original Installer or fabricator to patch the exposed Work listed below that is damaged during selective demolition. If it is impossible to engage original Installer or fabricator, engage another recognized experienced and specialized firm.

PART 2 - PRODUCTS

2.1 REPAIR MATERIALS:

2.1.1 Use repair materials identical to existing materials.

2.1.1.1 If identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.

2.1.1.2 Use materials whose installed performance equals or surpasses that of existing materials.

PART 3 - EXECUTION

3.1 EXAMINATION:

3.1.1 Verify that utilities have been disconnected and capped.

3.1.2 Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

3.1.3 Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.

3.1.4 When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to the Architect.

3.1.5 Engage a professional engineer to survey 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 demolition operations.

3.2 UTILITY SERVICES:

3.2.1 Existing Utilities: Maintain services indicated to remain and protect them against damage during selective demolition operations.

3.2.2 Do not interrupt existing utilities serving occupied or operating facilities unless authorized in writing by the Owner and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to the Owner and the authorities having jurisdiction.

3.2.2.1 Submit at least 72 hours' notice to the Owner if shutdown of service is required during changeover.

3.2.3 Utility Requirements: Locate, identify, disconnect, and seal or cap off indicated utilities serving areas to be selectively demolished.

3.2.3.1 Arrange to shut off indicated utilities with utility companies.

3.2.3.2 If utility services are required to be removed, relocated, or abandoned, provide temporary utilities before proceeding with selective demolition that bypass area of selective demolition and that maintain continuity of service to other parts of building.

3.2.3.3 Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.

### 3.3 PREPARATION:

3.3.1 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.

3.3.1.1 Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from the Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.

3.3.1.2 Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.

3.3.1.2.1 Protect existing site improvements, appurtenances, and landscaping to remain.

3.3.2 Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.

3.3.3 Temporary Enclosures: Provide temporary enclosures for protection of existing building and construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weather-tight enclosure for building exterior.

3.3.4 Temporary Partitions: Erect and maintain dustproof partitions and temporary enclosures to limit dust and dirt migration and to separate areas from fumes and noise.

3.3.5 Temporary Shoring: Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent movement, settlement, or collapse of construction to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

### 3.4 POLLUTION CONTROLS:

3.4.1 Dust Control: Use water mist or sprinkling, temporary enclosures, and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations.

3.4.1.1 Wet mop floors to eliminate trackable dirt and wipe down walls and doors of demolition enclosure. Vacuum carpeted areas.

3.4.2 Disposal: Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

3.4.2.1 Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.

3.4.3 Cleaning: 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.

### 3.5 SELECTIVE DEMOLITION:

3.5.1 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.

3.5.1.1 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.

3.5.1.2 Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

3.5.1.3 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.

3.5.1.4 Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.

3.5.2 Existing Facilities: Comply with Owner's requirements for using and protecting elevators, stairs, walkways, loading docks, building entries, and other building facilities during selective demolition operations.

3.5.3 Removed and Salvaged Items:

3.5.3.1 Clean salvaged items.

3.5.3.2 Pack or crate items after cleaning. Identify contents of containers.

3.5.3.3 Store items in a secure area until delivery to the Owner.

3.5.3.4 Transport items to the Owner's storage area designated by the Owner.

3.5.3.5 Protect items from damage during transport and storage.

3.5.4 Removed and Reinstalled Items:

3.5.4.1 Clean and repair items to functional condition adequate for intended reuse. Paint equipment to match new equipment.

3.5.4.2 Pack or crate items after cleaning and repairing. Identify contents of containers.

3.5.4.3 Protect items from damage during transport and storage.

3.5.4.4 Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Submit connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

3.5.5 Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by the 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 PATCHING AND REPAIRS:

3.6.1 General: Promptly repair damage to adjacent construction caused by selective demolition operations.

3.6.2 Repairs: Where repairs to existing surfaces are required, patch to produce surfaces suitable for new materials.

3.6.2.1 Completely fill holes and depressions in existing masonry walls that are to remain with an approved masonry patching material applied according to manufacturer's written recommendations.

3.6.3 Finishes: Restore exposed finishes of patched areas and extend restoration into adjoining construction in a manner that eliminates evidence of patching and refinishing.

3.6.4 Floors and Walls: Where walls or partitions that are demolished 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 existing floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.

3.6.5 Ceilings: Patch or repair existing ceilings as necessary to provide an even-plane surface of uniform appearance.

3.6.6 Grind concrete floor at thresholds, as required to comply with ADA maximum heights.

3.7 DISPOSAL OF DEMOLISHED MATERIALS:

3.7.1 General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.

3.7.2 Burning: Do not burn demolished materials.

3.7.3 Disposal: Transport demolished materials off Owner's property and legally dispose of them.

END OF SECTION 02 41 19

## **SECTION 06 10 00 - ROUGH CARPENTRY**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS:**

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

#### **1.2 DESCRIPTION OF WORK:**

1.2.1 Provide framing lumber, plywood sheathing, blocking, plates, curbs, etc. and incidental carpentry work supporting other work. Furnish and install standard product rough hardware and specially fabricated rough hardware in connection with work of this section.

1.2.2 The following categories of work are included under other sections of these specifications:

1.2.2.1 Acoustical and insulation work.

#### **1.3 QUALITY ASSURANCE:**

1.3.1 Grading Standards: "Grading Rules for Western Lumber." "Product Standard PS 1-07 for Softwood Plywood/Construction and Industrial." All lumber and plywood shall be grade-marked. All lumber and plywood shall be grade-stamped. Do not mark lumber in an area where it is scheduled to be exposed.

1.3.2 Codes: All work shall be executed in accordance with Chapter 23 of the "California Building Code, 2019 (CBC)".

#### **1.4 DELIVERIES AND STORAGE:**

1.4.1 Lumber shall be piled and protected to ensure proper protection. Material having warps, crooks, and other defects shall not be incorporated into the work, even though such defects may develop after material is delivered to site.

#### **1.5 PRE-INSTALLATION MEETING:**

1.5.1 Prior to commencing the work of this section, the contractor shall schedule and attend a meeting at the job site to discuss conformance with requirements of the Contract Documents. Request attendance of representative from Architect, Contractor, subcontractors, and other parties who are involved.

### **PART 2 - PRODUCTS**

#### **2.1 FRAMING LUMBER:**

Unless otherwise noted on Drawings and Notes concealed framing lumber shall be Douglas Fir – Larch No. 2 900fb and 19% or less moisture content.

#### **2.2 SHEATHING:**

Unless otherwise noted on drawings and Notes plywood shall be 1/2" C-D with exterior glue with Identification Index of 40/20. Provide APA rated sheathing as noted on structural notes on structural drawings. Provide fire-retardant treated plywood sheathing where indicated. Note: Approved equal for plywood to be OSB Board (per ICC Report ESR-2586) as dimensioned to match plywood on plans for thickness, structural rating, and span rating.

#### **2.3 PLYWOOD BACKING FOR ELECTRICAL AND TELEPHONE EQUIPMENT:**

APA C-D Plugged Int. with exterior glue, fire-retardant treated, 3/4" thick except as otherwise indicated.

#### **2.4 LUMBER FOR MISCELLANEOUS USES:**

2.4.1 Unless otherwise indicated, provide standard grade lumber of other works, including cant strips, nailers, blocking, and other similar members.

#### **2.5 Preservative pressure-treated lumber and plywood with water-borne preservatives to comply with AWPAC2 and C9, respectively, and with requirements indicated below:**

2.5.1 Wood for Above-Ground Use: AWPB LP-2.

2.5.2 Treat cants, nailers, blocking, curbs, stripping and similar items in conjunction with roofing, flashing, and vapor barrier.

2.5.3 Treat blocking, sleepers, and similar items in direct contact with concrete.

#### **2.6 STANDARD PRODUCT ROUGH HARDWARE:**

Simpson "Strong-Tie Connectors", unless otherwise specified, of size, type, material, suited to application shown. Prior approved substitution shall have an equal or better rating acceptable to ICC and meet requirements of the CBC. All hardware to be painted finish or hot-dip galvanized.

## 2.7 OTHER ROUGH HARDWARE:

2.7.1 Common Nails: Conform to ASTM F1667 and CBC Section 2306.6 unless otherwise noted on drawings. Contractor shall use galvanized or aluminum on exterior where exposed to weather and exterior covered only by paint.

2.7.2 Screws: Conform to ANSI/ASME B18.6.1, unless otherwise noted on drawings Contractor shall use galvanized on where exposed to weather and exterior covered only by paint.

2.7.3 Bolts and Nuts: Unless otherwise noted or specified, use unfinished American Standard. Unless otherwise noted on drawings, Contractor shall use galvanized at exterior where exposed to weather and exterior covered only by paint. Provide with matching cut or pressed steel washers for both bolts and nuts where bearing on wood, unless otherwise shown.

2.7.4 Connectors Into Concrete or Masonry: Powder-activated fastening system prior approved equal to "Ramset" or "Hilti". Anchor shall be installed to depth of embedment recommended by manufacturer. Anchors shall be galvanized where exposed to weather. Concrete nails are not acceptable.

2.7.5 Construction Adhesive: Adhesive shall conform to APA Specification AFG-01.

2.7.6 Mastic: As specified in Division 07 11 00.

2.7.7 Connector Plates: Contractor shall use galvanized at exterior where exposed to weather and covered only by paint.

## PART 3 - EXECUTION

### 3.1 FRAMING:

Verify all measurements and dimensions at the job. Set framing members and assemblies accurately to required lines and levels, and to arrangements shown. Accurately and neatly cut and fit work, and strongly nail, spike, bolt or otherwise secure in place, in workmanlike manner. Erect roofs level or sloped as noted, aligned in planes except where "warping" is specifically noted. Do not splice structural wood framing members between bearing points or supports. Have capable mechanics do cutting, assembling, and erecting of wood members. Secure approval before cutting any wood members that may weaken structure. Do all cutting, framing and fitting necessary for accommodation of work of other trades. All blocking for structural member shall be as detailed and noted in structural drawings. Exercise due care in placing framing so that structural and other important members do not require cutting for openings, pipes, vents, conduits, ducts, or like work. Finish bearing surfaces on which wood structural members are to rest to give full, true, and even support. Do not use wedges or shims to overcome faulty work. Remove and replace wood members, which have been split or otherwise damaged to such an extent as to materially impair their strength, as directed at no extra cost to Owner. Provide wood grounds, strips and blocking, indicated or required by conditions, of thickness and shape required to receive finish materials. Provide all blocking necessary for toilet accessories. Provide wood framing for air conditioning curbs as detailed or by manufacturers standard literature.

### 3.2 CONNECTIONS:

Term "rough hardware" includes bolts, nails, lag screws, washers, plates, and similar items employed in erection and construction of rough work, bolt anchorages embedded in concrete to concrete trade prior to erection of forms. Provide rough hardware as shown and required to complete work, including installation of such items furnished under other sections.

### 3.3 NAILING:

Drive nails not closer together than 1/2 their length unless driven in drilled holes, nor closer to edge of member than 1/4 its length; drill holes slightly smaller than nail diameters when necessary to prevent splitting. Penetrate second or farther member not less than 1/2 length of nail. Use common nails except where other nails are shown or specified. Refer to Nailing schedule in UBC unless otherwise noted in Structural Notes or Structural Drawings.

### 3.4 BOLTS AND NUTS:

Provide malleable or cut steel washers under heads and nuts except where bearing on steel plates or other steel attachments, or where flat-head countersunk bolts are shown. Clamp members together and bore holes of same diameter as bolts, true to line; drive bolts in place, and draw nuts up tight. Immediately prior to enclosing bolts with finish or, if left exposed, upon completion of other work, draw bolts tight again. Holes at anchor bolts embedded in concrete may be 1/16" larger than bolt diameter.

### 3.5 SCREWS:

Screw (do not drive) lag and wood screws into place. Bore hole to receive lag screw, first of same diameter and depth as shank, and then continue to depth equal to length of screw with diameter equal to base of thread. Screw shall penetrate a distance equal to at least 7 times diameter of screw shank into far member. Install washer under each lag screw head bearing on wood.

### 3.6 PLYWOOD SHEATHING:

3.6.1 Arrange so that no piece is less than 12" wide in either face dimension. Install with face grain across supports, end joints over joists and staggered, and provide blocking at unsupported edges as noted. Nail as noted using specified nails.

3.6.2 Plywood sheathing to receive traffic-bearing roof deck surfacing shall have all edges supported and have sheets staggered so that no four corners adjoin and must be well secured with screw or ring-shank type nails. All plywood floor sheathing shall be glued and ring-shank nailed to structure below.

3.6.3 Provide continuous bead of construction adhesive between wood sheathing and wood supporting member at all locations concurrent with nailing.

3.6.4 Where plywood is designated for a shear wall, it shall be continuous over the full surface of that entire wall plane, whether or not the wall is designated as a shear wall for the full length and including over and under openings.

3.7 STRIPPING: Provide as shown and required.

3.8 GROUNDS: Install over lath, sizes as shown or required, secured at maximum 16" intervals, accurately set to required finish lines and planes.

3.9 TREATED LUMBER: Contractor shall install pre-treated lumber at all locations of foundation attachment where concrete and/or masonry contacts plates or ledgers. Wherever necessary to cut, notch, dap, drill or frame treated lumber, treat newly cut or bored surfaces with two heavy coats of same preservative used in original treatment, minimum 1/4" depth of penetration.

3.9.1 Contractor shall place all exterior wall sill plates in mastic.

3.9.2 Contractor shall place all interior wall sill plates in mastic where interior finish floor slab is installed or called to be less than 1 1/2" above adjacent room depressed finish floor slab.

3.10 CLEAN-UP: During progress of work, remove from site discarded wood scrap daily.

END OF SECTION 06 10 00

## **SECTION 07 21 16 - BUILDING INSULATION**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS AND DESCRIPTION OF WORK:**

The work includes the furnishing and installing of thermal and sound insulation in the building as shown and noted on the drawings and specified herein. The Conditions of the Contract and Division 1 apply to this section as fully as if repeated herein.

#### **1.2 SUBMITTALS:**

1.2.1 Submit a list of insulation materials proposed for use, giving the manufacturer's names and brand designations for each material.

1.2.2 See Section 013300 for number and manner of submittals.

#### **1.3 QUALITY ASSURANCE:**

1.3.1 **Thermal Resistivity:** Where thermal resistivity properties of insulation materials are designated by R-values they represent the rate of heat flow through a homogenous material exactly 1" thick, measured by test method included in referenced material standard or otherwise indicated. They are expressed by the temperature difference in degrees F between the two exposed faces required to cause one BTU to flow through one square foot per hour at mean temperatures indicated.

1.3.2 **Fire Performance Characteristics:** Provide insulation materials which are identical to those whose fire performance characteristics, as listed for each material or assembly of which insulation is a part, have been determined by testing, per methods indicated below, by UL or other testing and inspecting agency acceptable to authorities having jurisdiction.

1.3.2.1 **Surface Burning Characteristics:** ASTM E84

1.3.2.2 **Fire Resistance Ratings:** ASTM E119

#### **1.4 DELIVERY, STORAGE AND HANDLING**

Deliver, store and handle insulation in a manner to prevent damage or deterioration due to moisture or physical abuse.

#### **1.5 SCHEDULING:**

Do not install insulation until construction has progressed to the point that inclement weather will not damage or wet the insulation material. Install insulation after electric wiring, plumbing and other concealed work is in place. Insulation shall not be closed-in until it has been inspected and approved.

### **PART 2 - PRODUCTS**

#### **2.1 BATT INSULATION:**

2.1.1 Insulation materials shall be kraft-faced, foil faced or unfaced glass fiber batts or blankets of the types and R-values as specified below for the various applications as manufactured by Schuller International, Inc. (Manville), Owens-Corning Fiberglass Corp., U.S. Gypsum Co., or prior approved equal in accordance with Section 01 25 00. All materials shall have a flame spread less than 25.

2.1.2 **Between Studs in all Exterior Walls:** Kraft-faced Batts with an R-value as noted on the drawings.

2.1.2 **Sound Insulation in Interior Floor/Ceiling Assemblies:** Shall be 4" or 6" thick Kraft-faced sound attenuation batts. Install per manufacturers recommendations.

### **PART 3 - EXECUTION**

#### **3.1 INSTALLATION OF BATT INSULATION:**

3.1.1 Installation of batt insulation shall be in accordance with the manufacturer's recommendations. Insulation shall be installed the full height of the wall or between joists, as indicated. Insulation shall be continuous behind all lighting switches, convenience outlet boxes, and other devices.

3.1.2 Fully insulate small areas between closely spaced framing members.

3.1.3 Do end matching neatly with ends fitting snugly or overlapped.

3.1.4 Cut and fit insulation materials around pipes, conduits, outlet boxes and other obstructions as necessary to maintain the integrity of the insulation. Where pipes are installed in spaces to receive insulation, place insulation between exterior wall and the pipe, compressing insulation if necessary.

3.1.5 **Batts and Blankets:** Where insulation is cut to fit small or irregular spaces, cut the insulation slightly larger than the space to ensure a tight friction fit. Insert blankets between the studs from the inside face of the wall, recessed slightly from the face of the studs where blankets are not adequately supported by friction, attach the blankets with adhesive, 9/16" long divergent point staples located at four corners and center of each blanket or with tie wires spaced not more than 36" on centers.

3.1.6 Exercise extreme care to maintain vapor barrier continuous over insulated surface. Patch all tears in vapor barrier in a manufacturers approved manner.

END OF SECTION 07 21 16

## **SECTION 07 27 00 – WEATHER / AIR BARRIERS**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS:**

Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 and 9 of these Specifications.

#### **1.2 DESCRIPTION / SUMMARY:**

1.2.1 Work Included: The work includes, but is not necessarily limited to furnishing of all materials, labor and equipment and transportation to provide an air infiltration barrier and secondary weather resistive membrane as indicated and as specified herein.

1.2.2 Related Work Specified Elsewhere: Note: Coordinate work of this section with work of other sections to properly execute the work and maintain satisfactory progress of work of other sections including:  
Fiber Cement Siding – 07 44 56

#### **1.3 TECHNICAL DATA:**

1.3.1 Applicable Standards Air-ins, Inc.: Air-ins Air Permeance Test

1.3.2 American National Standards Institute (ANSI)  
ANSI A141.1: Safety Requirements for Portable Wood Ladders  
ANSI 14.2: Safety Requirements for Portable Metal Ladders  
ANSI 14.5: Safety Requirements for Portable Ladders, Fixed - Safety

1.3.3 American Society for Testing & Materials (ASTM):  
ASTM D 1117 - Methods of Testing Nonwoven Fabrics  
ASTM D882 - Standard Test Method for Tensile Properties of Thin Plastic Sheeting  
ASTM E84a - Standard Test Method for Surface Burning Characteristics of Building Materials  
ASTM E96 - Standard Test Methods for Water Vapor Transmission of Materials  
ASTM E 1677 - Specification for Air Retarder Material or System for Framed Building Walls

#### **1.4 QUALITY ASSURANCE**

1.4.1 Installer shall be certified or become certified before installation of DuPont™ Tyvek® weather barrier assemblies.

1.4.2 Contact manufacturer's designated representative prior to weather barrier assembly installation, to conduct pre-start construction meeting with all appropriate trades and do site observations and analysis as required for warranty.

#### **1.4 WARRANTY:**

Provide manufacture's 10 year product and labor ~~system~~ warranty.

### **PART 2 - PRODUCTS**

#### **2.1 PRODUCT NAME:**

DuPont Tyvek Weatherization System - Commercial Wrap  
DuPont Tyvek 3" Seam Tape, Self-adhered flashings –Flexwrap NF and StraightFlash  
DuPont Self-adhered flashings –Flexwrap NF and StraightFlash  
DuPont compatible accessories and fasteners

#### **2.2 MANUFACTURER:**

DuPont: DuPont Merck Plaza, P.O. Box 80705 Wilmington, DE 19880-0705 call: (800) 448-9835 fax: (800) 203-0013  
e-mail: [dupontinf@dupont.com](mailto:dupontinf@dupont.com) website: [www.dupont.com](http://www.dupont.com)

#### **2.3 PRODUCT DESCRIPTION:**

2.3.1 Composition and Materials: Tyvek building wraps are manufactured from 100% flash spunbonded, high density polyethylene fibers. It is bonded by heat and pressure without binders or fillers into a tough, durable sheet structure. Additives have been incorporated into the polyethylene to provide ultraviolet light resistance.

### **PART 3 - EXECUTION**

#### **3.1 INSTALLATION:**

3.1.1 Methods: Install per manufacturers written installation guide.

3.1.2 Maintenance: Products should be stored in a covered area until installed.

3.1.3 Tyvek shall be covered within four months of installation.

3.2 CLEAN UP:

Upon completion of the work, remove tools, equipment, unused material and cuttings and leave the work in a clean, orderly manner.

3.3 PROTECTION OF WORK:

Provide protection and maintain conditions in a manner which ensures the air barrier fabric will remain without damage or deterioration until covered with an exterior finish product as the primary water barrier.

END OF SECTION 07 27 00

## **SECTION 07 31 13 - LAMINATED SHINGLES**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS AND DESCRIPTION OF WORK:**

The work includes the furnishing, delivery, and installation of laminated shingles as indicated on drawings and as specified. The Conditions of the Contract and Division 1 apply to this section as fully as if repeated herein.

#### **1.2 QUALITY ASSURANCE:**

1.2.1 **Manufacturer's Product Warranty:** Provide Manufacturer's 30 year transferable limited product warranty. The manufacturer shall warrant that:

1.2.1.1 will be free from manufacturing defects in materials and workmanship resulting in damage by rot or other bacterial growth;

1.2.1.2 are Class A fire rated by the International Conference of Building Officials ("ICBO") when installed per manufacturer's printed installation instruction;

1.2.1.3 comply with ICBO water permeability requirements in effect as of October, 1986;

1.2.1.4 will not leak as a result of perforation or indentations caused by mild hail;

1.2.1.5 will not blow off or crack when subjected to wind velocities up to 80 mph on buildings up to 40 feet high.

1.2.2 **Contractor's Workmanship Warranty:** Warrant that the roof system has been installed by a Roofing Contractor, approved by the Roofing Manufacturer, in accordance with the manufacturer's printed installation instruction and all applicable sections of the 2019 California Building Code, will be free from defective workmanship, and to remain watertight and weatherproof with normal usage for five (5) years following Project Substantial Completion date.

1.2.3 **Pre-Application Roofing Conference:** Approximately two weeks prior to scheduled commencement of roofing installation and associated work, General Contractor shall meet at project site with installer, installer of each component of associated work, installers of deck or substrate construction to receive roofing work, installers of work in and around roofing which must precede or follow roofing work (including mechanical work, if any), Architect, Owner, Subcontractors, roofing system manufacturer's representative, and other representatives directly concerned with performance of the work. Record (Contractor) discussions of conference and decisions and agreements (or disagreements) reached, and furnish copy of record to each party attending. Review foreseeable methods and procedures related to roofing work, including but not necessarily limited to the following:

1.2.3.1 Tour representative areas of roofing substrates (decks), inspect and discuss condition of substrate, curbs, penetrations and other preparatory work performed by other trades.

1.2.3.2 Review roofing system requirements (drawings, specifications, and other contract documents).

1.2.3.3 Review required submittals, both completed and yet to be completed.

1.2.3.4 Review and finalize construction schedule related to roofing work and verify availability of materials, installer's personnel, equipment and facilities needed to make progress and avoid delays.

1.2.3.5 Review required inspection, testing, certifying and material usage accounting procedures.

1.2.3.6 Review weather and forecasted weather conditions, and procedures for coping with unfavorable conditions, including possibility of temporary roofing (if not a mandatory requirement).

#### **1.3 SUBMITTALS:**

1.3.1 Submittal procedures and quantities are as specified in Section 01 33 00.

1.3.2 **Product Data:** Submit manufacturer's technical product data, installation instructions and recommendations for laminated shingles and accessories required. Include data substantiating that materials comply with requirements.

1.3.3 **Samples:** Submit 3 shingles and prefabricated ridge shingles of colors selected.

#### **1.4 DELIVERY, STORAGE AND HANDLING**

1.4.1 Deliver materials in original packages bearing the manufacturer's name and label.

1.4.2 Store materials at a dry location, raised above the ground and protected from damage. Do not open package until ready for installation.

### **PART 2 - PRODUCTS**

#### **2.1 MATERIALS:**

2.1.1 Laminated shingle shall be "Duration COOL Max" as manufactured by Owens Corning or a prior approved equal. Color shall be selected by the Architect.

2.1.2 Underlayment shall be two layers of no 30 asphalt saturated fiberglass roll roofing felt overlapped a minimum of 18."

2.1.3 Roofing nails shall be corrosion-resistant roofing nails or equivalent nails driven by a pneumatic gun of sufficient length and holding power as required by the manufacturer.

2.1.4 Provide all materials, accessories and starter sheet required for a complete roof system, including prefabricated ridge shingles supplied by shingle manufacturer.

### **PART 3 - EXECUTION**

#### 3.1 INSPECTION OF SUBSTRATE:

Examine substrate surfaces to receive laminated shingles and associates work and conditions under which roofing will be installed. Do not proceed with roofing until unsatisfactory conditions have been corrected in a manner acceptable to the installer. Start of work of this section constitutes acceptance of deck surfaces.

#### 3.2 INSTALLATION OF LAMINATED SHINGLES:

3.2.1 Install underlayment in accordance with laminated shingle manufacturer's written instruction.

3.2.2 Install laminated shingles in accordance with the manufacturer's written installation instruction. Flash, seal and fasten so as to provide a complete weathertight installation.

END OF SECTION 07 31 13

## **SECTION 07 44 56 - FIBER-CEMENT SIDING**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS AND DESCRIPTION OF WORK:**

The work includes the furnishing, delivery, and installation of wood siding and accessories as indicated on drawings and as specified. The Conditions of the Contract and Division 1 apply to this section as fully as if repeated herein.

#### **1.2 QUALITY ASSURANCE:**

1.2.1 **Manufacturer's Product Warranty:** Provide Manufacturer's 30 year transferable limited product warranty. The manufacturer shall warrant that:

1.2.2 **Contractor's Workmanship Warranty:** Warrant that the roof system has been installed by a Contractor, approved by the Manufacturer, in accordance with the manufacturer's printed installation instruction and all applicable sections of the California Building Code (current edition), will be free from defective workmanship, and to remain watertight and weatherproof with normal usage for five (5) years following Project Substantial Completion date.

1.2.3 **Pre-Application Siding Conference:** Approximately two weeks prior to scheduled commencement of siding installation and associated work, General Contractor shall meet at project site with installer, installer of each component of associated work, installers of deck or substrate construction to receive roofing work, installers of work in and around roofing which must precede or follow roofing work (including mechanical work, if any), Architect, Owner, Subcontractors, siding system manufacturer's representative, and other representatives directly concerned with performance of the work. Record (Contractor) discussions of conference and decisions and agreements (or disagreements) reached, and furnish copy of record to each party attending. Review foreseeable methods and procedures related to roofing work, including but not necessarily limited to the following:

- 1.2.3.1 Tour representative areas of siding substrates (decks), inspect and discuss condition of substrate, curbs, penetrations and other preparatory work performed by other trades.
- 1.2.3.2 Review siding system requirements (drawings, specifications, and other contract documents).
- 1.2.3.3 Review required submittals, both completed and yet to be completed.
- 1.2.3.4 Review and finalize construction schedule related to siding work and verify availability of materials, installer's personnel, equipment and facilities needed to make progress and avoid delays.
- 1.2.3.5 Review required inspection, testing, certifying and material usage accounting procedures.
- 1.2.3.6 Review weather and forecasted weather conditions, and procedures for coping with unfavorable conditions, including possibility of temporary protection (if not a mandatory requirement).

#### **1.3 SUBMITTALS:**

1.3.1 Submittal procedures and quantities are as specified in Section 01 33 00.

1.3.2 **Product Data:** Submit manufacturer's technical product data, installation instructions and recommendations for fiber cement siding and accessories required. Include data substantiating that materials comply with requirements.

1.3.3 **Samples:** Submit 3 pieces of siding of types selected.

#### **1.4 DELIVERY, STORAGE AND HANDLING**

1.4.1 Deliver materials in original packages bearing the manufacturer's name and label.

1.4.2 Store materials at a dry location, raised above the ground and protected from damage. Do not open package until ready for installation.

### **PART 2 - PRODUCTS**

#### **2.1 MATERIALS:**

2.1.1 Fiber cement shall be "Hardipanel" as manufactured by James Hardie Building Products, Inc. or prior approved equal. Color shall be painted as described under separate section of this specification.

2.1.2 "Hardipanel" shall be factory primed.

2.1.3 Wood siding pattern shall be:

2.1.3.1 "Hardipanel" – Sierra 8 with applied batten

2.1.4 Underlayment shall be Air infiltration barrier shall be: DuPont Tyvek Weatherization System – Tyvek Stucco Wrap.

2.1.5 Provide all materials, accessories and starter sheet required for a complete system.

### **PART 3 - EXECUTION**

3.1 INSPECTION OF SUBSTRATE:

Examine substrate surfaces to receive fiber cement siding and associates work and conditions under which siding will be installed. Do not proceed with siding until unsatisfactory conditions have been corrected in a manner acceptable to the installer. Start of work of this section constitutes acceptance of deck surfaces.

3.2 INSTALLATION OF FIBER CEMENT SIDING:

3.2.1 Install underlayment in accordance with manufacturer's written instruction.

3.2.2 At horizontal joints at "Hardipanel", provide 5.5" wide continuous batten of "Hardipanel" material to cover joint as indicated on the Drawings. Verify location of joints and battens with architect.

3.2.3 Install fiber cement and accessories in accordance with the manufacturer's written installation instruction. Flash, seal and fasten so as to provide a complete weathertight installation.

END OF SECTION 07 44 56

## **SECTION 07 51 00 - BUILT-UP ASPHALT ROOFING SYSTEM**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS AND DESCRIPTION OF WORK:**

The work includes the furnishing and installing of all built-up (membrane) roofing and roofing accessories integrally related to roof installation as shown and noted on the drawings and as specified, including supervision of installation of sheet metalwork in connection with roofing work. The Conditions of the Contract and Division 1 apply to this section as fully as if repeated herein.

#### **1.2 QUALITY ASSURANCE:**

1.2.1 **Manufacturer Qualifications:** Provide primary products, including each type of roofing sheet (felt), bitumen, composition flashings, and vapor retarder (if any), produced by a single manufacturer, which has produced that type product successfully for not less than 3 years. Provide secondary products only as recommended by manufacturer of primary products for use with roofing system specified.

1.2.2 **Installer Qualifications:** A single installer ("roofer") shall perform the work of this section; and shall be a firm with not less than five years of successful experience in installation of built-up roofing systems similar to those required for this project and which is acceptable to or licensed by manufacturer of primary roofing materials.

1.2.2.1 **Installer Certification:** Obtain written certification from manufacturer of built-up roofing system certifying that installer is approved by manufacturer for installation of specified roofing system. Provide copy of certification to Architect prior to award of roofing work.

1.2.3 **Pre-Application Roofing Conference:** Approximately two weeks prior to scheduled commencement of built-up roofing installation and associated work, General Contractor shall meet at project site with installer, installer of each component of associated work, installers of deck or substrate construction to receive roofing work, installers of rooftop units and other work in and around roofing which must precede or follow roofing work (including mechanical work, if any), Architect, Owner, Sub-Contractors, roofing system manufacturer's representative, and other representatives directly concerned with performance of the work. Record (Contractor) discussions of conference and decisions and agreements (or disagreements) reached, and furnish copy of record to each party attending. Review foreseeable methods and procedures related to roofing work, including but not necessarily limited to the following:

1.2.3.1 Tour representative areas of roofing substrates (decks), inspect and discuss condition of substrate, roof drains, curbs, penetrations and other preparatory work performed by other trades.

1.2.3.2 Review roofing system requirements (drawings, specifications and other contract documents).

1.2.3.3 Review required submittals, both completed and yet to be completed.

1.2.3.4 Review and finalize construction schedule related to roofing work and verify availability of materials, installer's personnel, equipment and facilities needed to make progress and avoid delays.

1.2.3.5 Review required inspection, testing, certifying and material usage accounting procedures.

1.2.3.6 Review weather and forecasted weather conditions, and procedures for coping with unfavorable conditions, including possibility of temporary roofing (if not a mandatory requirement).

1.2.4 **UL Listing:** Provide built-up roofing system and component materials which have been tested for application and slopes indicated and are listed by Underwriters Laboratories, Inc. (UL) for Class A external fire exposure.

1.2.4.1 **Provide** roof covering materials bearing Classification Marking (UL) on bundle, package or container indicating that materials have been produced under UL's Classification and Follow-up Service.

#### **1.3 SUBMITTALS:**

1.3.1 Submittal procedures and quantities are as specified in Section 013300.

1.3.2 **Product Data:** Submit manufacturer's technical product data, installation instructions and recommendations for each type of roofing product required. Include data substantiating that materials comply with requirements.

1.3.2.1 **For asphalt bitumen,** provide label on each container or certification with each load of bulk bitumen, indicating flash point (FP), finished blowing temperature (FBT), softening point (SP) and equiviscous temperature (EVT).

1.3.3 **Samples, Mineral Surface Cap Sheet:** Submit 12" square samples of each color mineral surface cap sheets to be exposed as finished roof surface.

#### **1.4 JOB CONDITIONS:**

**Weather Condition Limitations:** Proceed with roofing work only when existing and forecasted weather conditions will permit work to be performed in accordance with manufacturers' recommendations and warranty requirements.

#### **1.5 PRODUCT HANDLING:**

**Store and handle** roofing sheets in a manner which will ensure that there is no possibility of significant moisture pick-up. Store in a dry, well ventilated, weather-tight place. Unless protected from weather or other moisture sources, do not leave unused felts on the roof

overnight or when roofing work is not in progress. Store rolls of felt and other sheet materials on end of pallets or other raised surface. Handle and store materials or equipment in a manner to avoid significant or permanent deflection of deck.

1.6 WARRANTIES:

Manufacturer's Warranty: Submit executed copy of roofing manufacturer's standard "Roof Guarantee" including flashing endorsement, signed by an authorized representative of built-up roofing system manufacturer, on form which was published with product literature as of date of contract documents. Guarantee shall be a no dollar limit guarantee covering labor and material for ten (10) years, from date of substantial completion.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL:

2.1.1 Insurance and Code Requirements: Provide materials complying with governing regulations, and which can be installed to comply with Underwriters Laboratories "Fire Classified" and "Class 60" wind uplift resistance.

2.2 Built-up roof membrane system shall be four ply mineral-surface fiber glass built-up roof, Specification No. 4 GNC as manufactured by Schuller International, Inc. (Manville Building Products Corp.)

2.2.1 Nailable-Deck Asphalt/Glass-Fiber/Mineral Roofing:

2.2.1.1 General: Provide built-up asphalt roof system with glass-fiber mats and mineral-surface cap sheet as follows:

2.2.1.1.1 Sheathing Paper: Single ply of 5 lb. rosin-sized sheathing paper.

2.2.1.1.2 Base Sheet: Single ply of asphalt-coated heavyweight glass fiber base sheet (GlasBase).

2.2.1.1.3 Ply Sheets: 2 plies of asphalt-impregnated glass-fiber mat, complying with ASTM D 2178, Type VI (GlasPly Premier for NDL Guarantee or GlasPly VI).

2.2.1.1.4 Interply Bitumen: Roofing asphalt complying with ASTM D312, Type III.

2.2.1.1.5 Mineral Surface Cap Sheet: Single ply of heavyweight glass-fiber material with asphalt coating and factory-applied surfacing of opaque mineral granules; complying with ASTM C3909. Provide white color granules, unless otherwise indicated (GlasKap CR).

2.2.1.1.6 Flashing Felt: Shall be Dyna Flex flashing felt by Manville.

2.2.1.1.7 Flashing Cement: Shall be MBR as manufactured by Manville Building Products Corp.

2.3 BUR EDGE/PENETRATION MATERIALS:

2.3.1 Roofing Cement: Asphaltic cement; comply with ASTM D 2822.

2.3.2 Glass-Fiber Fabric: 1.5 lb. (min.) sheet, woven glass fiber, impregnated with asphalt (ASTM D 1668).

2.3.3 Lead Flashing: 4 lb. sheet of common desilverized pig lead, for vents, drains, flashings, etc. (To be supplied and installed by plumber, see plumbing section).

2.4 SHEET METAL ACCESSORY MATERIALS:

2.4.1 Zinc-Coated Steel: ASTM A 526, with 0.20% copper, G90 hot-dip galvanized, mill phosphatized where indicated for painting; 0.0359" thick (24 gauge), except as otherwise indicated.

2.4.2 Solder for Sheet Metal: Except as otherwise indicated or recommended by metal manufacturer, provide 50/50 tin/lead type (ASTM B 32) for tinning and soldering joints; use rosin flux.

2.5 MISCELLANEOUS MATERIALS:

2.5.1 Wood Members, Units: Comply with requirements of "Carpentry" sections of these specifications for nailers, cants, walkway units and other wood members indicated as roofing system work. Provide pressure treated wood with water-borne preservatives for above-ground use (AWPB LP-2). If corners of cants do not meet roofing substrate, fill void with fiber cant strip or sheet metal and sealant.

2.5.2 Mastic Sealant: Manville MBR Flashing Cement.

2.5.3 Asphaltic Primer: Comply with ASTM D 41.

2.5.4 Fastener: Provide industry-standard types of mechanical fasteners for BUR system work, tested by manufacturer for required pull-out strength where applicable and compatible with deck type and roofing products used. Provide either 1" diameter nail heads or 1-3/8" diameter x 30-gauge sheet metal caps for nails used to secure base sheets, felts, or insulation boards of roofing system.

2.5.5 Neoprene Seal: Where mechanical units rest on isolator pads, provide neoprene seal at least as large as pads, between isolator pad and sheet metal topping at concrete pad.

## 2.6 FABRICATION OF SHEET METAL ACCESSORIES:

2.6.1 SMACNA and NRCA Details: Conform work with details shown, and with applicable fabrication requirements of "Architectural Sheet Metal Manual" by SMACNA. Comply with installation details of "Roofing and Waterproofing Manual" by NRCA. All metal jack and flashings shall be soldered.

2.6.2 Prefabricate units as indicated, or provide standard manufactured units complying with requirements; fabricate from sheet metal indicated or, if not otherwise indicated, from lead-coated copper.

2.6.3 Provide 4" wide flanges for setting on BUR membrane with concealment by composition stripping.

2.6.4 Fabricate work with flat-lock soldered joints and seams; except where joint movement is necessary provide 1" deep interlocking hooked flanges, filled with mastic sealant.

2.6.5 Fabricate penetration sleeves with minimum 8" high stack, of diameter 1" larger than penetrating element. Counter flashing is specified as work of another section of these specifications.

## PART 3 - EXECUTION

### 3.1 INSPECTION OF SUBSTRATE:

3.1.1 Examine substrate surfaces to receive built-up roofing system and associated work and conditions under which roofing will be installed. Do not proceed with roofing until unsatisfactory conditions have been corrected in a manner acceptable to installer. Start of work of this section constitutes acceptance of deck surfaces.

3.1.2 Verify that deck is securely fastened with no projecting fasteners and with no adjacent units in excess of 1/16" out of plane.

### 3.2 GENERAL INSTALLATION REQUIREMENTS:

3.2.1 Clean deck of all dust, dirt, debris and foreign material. Provide cant strips in angles formed by the roof decks and vertical surfaces. Miter joints in cant strips.

3.2.2 Protect other work from spillage of built-up roofing materials, and prevent liquid materials from entering or clogging drains and conductors. Replace/restore other work damaged by installation of built-up roofing system work.

3.2.3 Insurance/Code Compliance: Install built-up roofing system for (and test where required to show) compliance with governing regulations and with the following insurance requirements: Underwriters Laboratories "Fire Classified" and "Class 60" wind uplift resistance.

3.2.4 Coordinate with installation of roofing sheets, flashings, stripping, coatings and surfacings, so that roof deck and felts are not exposed to precipitation nor exposed overnight. Provide cut-offs at end of each day's work, to cover exposed felts and insulation with a course of coated felt with joints and edges sealed with roofing cement. Remove cut-offs immediately before resuming work. Glaze coat installed ply-sheet courses at end of each day's work where final surfacing has not been installed.

3.2.5 Asphalt Bitumen Heating: Heat and apply bitumen in accordance with equiviscous temperature method ("EVT Method") as recommended by NRCA. Do not raise temperature above minimum normal fluid-holding temperature necessary to attain EVT ( $\pm 25$  deg. Fahrenheit or 14 deg. Celsius, at point of application) more than one hour prior to time of application. Discard bitumen which has been held at temperature exceeding finished blowing temperature (FBT) for a period exceeding 3 hours. Determine flash point, finished blowing temperature and EVT or bitumen, either by information from bitumen producer or by suitable tests, and determine maximum fire-safe handling temperature and do not exceed that temperature in heating bitumen; but in no case heat bitumen to a temperature in higher than 25 deg. Fahrenheit (14 deg. Celsius) below flash point. Keep kettle lid closed except when adding bitumen. Contractor to have operable thermometer at kettle when heating and applying bitumen.

3.2.6 Bitumen Mopping Weights: For interply mopping, and for other moppings except as otherwise indicated, apply bitumen at the rate of 25 lbs. of asphalt ( $\pm 25\%$  on a total-job average basis) per roof square (100 sq.ft.) between plies.

3.2.7 Substrate Joint Penetrations: Do not allow bitumen to penetrate substrate joints and enter building or damage insulation, vapor barriers (retarders) or other construction. Where mopping is

applied directly to a substrate, tape joint or, in the case of steep asphalt, hold mopping back 2" from both sides of each joint.

3.2.8 Cut-offs: At end of each day's roofing installation, protect exposed edge of incomplete work, including ply sheets and insulation. Provide temporary covering of 2 plies of No. 15 roofing felt set in full moppings of hot bitumen; remove at beginning of next day's work.

### 3.3 ROOF MEMBRANE INSTALLATION:

3.3.1 Using GlasBase, start with a 12" width. Following felts to be applied full width, lapping each felt 2" over the preceding one. Nail the laps at 9" centers and down the longitudinal center of each felt nail two rows of nails with rows spaced approximately 11" apart and nails staggered on approximately 18" centers. Use nails or fasteners appropriate to the type of deck per manufacturer's instructions.

3.3.2 Starting at the low edge of the roof area apply one 18" wide, then a full 36" wide GlasPly Premier. All following felts are to be

applied full width overlapping the preceding felt by 24-2/3", giving 3 full plies at all points. Install each felt so that it shall be firmly and uniformly set, without voids, into the hot (within 25 degrees F. of the EVT) asphalt applied just before the felt at a nominal uniform rate of 23 lbs. per square over the entire surface.

3.3.3 Set-on Accessories: Where small roof accessories are set in built-up roofing membrane, set metal flanges in a bed of roofing cement, and seal penetration of membrane with bead of roofing cement to prevent flow of bitumen from membrane.

3.3.4 Composition Flashing and Stripping:

3.3.4.1 Provide composition flashing at cant strips and other sloping and vertical surfaces, and at roof edges, and at penetrations through roof. Provide one ply of Base Sheet and one ply of Flashing Felt, each set in a continuous coating of hot asphalt and extended onto deck 6" and 4", respectively. Nail or provide other forms of mechanical anchorage of composition flashing to vertical surfaces, as recommended by manufacturer of primary roofing materials. Except where concealed by elastic flashing, apply a heavy coating of roofing cement over composition flashing.

3.3.4.2 Provide composition stripping where metal flanges are set on roofing. Provide not less than one ply of GlasPly Premier Felt and one ply Flashing Felt; set each in a continuous coating of hot asphalt and extended onto the deck 6" and 4", respectively. Except where concealed by aggregate surfacing or elastic flashing, apply a heavy coating of MBR cement over composition stripping.

3.3.5 Allow for expansion of running metal flashing and edge trim which adjoins roofing. Do not seal or bond membrane or composition flashing and stripping to metal flanges over 3'0" in length.

3.3.6 Counter Flashings: Counter flashings, cap flashings, expansion joints and similar work to be coordinated with built-up roofing work, are specified in other sections of these specifications.

3.3.7 Roof Accessories: Miscellaneous sheet metal accessory items, including insulation vents and other devices, and major items or roof accessories (if any) to be coordinated with BUR work, are specified in other sections of these specifications.

3.3.8 Cap Sheet Surfacing: Promptly after completion of ply sheet membrane (same day where possible) and starting at the low edge of the roof area, apply one layer of the cap sheet, being sure to maintain 2" side laps and 6" end laps over the preceding sheets. Apply the cap sheet in a full width mopping of hot asphalt (approx. 20 degrees F. above the EVT to maximize bonding of the cap sheet to the ply sheets) at the approx. rate of 23 lbs./sq. to the ply sheet(s), also applying asphalt to the side lap area on the backside of the cap sheet. Then flop the cap sheet into the hot asphalt. At ambient temperatures below 70 degrees F., see the cold application section of the Manville Industrial/Commercial Roofing Systems Manual. The cap sheet must be firmly and uniformly set into the hot asphalt with all edges well sealed. For slopes greater than 1" per foot: additional nailing is required per manufacturer's recommendation.

3.3.10 All sheet metal, occurring at roof, including, but not limited to, parapets, vents, drains, penetrations, flashing, shall be soldered.

3.3.11 In areas of standing or ponding water, install 50 lb. at asphalt and while still hot, embed therein 300 lbs at gravel.

3.3.12 After completion of roofing, roof shall be water tested to assure of no standing or ponding water. Where standing or ponding water occurs, correct as per 3.3.11 above.

3.4 PROTECTION OF ROOFING AND CLEAN UP:

3.4.1 Upon completion of roofing work (including associated work) Installer shall advise Contractor of recommended procedures for surveillance and protection of roofing during remainder of construction period. At end of construction period, or at a time when remaining construction work will in no way affect or endanger roofing (as Contractor's option), Installer shall make a final inspection of roofing and prepare a written report (to Contractor with copy to Owner) describing nature and extent of deterioration of damage found in the work. Installer shall repair or replace (as required) deteriorated or defective work found at time of final inspection. Installer shall be engaged by Contractor to repair damages to roofing which occurred subsequent to roofing installation and prior to final inspection. Repair or replace the roofing and associated work to a condition free of damage and deterioration at time of substantial completion.

3.4.2 Remove from the site to a legal disposal area, surplus material and rubbish resulting from this work. Surfaces accidentally covered, splashed or run with asphalt, shall be cleaned by method which will remove all asphalt without damaging the surfaces.

END OF SECTION 07 51 00

## **SECTION 08 11 00 - METAL DOORS AND FRAMES**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS AND DESCRIPTION OF WORK:**

The work includes the furnishing and installing of all metal doors, transoms, sidelights and frames as shown and noted on the drawings and as specified. The Conditions of the Contract and Division 1 apply to this section as fully as if repeated herein.

#### **1.2 GOVERNING DOCUMENTS:**

1.2.1 UL (Underwriters' Laboratories, Inc.) Building Materials Director for labeled openings.

1.2.2 Steel Door Institute Standards.

#### **1.3 SUBMITTALS:**

Submit fully detailed shop drawings of all hollow metal, including a complete schedule of all doors and frames. No manufacture or fabrication of doors and frames shall be commenced until the shop drawings have been reviewed and returned to the Contractor. See Section 01340 for required number and manner of submittals.

#### **1.4 QUALITY CONTROL:**

1.4.1 Labeled Openings: Where labeled openings occur, coordination is required for labeled assembly (door, frame, hardware), not merely labeled items within assembly. Conform to UL requirements. Doors and frames shall bear the specific UL labels as required for the rated openings.

1.4.2 Protection: Protect for shipping in either wood crates or paper cartons. Doors or frames with the prime coat damaged on exposed surfaces or damaged in any other respect will be rejected or corrected in a manner acceptable to the Architect. Do not store doors or frames in contact with the ground and protect at all times from damage of any kind, before, during and after erection.

1.4.3 Templates: Secure templates from finish hardware supplier for specified hardware and mounting locations.

### **PART 2 - PRODUCTS**

#### **2.1 DOORS:**

2.1.1 Materials: Commercial quality, stretcher leveled, cold rolled steel conforming to ASTM A 366-72 or hot rolled steel, pickled and oiled conforming to ASTM A 569-72, free from scale, pitting or surface defects; with edges, angles and corners square.

2.1.1.1 Exterior doors shall be hot dipped galvanized (0.6 ounces zinc coating minimum); surfaces shall be free of spangles, runs, etc.

2.1.1.2 Approved manufacturers: Steelcraft, Amweld, CECO, or architect's approved equal.

2.1.2 Construction: Doors shall be full flush type, 1-3/4 inch thick, fabricated from steel sheets, 16 gauge at exterior doors and 18 gauge at interior doors. Top and bottom edges to be flush and closed with minimum 16 gauge channels at exterior doors and minimum 18 gauge channels at interior doors.

2.1.3 Internal Construction: Vertical and/or horizontal steel, rigidly formed members welded to the face panels with sound deadening material filling all interior hollow spaces; or polyurethane, polystyrene or mineral core bonded to the inside of both faces.

2.1.4 Hardware Preparation and Reinforcing: Doors shall be factory mortised, reinforced, drilled and tapped for mortised hardware. Reinforce doors for specified surface applied hardware, for which drilling and tapping will be done in the field by others. Provide manufacturer's standard heavy duty hinge (butt) reinforcement, 10 gauge minimum; 12 gauge for closers and 14 gauge minimum for all other hardware reinforcement.

#### **2.2 FRAMES:**

2.2.1 Materials: Commercial quality steel as specified for doors. Exterior door frames shall be hot dipped galvanized (0.6 ounces zinc coating minimum); surfaces shall be free of spangles, runs, etc.

2.2.2 Construction: Welded-unit type with integral stop and trim, fabricated from 16 gauge steel for exterior locations, 18 gauge steel for interior locations, to profiles and sizes indicated. Head, jamb member joints shall be mitered, continuously welded and ground smooth where exposed to view. Stops shall be a minimum of 5/8" deep.

2.2.3 Anchors: Provide welded-in floor anchor in each jamb member and a minimum of three wall anchors at each jamb, located at a maximum of 24" centers. Wall anchors, unless indicated otherwise, shall be of a type as recommended by the manufacturer for fastening to the specific wall condition. Provide a minimum of two head anchors for frames installed in stud walls and three or more anchors if frame width exceeds 3'6". All anchors shall be 18 gauge minimum. Provide UL approved anchors at labeled frames.

2.2.4 Hardware Preparation and Reinforcing: Frames shall be factory mortised, reinforced, drilled and tapped for mortised hardware and reinforced for surface applied hardware, for which drilling and tapping will be done in the field. Provide manufacturer's standard reinforcement for hinges, 10 gauge minimum; 12 gauge for closers; and 14 gauge for other hardware reinforcement. Provide 26 gauge minimum grout guards for grouted frames at hardware cutouts and mortise hardware locations. Provide three rubber button

silencers at single door strike jambs and one per leaf at the head of pairs of doors. Provide center pivot offset closures at exterior curtain wall doors where shown on drawings.

2.3 SHOP FINISH:

Metal doors and frames shall be thoroughly cleaned, bonderized and given a factory dip or spray coat of rust-inhibitive metallic oxide or synthetic resin primer on concealed and exposed surfaces. Finish field painting is specified in Section 09 91 00.

PART 3 - EXECUTION

3.1 INSTALLATION:

3.1.1 Frames shall be set accurately in position, plumbed, aligned, and braced securely until permanent anchors are set. The bottom of frames shall be anchored securely to floors with expansion bolts or with powder-driven fasteners. Wall anchors shall be built-in or secured to adjoining construction as indicated or required by adjoining construction. Where frames require ceiling struts or other structural overhead bracing, they shall be anchored securely to structure above, as required. Frames shall be filled solid with Portland cement grout where shown or required by class of opening.

3.1.2 Doors shall fit snug against stops. Fit accurately and hang free from hinge bind with uniform clearance of 3/32" at heads and jambs. After hanging, make all adjustments and then remove lockset hardware for finish painting. Reinstall hardware after finish painting.

3.1.3 Installation of labeled doors and frames, including hardware and operational characteristics, shall be in accordance with NFPA Pamphlet No. 80 and NFPA Pamphlet No. 101.

3.1.4 The Contractor shall receive, install and be responsible for all metal door hardware delivered to the project. The hardware shall be fitted, removed, and stored until painter's finish has been completed. All hardware shall then be reset and left in good working order and the door rehung. Prior to completion of building, examine all doors and hardware. Adjust as required, and have hardware in good working order.

3.1.5 The location of hardware in doors shall be as specified in Section 08 71 00, unless otherwise shown on drawings. Properly tag, index and deliver all keys to Owner.

END OF SECTION 08 11 00

## **SECTION 08 51 13 - ALUMINUM WINDOWS**

### **PART 1 - GENERAL**

#### **1.1 WORK INCLUDED:**

1.1.1 Provide all labor, materials, tools, equipment, and services to furnish and install aluminum windows and related components as shown on drawings and specified herein.

#### **1.2 QUALITY ASSURANCE:**

##### **1.2.1 General**

1.2.1.1 Provide certified independent laboratory test reports in full accord with Section 1.2.3.

1.2.1.2 Windows and component structural tests shall equal or exceed "Voluntary Guide Specifications for Aluminum Architectural Windows" as published by AAMA (1988) unless more stringent requirements are specified.

##### **1.2.2 Test Units**

1.2.2.1 Perform all tests unless otherwise noted on the projects largest size window or, to equal or exceed requirements set forth in AAMA 101-88., Sec. 2.2.2.5.

##### **1.2.3 Test Procedures**

###### **1.2.3.1 Air Infiltration Test (Perform before Water Test)**

a) Air infiltration maximum 0.02 cfm per foot of crack length at 1.57 psf pressure differential when tested in accord with ASTM E283-83.

###### **1.2.3.2 Water Resistance Test**

a) No uncontrolled water leakage at 4.67 psi pressure differential with water rate 6.7 GPM when tested in accord with ASTM E331-83.

###### **1.2.3.3 Uniform Load Structural Test**

a) Unit to be tested at 1.5 x design wind pressure both positive and negative, acting normal to plane of wall in accord with ASTM E330-79.

b) No glass breakage, permanent damage to fasteners, hardware parts, or damage to make window in-operable or permanent deformation of any main frame or ventilator section in excess of 0.4% of its span.

###### **1.2.3.4 Ventilator Torsion Test**

a) Deflect at unrestrained corner shall not exceed 1.50" A/10.7 (where A is the area in square feet of ventilator tested), when tested per Section 1.2.1.2.

###### **1.2.3.5 Horizontal Concentrated Load Test on Ventilator Latch Rail**

a) Deflection at point of load application maximum 0.062" when tested per 1.2.1.2.

###### **1.2.3.6 Vertical Concentrated Load on Intermediate Frame Rails**

a) Deflection at point of load application maximum 0.062" when tested per 1.2.1.2.

###### **1.2.3.7 Vertical Concentrated Load on Intermediate Frame Rails**

a) Deflection at point of load application maximum 0.062" when tested per 1.2.1.2.

###### **1.2.3.8 Balance Arm Load Test**

a) Balance arms shall function normally without apparent damage after loads are removed when tested per 1.2.1.2.

#### **1.3 SUBMITTALS:**

##### **1.3.1 Shop Drawings/Samples**

1.3.1.1 Shop drawings complete and full scale where practical showing construction of all components, dimensions, and details.

1.3.1.2 Samples of aluminum finishes.

1.4 WARRANTY:

1.4.1 Aluminum Windows and Related Materials.

1.4.1.1 One year warranty on materials and workmanship.

1.4.2 Glass

1.4.2.1 One year warranty of thermal and physical integrity of insulated glass units.

1.4.3 Factory Glazing

1.4.3.1 One year warranty of thermal and physical integrity of insulated glass units and glazing, unless specified otherwise.

PART 2 - PRODUCTS

2.1 ACCEPTABLE WINDOW MANUFACTURERS:

2.1.1 Products of Torrance Aluminum Window Co., Inc. Series 2000 or prior approved equal.

2.1.2 Other manufacturers desiring approval to bid must furnish certified test reports indicating full compliance with Section 1.2, Paragraphs 1.2.1, 1.2.2, and 1.2.3 and all other requirements of this specification in compliance with Section 01 25 00.

2.1.3 Manufacturers shall have been engaged in the manufacture of aluminum windows of monumental grade not less than 10 years.

2.2 MATERIALS:

2.2.1 Aluminum Windows and Components

2.2.1.1 Extruded aluminum prime billet 6063T5, aluminum sheet 5005 H34.

2.2.1.2 Minimum principal window member wall thickness 1/8".

2.2.1.3 Minimum frame and vent depth front to back 1 1/2".

2.2.2 Hardware - General

2.2.2.1 All steel components 300 series stainless steel (SS) i.e.: strikes, fasteners, hold open arms, etc.

2.2.2.2 All aluminum components 6063T5 (T6).

2.2.3 Weatherstrip

2.2.3.1 Extruded bulb vinyl meeting ASTM C509-70.

2.3 FABRICATION:

2.3.1 General

2.3.1.1 Fabricate and shop assemble frame and sash members into complete windows under responsibility of one manufacturer.

2.3.1.2 No bolts, screws, or fastenings to impair independent frame movement.

2.3.1.3 Fabricate to allow for thermal movement of materials when subjected to a temperature differential from -30 degrees F to +180 degrees F without damage.

2.3.2 Projected Ventilator

2.3.2.1 Miter all corners and mechanically stake over solid aluminum corner block minimum 1/4" thick, set and sealed in epoxy leaving hairline joinery then seal weather-tight. Joinery methods must not discolor finish or be unsightly.

2.3.3 Projected Frame

2.3.3.1 Miter or cope all corners and mig weld or mortise and tenon each corner then seal weather-tight. Joinery methods must not discolor finish or be unsightly.

2.3.4 Weatherstripping

2.3.4.1 Two rows (both inner and outer overlap contacts) of bulb type extruded vinyl weatherstrip in extruded races about perimeter of operating sash.

2.3.4.2 Securely stake and join at corners.

### 2.3.5 Glass Drainage

2.3.5.1 Provision shall be made to insure that water will not accumulate and remain in contact with the perimeter areas of sealed insulating glass.

### 2.3.6 Hardware

#### 2.3.6.1 Balance Arms

- a) Two aluminum concealed four-bar adjustable friction hinges each ventilator meeting AAMA 904.1
- b) Use stainless steel hinges when glazed ventilator exceeds 110 lbs.

### 2.3.7 Finish

2.3.7.1 Finish of all exposed areas of aluminum windows and components shall be done in accordance with the appropriate AAMA Voluntary Guide Specification shown:

- a) ANODIZED FINISHES
  - I. AA M12C22 A44 Dark Bronze .7 Mil, Class I
  - II. AA M12C22 A44 Black .7 Mil, Class I

## PART 3 - EXECUTION

### 3.1 ERECTION

3.1.1 Install square, plumb and in true alignment and in accord with details and reviewed Shop Drawings; surfaces free from dents, buckles, dimples, or other defects.

3.1.2 Anchor frames and other items securely to contiguous construction to result in a rigid installation and in accord with required safety factors. Where anchorage involves other work, provide setting drawings for proper installation.

3.1.3 Install hardware and adjust for proper operation. Seal metal-to-metal joints to prevent the entrance of water except at points where frame members are designed to drain water to the exterior.

3.1.4 At juncture between frames and adjacent materials, seal entire perimeter on both sides. Use sealant and backing materials as specified in Section 07900-Sealants.

3.1.5 Protection of contact surfaces: Protect aluminum surfaces in contact with dissimilar metals or with incompatible materials such as, concrete and other cementitious materials, by painting contact surfaces with bituminous paint before installation or isolate with non-absorptive tape or gaskets.

3.1.6 Expansion and contraction: Install aluminum work so as to avoid objectionable distortion or overstress of parts and fastenings resulting from thermal expansion and contraction.

#### 3.1.7 Glazing

3.1.7.1 Determine glass sizes and edge clearances by measuring actual openings.

3.1.7.2 Set glass on glazing blocks to equally support the full glass height and prevent any give or fracture.

3.1.7.3 Set glass with specified materials in accord with reviewed Shop Drawings and manufacturer's instructions.

### 3.2 PROTECTION AND CLEANING

3.2.1 After installation, clean metal and glass surfaces, on both interior and exterior, of all mortar, plaster, paint and other contaminants. Use no abrasives. Use mild soap and water.

3.2.2 After cleaning, protect all work against damage until date of Substantial Completion.

END OF SECTION 08 51 13

**SECTION 08 62 00 - PREFABRICATED SKYLIGHTS**

**PART 1 - GENERAL**

- 1.1 PROVIDE PLASTIC UNIT SKYLIGHTS
- 1.2 SUBMITTALS:
  - 1.2.1 Submit product data, shop drawings.

**PART 2 - PRODUCTS**

- 2.1 PRODUCTS: BRISTOLITE SKYLIGHTS, SANTA ANA, CA OR APPROVED EQUAL
- 2.2 CURB MOUNTED SKYLIGHTS:
  - a. Type: ALB Bristol Acrylic
  - b. Glazing Material: Acrylic plastic glazing.
  - c. Dome Type: Bubble.
  - d. Curb: Extruded aluminum frame.
  - e. Frame Finish: clear (silver color) aluminum.

**PART 3 - INSTALLATION**

- 3.1 COMPLY WITH REQUIREMENTS OF DIVISION 1 - GENERAL REQUIREMENTS
- 3.2 PROVIDE ARCHITECT WITH CURRENT ICBO # FOR INSTALLED PRODUCT PRIOR TO INSTALLATION

END OF SECTION 08 62 00

## **SECTION 08 71 00 - FINISH HARDWARE**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS AND DESCRIPTION OF WORK**

1.1.1 The work includes the furnishing, delivery and installing of finish hardware as indicated on drawings and as specified. The Conditions of Contract and Division 1 apply as fully as if repeated herein.

#### **1.2 SUBMITTALS:**

1.2.1 Submittal procedures and quantities are as specified in Section 01 33 00.

1.2.2 **Product Data:** Submit manufacturer's product data containing drawings or cuts of all hardware items at same time hardware schedule is submitted. Contractor shall submit sample of hardware finishes integral with storefront system for review by the Architect prior to purchasing and installation of the hardware. Make submittal in a neat brochure form and include an index list of all items, with manufacturer's names and catalog numbers. Include a list of all manufacturers used and their nearest representative with address and phone number. If proposing a substitute, submit that product data attached to one showing specified item and indicated savings to be made.

1.2.3 **Hardware Schedule:** Submit six typewritten copies of schedule at earliest possible date prior to ordering of hardware. Do not order hardware for purchase until the schedule has been reviewed by the Architect. Architect's review of the schedule shall not be construed as certifying the schedule as being complete. Organize schedule into "Hardware Sets" with an index of doors and heading, indicating complete designations of every item required for each door or opening. Include the following information:

1.2.3.1 Type, style, function, size, quantity and finish of each hardware item.

1.2.3.2 Name, part number and manufacturer of each item.

1.2.3.3 Fastenings and other pertinent information.

1.2.3.4 Location of hardware set cross referenced to indications on drawings both on floor plans and in door schedule.

1.2.3.5 Explanation of all abbreviations, symbols, and codes contained in schedule.

1.2.3.6 Mounting locations for hardware.

1.2.3.7 Door and frame sizes and materials.

1.2.4 **Templates:** Where required, furnish hardware templates to each fabricator of doors, frames and other work to be factory-prepared for the installation of hardware.

1.2.5 **Keying Schedule:** Meet with Owner/Architect/Contractor to develop keying and locking requirements. Submit three copies of separate detailed schedule indicating clearly how the Owner's final instructions on keying of locks has been fulfilled.

#### **1.3 QUALITY ASSURANCE:**

##### **1.3.1 Qualifications:**

1.3.1.1 Obtain each kind of hardware (latch and lock sets, hinges, and closures) from only one manufacturer, although several may be indicated as offering products complying with requirements.

1.3.1.2 Hardware supplier shall be a direct factory contract supplier who has in his employment an experienced hardware consultant for a period of not less than (2) two years in the same area as project and who is available at all reasonable times during the course of the work for project hardware consultation to the Owner, Architect and Contractor.

1.3.2 **Schedule Designations:** Except as otherwise indicated, the use of one manufacturer's numeric designation system in schedules does not imply that another manufacturer's products will not be acceptable, unless they are not equal in design, size, weight, finish, function, or other quality of significance. However, do not make substitutions after the Architect's acceptance of hardware supplier's completed hardware schedule.

1.3.3 **Exit Doors:** Operable at all times from the inside without the use of a key or any special knowledge or effort.

#### **1.4 DELIVERY, STORAGE AND HANDLING:**

1.4.1 **Acceptance at Site:** Individually package each unit of finish hardware complete with proper fastening and appurtenances, clearly marked on the outside to indicate contents, specific locations in the work, and with reference to the Hardware Schedule.

1.4.2 Deliver packaged hardware items at the times and to the locations (shop or field) for installation, as directed by the Contractor.

#### **1.5 PROJECT CONDITIONS:**

1.5.1 **Coordination:** Coordinate hardware with other work. Furnish hardware items of proper design for use on doors and frames of

the thickness, profile, swing, security and similar requirements indicated, as necessary for proper installation and function, regardless of omissions or conflicts in the information on the Contract Documents.

1.5.2 Upon request, check the Shop Drawings for doors and entrances to confirm that adequate provisions will be made for the proper installation of hardware.

1.5.3.1 Installation shall conform to local governing agency security ordinance.

1.6 WARRANTY:

1.6.1 Provide guarantee from hardware supplier as follows:

1.6.1.1 Closures: Five years, except electronic closures, two years.

1.6.1.2 All other Hardware: Two years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS:

2.1.1 Approval of manufacturers other than those listed shall be in accordance with Section 01605. Proposed substitutions shall be made through prior approved method as defined in Section 01605. The decision of the Architect shall be final.

<u>Item</u>	<u>Manufacturer</u>
Hinges	Stanley, Bommer, Tager
Locks	Schlage, P.D.Q.
Panics, Exit Devices	Von Duprin, American Device
Closures, Holder Arms	LCN, Norton
Push and Pull Items	Builders Brass
Miscellaneous	H.B. Ives, Door Controls Int.
Weather-stripping	Pemko, Reese

2.1.2 Furnish all items of hardware required to complete the work in accordance with these plans and specifications and the manufacturer's instructions. Items of hardware not specified shall be provided even though inadvertently omitted from this specifications. Items shall be of equal quality and type.

2.1.3 Where the exact types of hardware specified are not adaptable to the finished shape or size of the members requiring hardware, furnish substitute types having as nearly as practicable the same operation and quality as the type specified, subject to Architect's approval.

2.2 MATERIALS:

2.2.1 Locksets: All locksets and latchsets shall be as specified. Strikes shall be 16 gage curved steel, bronze or brass with 2" deep box construction, and have lips of sufficient length to clear trim and protect clothing.

2.2.1.1 Locks shall have minimum 3/4 inch throw. All deadbolts shall have 1 inch minimum throw.

2.2.1.2 Comply with requirements of local security ordinances.

2.2.1.3 Provide approved fusible links at levers for labeled doors.

2.2.1.4 Lock Series and Design: Schlage D Series.

2.2.2 Hinges: Outswinging exterior doors shall have non-removable (NRP) pin. All hinge open widths shall be minimum, but of sufficient size to permit door to swing 180 degrees. Furnish hinges with flush bearings.

2.2.2.1 Furnish 3 hinges per leaf to 7 foot 6 inch height. Add one for each additional 2 foot height.

2.2.2.2 Exterior hinges with prime finish shall have Mont-Hard K base.

2.2.3 Floor hinges shall have maximum degree dead stop permitted by trim of adjacent structure. Furnish special pins and longer spindles as may be required.

2.2.4 Panic Hardware: Furnish all sets with hex bolts unless otherwise specified. Lever handle trim shall match locksets.

2.2.5 Kick Plates: Provide with four beveled edges, 10 inches high by width less 2 inches. Furnish with machine or wood screws of bronze or stainless steel to match other hardware.

2.2.6 Seals: All seals shall be as indicated and finished to match adjacent frame color.

2.2.7 Screws: All exposed screws shall be Phillips head.

2.2.8 Silencers: Furnish silencers for interior hollow metal frames, 3 for single doors, 4 for pairs of doors. Omit where sound or

light seals occurs, or for fire-resistive rated door assemblies.

2.2.9 Contractor shall provide and install signs under a separate division within these specifications above the main exit doors utilizing indicating type dead bolts which state - "This door to remain unlocked during business hours". See Section 101400.

2.3 FINISH:

2.3.1 Generally to be brushed chrome.

2.3.2 Spray door closures to match finish hardware, or color of finished doors as indicated by the Architect. The finishes for all hardware shall be subject to the approval of the Architect.

2.4 KEYING REQUIREMENTS:

2.4.1 Keying of cylinder locks shall be coordinated with the Owner at Contractor's request so as not to delay manufacturing of the doors and frames. For estimate use masterkeying charge. Keying system shall be approved by Owner's representative in writing. Furnish construction key system with keys which can be rendered inoperative by the turn of the change key. Stamp all keys "Do Not Duplicate."

2.4.2 For protection of the Owner, all locks and cylinders shall be keyed at the factory of the lock manufacturer where permanent records are maintained. Locks and cylinders shall be of the same manufacturer.

2.4.3 Permanent keys shall be delivered only to Owner's representative, properly tagged and indexed.

PART 3 - EXECUTION

3.1 HARDWARE LOCATIONS:

3.1.1 Hinges:

3.1.1.1 Bottom Hinge: 10 inches from door bottom to bottom of hinge.

3.1.1.2 Top Hinge: 5 inches from door top to top of hinge.

3.1.1.3 Center Hinge: Center between top and bottom hinge.

3.1.1.4 Extra Hinge: Equally spaced where there is more than one intermediate hinge.

3.1.2 Cylinder Deadlock Centered 44 inches above floor.

3.1.3 Door Knobs: Centered 40 5/16 inches above floor.

3.1.4 Door Pulls: 40 inches from bottom of door to center of pull.

3.1.5 Push Plate: 45 inches from bottom of door to center of plate.

3.1.6 Panic: 36-1/4 inches from finished floor to center of pad.

3.2 INSTALLATION:

Install each hardware item per manufacturer's instructions and recommendations. Do not install surface mounted items until finishes have been completed on the substrate. Set units level, plumb and true to line and location. Adjust and reinforce the attachment substrate as necessary for proper installation and operation.

3.3 ADJUSTING:

3.3.1 Adjust and check each operating item of hardware and each door, to ensure proper operation or function of every unit. Replace units which cannot be adjusted to operate freely and smoothly.

3.3.2 Inspection: Hardware supplier shall inspect all hardware furnished within 10 days of contractor's request and include with his guarantee a statement that this has been accomplished. Inspector or Contractor will sign off the hardware as being complete and correctly installed and adjusted. Further corrections of defective material shall be the responsibility of his representative.

3.4 GUARANTEE:

All hardware shall be guaranteed for a period of one year from filing of Notice of Completion. Defects in material and workmanship occurring during the guarantee period shall be corrected without expense to the Owner.

END OF SECTION 08 71 00

## **SECTION 08 81 00 - GLAZING**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS AND DESCRIPTION OF WORK:**

The work includes the furnishing and installing of all glass work complete, as shown and noted on the drawings and as specified. The Conditions of the Contract and Division 1 apply to this section as fully as if repeated herein.

#### **1.2 CODES:**

1.2.1 Glass and glazing shall conform to the "California Building Code, 2019 (CBC)", Chapter 24 "Glass and Glazing".

1.2.2 Safety glazing shall conform to Consumer Product Safety Commission (CPSC) 16 Code of Federal Regulations (CFR) Part 1201 - Safety Standard for Architectural Glazing Materials

1.2.3 Contractor shall provide and install tempered glazing per all applicable codes. Locations shown on drawings are for Contractors convenience only and shall not relieve responsibility to provide tempered glazing in all locations required by code.

#### **1.3 REFERENCED STANDARDS:**

The specifications and standards published by the following organizations constitute project requirements to the full extent of their applicability. If conflicts exist amidst the requirements within these standards, within this specification, or within codes applicable to the project, the most stringent requirements shall govern.

1.3.1 American Society for Testing and Materials (ASTM).

1.3.2 Glass Association of North America (GANA)

#### **1.4 PERFORMANCE REQUIREMENTS**

1.4.1 Structural Performance: Consistent with ASTM E 1300, the glass glazing shall suitably resist all design loads. For conditions beyond the scope of ASTM E 1300, reliable structural performance shall be assured by independent stress analyses performed by a registered design professional.

1.4.2 Deflection and Retention: The center-of-glass deflection of 4-side-supported square or rectangular glazing units shall be limited to the lesser of 3/4" or L/100, where L refers to the short side dimension of the unit. Independent of this requirement, the glazing shall remain reliably captured under all design service conditions. Deflections of members that constitute glass edge supports shall have their maximum deflections limited to the lesser of L/175 or [L/240 + 1/4"] where L refers to the member span.

1.4.3 Thermal Stress Performance: The glazing units shall be designed to reliably resist thermal stresses arising from the most severe design service conditions.

#### **1.5 SUBMITTALS:**

1.5.1 Submittal procedures and quantities are specified in Section 01 33 00.

1.5.2 Product Data: Submit manufacturer's data for each type of glazing material specified, including manufacturer's recommendations for setting and sealing materials and installations.

1.5.3 Samples: Submit factory labeled samples of each type of glazing material specified, gaskets and colors of glazing compounds for approval. No glazing material, gaskets, or glazing compounds shall be purchased until all samples have been approved.

1.4.4 Certificate of Compliance: Certify and label each product to indicate materials meet specified requirements.

#### **1.6 DELIVERY, STORAGE AND HANDLING:**

1.6.1 Delivery: Do not deliver glass to the site until the areas to be glazed are ready to receive the glass. Deliver glass in manufacturers storage cases with interleaving between lights. Deliver glazing compound in manufacturer's original cartons with labels intact.

1.6.2 Storage: Store glass in original storage cases. Store cases in a dry, well ventilated area with temperatures maintained above the dew point. Do not store glass where it will be exposed to direct sunlight.

1.6.3 Handling: Do not unpack glass until needed for installation. Handle and install materials in a manner to prevent breakage, scratching or other damage. Keep vacuum cups free from foreign material that would scratch glass.

#### **1.7 JOB CONDITIONS:**

Do not perform glazing work when the ambient temperature is below 40 degrees F. Provide sufficient ventilation to prevent condensation from forming on surfaces to be glazed. Do not perform glazing during damp or rainy weather.

### **PART 2 - PRODUCTS**

## 2.1 MATERIALS:

2.1.1 **Note:** Where pre-manufactured window units incorporate glazing from window manufacturer, glazing shall be provided under that separate division.

2.1.2 **Flat Glass:** Conform to ASTM C 1036, Type I (Transparent Flat Glass), Quality Q3 (Architectural), Class 1 (Clear)

2.1.4.1 **Rollerwave:** Rollerwave distortion to be oriented horizontally

2.1.3 **Clips for Metal Surrounds:** Respective surround manufacturer's standard (steel-to-steel, aluminum-to-aluminum, etc.).

2.1.4 **Sealant for Glazing:** General Electric Corp. "1200", Dow-Corning Corp. "999A" or equivalent approved in accordance with Section 00160 or as recommended by glass manufacturer. Installed as per section 07 92 00 of these specifications.

2.1.5 **Preformed Sealant Tape:** Pecora "Extru-Seal", Tremco "Preshimmed 440 Tape" or equivalent approved in accordance with Section 00160, or as recommended by glass manufacturer. Installed as per section 07 92 00 of these specifications.

2.1.6 **Preformed Gaskets:** Closed cell sponge neoprene conforming to ASTM C 509 and dense neoprene wedge gaskets conforming to NAAMM SG-1. Gaskets shall be preformed to shapes and sizes to suit the glazing stops furnished with the doors and windows and to compress the sponge neoprene gasket 25% to 40%. Installed as per section 07 92 00 of these specifications. Gasket color to be approved by Architect prior to installation.

## PART 3 - EXECUTION

### 3.1 GENERAL REQUIREMENTS:

3.1.1 Manufacturer's labels, showing strength, grade, thickness, type and quality will be required on each piece of glass. Labels must remain on glass until it has been set, inspected and approved.

3.1.2 Sizes indicated on the drawings are approximate. Actual sizes shall be determined by measuring in the field.

3.1.3 Stops or beads for glazed openings will be provided under other sections for use under this section.

3.1.4 Tong marks of tempered plate glass, when glazing, shall occur on the side of the narrow dimension only. When the long dimension of glass panes are vertical the tong marks shall occur at the bottom of the pane.

### 3.2 GLAZING:

3.2.1 Conform to applicable portions of GANA "Glazing Manual", latest edition. Check dimensions of openings to be sure that glass thickness is as required for code minimums and adequate clearances are maintained on all four sides at perimeter. Shop cut all glass; cut clean, straight edges, free from chips and fissures. Fixed stops, glass edges, and applied stops shall be cleaned of all dust, dirt, oil or other debris before glazing. Dry all glazing components completely.

3.2.2 **Aluminum Openings:** Glaze with preformed gasket as supplied by the aluminum frame manufacturer.

### 3.3 REGLAZING:

Existing windows to be re-used, broken windows and other glass areas to be re-glazed shall have all glass cleanly removed from rabbets and glass stops. All old glazing compound shall be removed from rabbets and stops, and all surfaces to receive new glazing compound shall be washed clean with solvent. Re-glazing shall conform to the requirements specified under "Glazing" after preparing rabbets and stops as specified above.

### 3.4 CLEANING AND PROTECTION:

3.4.1 Upon completion of other glazing work and after approval of the glass installation, all glass surfaces shall be thoroughly cleaned, and all labels, paint spots and other defacements shall be removed. Contractor shall request walk through with Architect to identify scratched glazing prior to releasing horizontal blind subcontractors for installation. Contractor shall be responsible for all scratched glazing. Glazing to be replaced for unreasonable defects or damage as directed by Architect. Cleaning solution shall not etch or stain frames, painted or finished surfaces, or affect the glazing compound.

3.4.2 Cracked, broken and imperfect glass shall be replaced at no additional cost to the Owner. Protect all glass against damage from weld spatter, stains from alkaline or flourine materials, abrasive materials or other damage until final acceptance of the project. Where it is necessary to alert workmen that openings have been glazed, use tape or banners attached to framing. Do not spray paint or other foreign matter directly on the glass.

END OF SECTION 08 81 00

## **New Village Arts Theater Partial Reroofing**

Project: # 1910 Date: 2020.05.28

### **Exterior**

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#### **Exterior Wall [EW]**

**EW-10:** Fiber Cement Siding: Manufacturer: James *Hardie*, Product: Sierra 8, Pattern: Vertical siding with applied battens (see Building Elevations), Paint: P-1

#### **Exterior Door [ED]**

**IP-10:** Hollow Metal Painted: Paint: P-2

#### **Exterior Window Frame**

**ES-10:** Anodized Aluminum: Black

#### **Exterior Door / Window Hardware [EH]**

**EH-10:** Hardware: Oil Rubbed Bronze

#### **Exterior Roof [ER]:**

**ER-10** Asphalt Shingle: Manufacturer: Owens Corning Duration COOL Max, Color: Mountainside  
Plywood Sheathing: Paint P-3 at underside, facing towards interior.

**ER-20** Built Up Roofing: Color: White (Match Existing)

### **Paints / Stains / Coatings Legend [P]**

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**P-1:** *Sherwin Williams* : Color Match Existing Adjacent Wood Siding, Verify with Architect

**P-2:** *Sherwin Williams* : Color Match Existing Exterior Doors, Verify with Architect

**P-3:** *Sherwin Williams*: SW6258 "Tricorn Black", (Eggshell)

END OF SECTION 09 06 00

## **SECTION 09 29 00 - GYPSUM DRYWALL**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS AND DESCRIPTION OF WORK:**

The work includes the furnishing and installing of gypsum board construction (walls and ceilings), including shaft wall construction, all other accessories as shown and noted on the drawings and specified herein. The Conditions of the Contract and Division 1 apply to this section as fully as if repeated herein.

#### **1.2 QUALITY ASSURANCE:**

1.2.1 Gypsum board construction shall conform with the "California Building Code, 2019 (CBC)", Chapter 25 "Gypsum Board and Plaster". Fire resistive walls, partitions and ceilings shall also conform to Chapter 7, "Fire Resistant Materials and Construction."

1.2.2 Fire and Sound Resistance Ratings: Where gypsum drywall systems with fire and/or sound-resistance ratings are indicated, provide materials and installations which are identical with those of applicable assemblies. Fire systems shall be tested per ASTM E 119 by fire testing laboratories acceptable to authorities having jurisdiction. Sound tests shall be tested accordance with ASTM E90 and ASTM E413

1.2.3 Single-Source Responsibility: Obtain gypsum board products from a single manufacturer, or from manufacturers recommended by the prime manufacturer of gypsum boards.

#### **1.3 SUBMITTALS:**

1.3.1 Submittal procedures and quantities are specified in Section 01 33 00.

1.3.2 Product Data: Submit manufacturer's product specifications and installation instructions for each gypsum board component, including other data as may be required to show compliance with these specifications.

#### **1.4 DELIVERY, STORAGE AND HANDLING:**

1.4.1 Deliver material in original packages, containers or bundles bearing brand name and identification of manufacturer or supplier. Fire resistant type gypsum board shall bear the Underwriter's Laboratories, Inc. (UL) label or label of another organization acceptable to Code Authority. (ICBO, Etc)

1.4.2 Store materials inside under cover and in manner to keep them dry, protected from weather, direct sunlight, surface contamination, corrosion, and damage from construction traffic and other causes. Neatly stack gypsum boards flat to prevent sagging. Do not stack long lengths over shorter lengths. Do not stack gypsum board to exceed design live load of floors above the ground floor.

1.4.3 Handle gypsum boards to prevent damage to edges, ends, or surfaces. Protect metal corner beads and trim from being bent or damaged.

1.4.4 Store flammable adhesives away from fire, sparks, or smoking areas.

#### **1.5 PROJECT CONDITIONS:**

Maintain temperature range between 55 degrees F and 70 degrees F for a period extending from 24 hours before installation until the permanent heating system is in operation. Provide ventilation during and following adhesive and joint treatment application. Use temporary air circulators in enclosed areas lacking natural ventilation.

#### **1.6 SCHEDULING:**

Do not apply gypsum board until insulation, pipes, conduits, ducts, vents, supports and other items that will be concealed by the gypsum board have been inspected, tested and approved by the governing authorities and unsatisfactory conditions have been corrected.

#### **1.7 SAMPLE:**

Prior to finishing gypsum board where painting is indicated, provide four 2'x2' samples of finishes to be selected by Architect. Selected sample shall be kept at job site for comparison. Final wallboard finish shall match selected sample. See Division 2 for finish required.

### **PART 2 - PRODUCTS**

#### **2.1 MATERIALS:**

2.1.1 Gypsum board shall conform to the standards specified below:

2.1.1.1 Regular Gypsum Board: ASTM C 1396 with tapered edges, 5/8" thick for ceilings and walls unless otherwise indicated. USG Securock Glass-Mat Sheathing

2.1.2 Trim Accessories: Provide manufacturer's standard paper faced trim accessories of types indicated for gypsum board work, formed of galvanized steel with paper face reinforcement to prevent edge cracking unless otherwise indicated,. Provide (90° square - typical) corner beads, L-type edge trim-beads, U-type edge trim-beads, special L-kerf-type edge trim-beads and one-piece control joint beads, J-type moulding reveals and other trim as shown in drawings. Contractor shall utilize prefabricated intersecting reveal joints

when metal trim reveal joint patterns intersect. Provide manufacturer's 30 year warranty against edge cracking.

2.1.2.1 Corner bead reinforcement shall be USG Paper faced metal outside corner, B1 XW EL manufactured by U. S. Gypsum Co. or prior approved equal.

2.1.2.2 Metal Reinforcement Trim accessories shall be USG Paper faced metal L-Trim and J-Trim, B4, B9 as manufactured by U. S. Gypsum Co. or prior approved equal.

2.1.3 Joint Treatment Materials:

2.1.3.1 General: ASTM C 475; type recommended by the manufacturer for the application indicated, except as otherwise indicated.

2.1.3.2 Joint Tape: USG Heavy Duty paper tape meeting ASTM C475

2.1.3.3 Joint Compound: , USG Ready-Mixed joint compounds except for areas subject to moisture after installation and exterior ceiling board..

2.1.3.4 Water/Mold-Resistant Joint Compound: For areas subject to moisture after installation and exterior ceiling board, use chemical setting type joint compound, USG Light-Weight Setting Compound, Easy Sand.

2.1.3.5 Acoustical sealant: USG Acoustical Sealant

2.1.3.6 Skim Coat material: USG All-Purpose Joint compound

2.1.3.7 Drywall Primer: USG SHEETROCK First Coat (For Exterior Board use Exterior Primer).

2.1.3.8 Control joints: CEMCO 093 control joint

PART 3 - EXECUTION

3.1 INSPECTION:

Before applying gypsum board, see that corners and framing are plumb, true and solid, and that framing members are properly spaced. Edges and ends of board shall have solid bearing.

3.2 INSTALLATION OF GYPSUM BOARD:

3.2.1 Applications: Use water and mold resistant gypsum board within toilet rooms, at all ceramic tile, and elsewhere as indicated. Use fire retardant gypsum board where indicated or required to achieve fire rated partitions and ceilings.

3.2.2 General: Install in accordance with fire and sound rated design and ASTM C840 Use gypsum board of maximum practicable lengths to minimize end joints. Locate exposed end-butt joints as far from center of walls and ceilings as possible, and stagger not less than 1'-0" in alternate courses of board. Generally hold boards ¼" – ½" above finish concrete slab.

3.2.2.1 Install exposed gypsum board with face side out. Do not install imperfect, damaged or damp boards. Butt boards together for a light contact at edges and ends with not more than 1/16" open space between boards. Do not force into place.

3.2.2.2 Locate either edge or end joints over supports, except in horizontal applications or where intermediate supports or gypsum board back-blocking is provided behind end joints. Position boards so that like edges abut, tapered edges against tapered edges and mill-cut or field-cut ends against mill-cut or field-cut ends. Do not place tapered edges against cut edges or ends. Stagger vertical joints over different studs on opposite sides of partitions.

3.2.2.3 Attach gypsum board to supplementary framing and blocking provided for additional support at openings and cutouts.

3.2.2.4 Form control joints and expansion joints with space between edges of boards, prepared to receive trim accessories. Maintain the fire and sound rating of the assembly at control joints.

3.2.2.5 Isolate perimeter of non-load-bearing gypsum board partitions at structural abutments. Provide 1/4" to 1/2" space and trim edge with J-type semi-finishing edge trim. Seal joints with acoustical sealant.

3.2.2.6 Space fasteners in gypsum boards in accordance with referenced standards and manufacturer's recommendations, except as otherwise indicated.

3.2.3 Methods of Gypsum Board Application:

3.2.3.1 Single-layer Application: Install gypsum wallboard:

On ceilings apply gypsum board prior to wall/partition board application to the greatest extent possible.

On partitions/walls apply gypsum board vertically (parallel), unless otherwise indicated, and provide sheet lengths which will minimize end joints.

3.2.3.2 Single-Layer Fastening Methods: Fasten gypsum boards to supports with screws.

3.2.3.3 Gypsum board surfaces shall appear flat, smooth, and monolithic..

### 3.3 INSTALLATION OF GYPSUM BOARD TRIM ACCESSORIES:

3.3.1 General: Install per the ASM C840 and in accordance with manufacturer's instructions and recommendations. All beads and trim shall be placed level and plumb. Generally hold trim accessories 1/4" – 1/2" above finish concrete slab. Installations to qualify for 30 year warranty are installed with all-purpose joint compound and no fasteners.

3.3.2 Install paper faced metal corner beads at all external corners of drywall work.

3.3.3 Install paper faced metal edge trim whenever wallboard terminates against dissimilar materials or edge of gypsum board would otherwise be exposed or semi-exposed, and except where plastic trim is indicated. Provide type with face flange to receive joint compound except where semi-finishing type is indicated. Install L-type trim where work is tightly abutted to other work, and install special kerf-type where other work is kerfed to received long leg of L-type trim. Install U-type trim where edge is exposed, revealed, gasketed, or sealant-filled (including expansion joints). Install "J"-type trim in appropriate industry standard and/or as called for in drawings.

### 3.4 INSTALLATION OF GYPSUM BOARD FINISHING:

3.4.1 General: Apply treatment at gypsum board joints (both directions and above finish ceilings as occurs), flanges of trim accessories, penetrations, fastener heads, surface defects and elsewhere as required to prepare work for decoration. Pre-fill open joints and rounded or beveled edges, if any, using type of compound recommended by manufacturer.

3.4.1.1 Apply joint tape at joints between gypsum boards, except where a trim accessory is indicated. Joining Panels: Apply thin uniform layer of compound, approximately 3" wide, under and over the non-adhesive tape in the joint (angle) to be reinforced. Center tape over all joints to be reinforced and seal into the compound. Apply skim coat of compound immediately over tape. Clean excess compound from wallboard surface. Allow joints to dry thoroughly (24hrs. minimum) between each application of compound. Cover skim coat with another compound coat spread evenly over and slightly beyond the taped edge of the board, feather the edges, with smooth uniform slight crown over joint.

3.4.1.2 All panel joints and dimples at fastener heads shall receive 3 coats of compound in succession,

3.4.1.3 Conceal flanges of all metal corners and edge reinforcing by at least 2 coats of compound. When completed, the compound shall gently feather and extend approximately 8" - 10" on either side of exposed metal nosing.

3.4.1.4 Sand all coats as necessary after each application has dried. The final coat and subsequent sanding shall leave all wallboard and treated areas uniformly smooth and ready to receive decoration.

3.4.1.5 Exterior Ceiling board and wall board finish shall generally be Level #4 and match sample selected by Architect. Areas specified for smooth finish shall have a Level #5 finish. Level 4 shall include a uniform coat of drywall primer roller applied over the entire surface. Level 5 shall include a skim coat of all-purpose joint compound over the entire surface and a uniform coat of drywall primer roller applied over the entire surface.

## LEVELS OF GYPSUM BOARD FINISH

Each level of finish is, the minimum level of finish as described

<u>Level</u>	<u>Joints</u>	<u>Interior Angles</u>	<u>Accessories</u>	<u>Fasteners</u>	<u>Surface</u>
#0					No taping, finishing or accessories required.

This level of finish may be useful in temporary construction or whenever the final decoration has not been determined.

<u>Level</u>	<u>Joints</u>	<u>Interior Angles</u>	<u>Accessories</u>	<u>Fasteners</u>	<u>Surface</u>
#1	Tape set in joint compound	Tape set in joint compound.	---		Tool marks and ridges acceptable. Surface free of excess joint compound.

Specified in plenum areas above ceilings, in attics, where the assembly would generally be concealed, or in building service corridors and other areas not normally open in public view. Some degree of sound and smoke control is provided; this level is referred to as "fire-taping." Where a fire-resistance rating is required for the gypsum-board assembly, details of construction shall be in accordance with reports of fire tests of assemblies that have met the fire-rating requirement. Tape and fastener heads need not be covered with joint compound.

<b><u>Level</u></b>	<b><u>Joints</u></b>	<b><u>Interior Angles</u></b>	<b><u>Accessories</u></b>	<b><u>Fasteners</u></b>	<b><u>Surface</u></b>
<b>#2</b>	Tape embedded in joint compound and wiped with a joint knife, leaving a thin coat of compound over tape.	Tape embedded in joint compound and wiped with a joint knife, leaving a thin coat of compound over tape.	Shall be covered by <u>one</u> separate coat of joint compound.	Shall be covered by <u>one</u> separate coat of joint compound.	Surface shall be free of excess joint compound. Tool marks and ridges acceptable. Joint compound applied over the body of the tape at the time of tape embedment shall be considered a separate coat of joint compound and shall satisfy the conditions of this level.

Specified where water-resistant gypsum backing, board (ASTM C630) is used as a substrate for tile. May also be specified in garages, warehouse storage or other similar areas where surface appearance is not of primary concern.

<b><u>Level</u></b>	<b><u>Joints</u></b>	<b><u>Interior Angles</u></b>	<b><u>Accessories</u></b>	<b><u>Fasteners</u></b>	<b><u>Surfaces</u></b>
<b>#4</b>	Tape as in Level #2, then covered with <u>two</u> separate coats of joint compound.	Tape as in Level #2, then covered with <u>one</u> separate coat of joint compound.	Shall be covered by <u>three</u> separate coats of joint compound.	Shall be covered by <u>three</u> separate coats of joint compound.	Joint compound shall be smooth and free of tool marks and ridges. The prepared surface be coated with a roller applied drywall primer prior to the application of final finishes including paint. See painting and wall covering specifications.

This level should be specified where flat paints, light textures or wallcoverings are to be applied. In critical lighting areas, flat paints applied over light textures tend to reduce joint photographing. Gloss, semi-gloss and enamel paints are not recommended over this level of finish. The weight, texture and sheen level of wallcoverings applied over this level of finish should be carefully evaluated. Joints and fasteners must be adequately concealed if the wallcovering material is lightweight, contains limited pattern, has a gloss finish or any combination of these features is present. Unbacked vinyl wallcoverings are not recommended over this level of finish.

3.4.2 Refer to sections on painting, sealants, caulking, coatings and wall coverings in Division 9 for decorative finishes to be applied to all gypsum board work.

3.5 **CLEAN UP:**

Upon completion of the work, remove from adjacent surfaces, overspray, splatter and drops of taping and finish compound, and textured finishes. Remove tools, equipment, unused material and cuttings and leave the work in a clean, orderly manner.

3.6 **PROTECTION OF WORK:**

Provide final protection and maintain conditions, in a manner suitable to installer, which ensures gypsum drywall work being without damage or deterioration at time of substantial completion.

END OF SECTION 09 29 00

## **SECTION 09 91 00 - PAINTING**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS:**

Drawings and General Provisions of Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work of this section.

#### **1.2 DESCRIPTION OF WORK:**

1.2.1 Extent of painting work is indicated on schedules, and as herein specified.

1.2.2 Work includes painting and finishing of interior and exterior exposed items and surfaces throughout project, except as otherwise indicated.

1.2.2.1 Surface preparation, priming and coats of paint specified are in addition to shop-priming and surface treatment specified under other sections of work.

1.2.3 Work includes field painting of exposed bare and covered pipes and ducts (including color coding), and of hangers, exposed steel and iron work, and primed metal surfaces of equipment installed under mechanical, electrical work, sealants and caulking, except as otherwise indicated.

1.2.3.1 Upon final completion Contractor shall provide the Owner with properly labeled new sealable containers of mixed paint which were utilized on the project in the following quantities.

Two (2) - five (5) gallon containers of each color mix which was applied to a surface area totaling greater than 15,000 s.f.

One (1) - one (1) gallon container of each color mix which was applied to a surface area totaling less than 15,000 s.f.

1.2.4 "Paint" as used herein means all coating systems materials, including primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.

1.2.5 Surfaces to be painted: Except where natural finish of material is specifically noted as a surface not to be painted or where natural finish of material matches adjacent material color, paint exposed surfaces whether or not colors are designated in "schedules". Where items or surfaces are not specifically mentioned, paint the same as similar adjacent materials or areas. Note: Contractor shall paint all sprinkler piping, supply and return mechanical grille registers and/or ductwork, speaker grilles, louvers, etc. to match adjacent wall surfaces even if grilles are pre-finished. Contractor shall paint all electrical light fixture trim in contact with adjacent wall or ceiling surface even if fixture trims are pre-finished. Exact color of paint to be selected by Architect in field at time of field samples. If color or finish is not designated, Architect will select these from standard colors or finishes available.

1.2.6 Following categories of work are not included as part of field-applied finish work.

1.2.6.1 Pre-Finished Items: Unless otherwise indicated, do not include painting when factory-finishing or installer-finishing is specified for such items as (but not limited to) pre-finished partition systems, acoustic materials, ceramic tile, pre-formed roof and wall panels, elevator entrance doors and frames, elevator equipment, and mechanical and electrical equipment, including switchgear and distribution cabinets.

1.2.6.2 Concealed Surfaces: Unless otherwise indicated, painting is not required on surfaces such as walls or ceilings in concealed areas and generally inaccessible areas, foundation spaces, furred areas, pipe spaces, duct shafts and elevator shafts.

1.2.6.3 Finished Metal Surfaces: Unless otherwise indicated, metal surfaces of anodized aluminum, stainless steel, chromium plate, copper, bronze and similar finished materials will not require finish painting. (Galvanized metal is not a finished metal surface).

1.2.6.4 Operating Parts: Unless otherwise indicated, moving parts of operating units, mechanical and electrical parts, such as valve and damper operators, linkages, sinkages, sensing devices, motor and fan shafts will not require finish painting.

1.2.7 Following categories of work are included under other sections of these specifications.

1.2.7.1 Shop Priming: Unless otherwise specified, shop priming of ferrous metal items is included under various sections for structural steel, metal fabrications, hollow metal work and similar items. Contractor to coordinate for exposure – that finish coat is compatible with shop prime. Provide certificate of primer specification and paint compatibility. Shop primers are used specifically to avoid flash rusting on the jobsite while waiting to be painted. Where exposure has compromised the shop prime, a "high performance epoxy-based primer" or "inorganic zinc-rich primer" should be used.

1.2.7.1.1 Unless otherwise specified, shop priming of fabricated components such as architectural woodwork, and shop-fabricated or factory-built mechanical and electrical equipment or accessories is included under other sections of these specifications. Contractor to coordinate for exposure – that finish coat is compatible with shop prime. Shop primers are used specifically to avoid flash rusting on the jobsite while waiting to be painted. Where exposure has compromised the shop prime, a "high performance epoxy-based primer" or "inorganic zinc-rich primer" should be used.

1.2.7.2 Painting to separate dissimilar metals are specified under other sections.

1.2.8 Do not paint over any code-required labels, such as Underwriters' Laboratories and Factory Mutual, or any equipment identification, performance rating, name, or nomenclature plates.

### 1.3 QUALITY ASSURANCE:

1.3.1 Single Source Responsibility: Provide primers and other undercoat paint produced by same manufacturer as finish coats. Use only thinners approved by paint manufacturer, and use only within recommended limits.

1.3.2 Coordination of Work: Review other sections of these specifications in which prime paints are to be provided to ensure compatibility of total coatings system for various substrates. Upon request from other trades, furnish information or characteristics of finish materials provided for use, to ensure compatible prime coats are used.

### 1.4 SUBMITTALS:

1.4.1 Product Data: Submit manufacturer's technical information including paint label analysis and application instructions for each material proposed for use.

1.4.2 Samples: Prior to beginning work, Architect will furnish color chips for surfaces to be painted. Use representative colors when preparing samples for review.

Submit samples for Architect's review of color and texture only. Provide a listing of material and application for each coat of each finish sample.

1.4.2.1 On 12" x 12" hardboard provide three samples of each color and material, with texture to simulate actual conditions. Resubmit samples as requested by architect until acceptable sheen, color, and texture is achieved.

1.4.2.2 On actual wood surfaces, provide two 4" x 8" samples of natural, painted, and stained wood finish. Label and identify each as to location and application. Allow for maximum 3 different brushouts of each color.

1.4.2.3 On actual wall surfaces and other exterior and interior building components, duplicate painted finishes of prepared samples. Provide full-coat finish samples on at least 100 sq. ft. of surface, as directed, until required sheen, color, cover and texture is obtained. Allow for maximum 3 different brushouts of each color. Simulate finished lighting conditions for review of in-place work.

1.4.2.3.1 Final acceptance of colors will be from samples applied on the job.

1.4.3 Coating Maintenance Manual: Upon conclusion of the project, the Contractor or paint manufacturer/supplier shall furnish a coating maintenance manual, such as Sherwin-Williams "Custodian Project Color and Product Information" report or equal. Manual shall include an Area Summary with finish schedule, Area Detail designating where each product/color/finish was used, product data pages, Material Safety Data Sheets, care and cleaning instructions, touch-up procedures, and color samples of each color and finish used.

### 1.5 DELIVERY AND STORAGE:

1.5.1 Deliver materials to job site in original, new and unopened packages and containers bearing manufacturer's name and label, and following information:

Name or title of material.  
Manufacturer's stock number and date of manufacturer.  
Manufacturer's name.  
Contents by volume, for major pigment and vehicle constituents.  
Thinning instructions.  
Application instructions.  
Color name and number.

1.5.2 Store materials not in actual use in tightly covered containers. Maintain containers used in storage of paint in a clean condition, free of foreign materials and residue.

1.5.2.1 Protect from freezing and excessive heat where necessary. Keep storage area neat and orderly. Remove oily rags and waste daily. Take all precautions to ensure that workmen and work areas are adequately protected from fire hazards and health hazards resulting from handling, mixing and application of paints.

#### 1.5.3 Job Conditions:

1.5.3.1 Apply water-base paints only when temperature of surfaces to be painted and surrounding air temperatures are between 50 degrees F. (10 degrees C.) and 90 degrees F. (32 degrees C.), unless otherwise permitted by paint manufacturer's printed instructions.

1.5.3.2 Apply solvent-thinned paints only when temperature of surfaces to be painted and surrounding air temperatures are between 45 degrees F. (7 degrees C.) and 95 degrees F. (35 degrees C.), unless otherwise permitted by paint manufacturer's printed instructions.

1.5.3.3 Do not apply paint in high winds, rain, fog, or mist, or when relative humidity exceeds 85%, or to damp or wet surfaces, unless otherwise permitted by paint manufacturer's printed instructions.

1.5.3.3.1 Painting may be continued during inclement weather if areas and surfaces to be painted are enclosed and heated within temperature limits specified by paint manufacturer during application and drying periods.

1.6 WARRANTY:

1.6.1 Guarantee painting and finishing against peeling, fading, cracking, blistering, or crazing for a period of 2 years from the date of "Notice of Completion". The written warranty shall include materials and labor. The warranty shall be signed by the paint manufacturer, the painter and the Contractor.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS:

2.1.1 Basis of Design Manufacturer: Subject to compliance with requirements, provide products of Sherwin-Williams; local contact: John Dumesnil, 619-665-9341 or [john.t.dumesnil@sherwin.com](mailto:john.t.dumesnil@sherwin.com).

2.1.2 Requests for Substitutions: will only be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

2.2 MATERIALS:

2.2.1 Material Quality: Provide best quality grade of various types of coatings as regularly manufactured by acceptable paint materials manufacturers. Materials not displaying manufacturer's identification as a standard, best-grade product will not be acceptable.

2.2.2 VOC Content: Products shall comply with VOC limits of the South Coast Air Quality Management District (SCAQMD), or authorities having jurisdiction.

2.2.3 Proprietary names used to designate colors or materials are not intended to imply that products of named manufacturers are required to the exclusion of equivalent products of other manufacturers.

2.2.3.1 Color Pigments: Pure, non-fading, applicable types to suit substrates and service indicated.

PART 3 - EXECUTION

3.1 INSPECTION:

3.1.1 Applicator must examine areas and conditions under which painting work is to be applied and notify Contractor in writing of conditions detrimental to proper and timely completion of work. Do not proceed with work until unsatisfactory conditions have been corrected in a manner acceptable to Applicator to produce the results called for herein.

3.1.2 Starting of painting work will be construed as Applicator's acceptance of surfaces and conditions within any particular area.

3.1.3 Do not paint over dirt, rust, scale, welding slag and burrs, grease, moisture, scuffed surfaces, or conditions otherwise detrimental to formation and adhesive bond of a durable paint film.

3.2 SURFACE PREPARATION:

3.2.1 General: Perform preparation and cleaning procedures in accordance with paint manufacturer's instructions and as herein specified, for each particular substrate condition.

3.2.1.1 Provide barrier coats over incompatible primers or remove and reprime as required. Notify Architect in writing of any anticipated problems in using the specified coating systems with substrates primed by others.

3.2.1.2 Remove hardware, hardware accessories, machined surfaces, plates, lighting fixtures, and similar items in place and not to be finish-painted or provide surface-applied protection prior to surface preparation and painting operations. Remove, if necessary, for complete painting of items and adjacent surfaces. Following completion of painting of each space or area, reinstall removed items.

3.2.1.3 Clean surfaces to be painted before applying paint or surface treatments. Fill cracks, holes and imperfections. Remove oil and grease prior to mechanical cleaning. Remove mill scale and welding slag, grind welding joints and burrs smooth. Program cleaning and painting so that contaminants from cleaning process will not fall onto wet, newly-painted surfaces.

3.2.1.4 Remove mildew from exterior impervious surfaces by scrubbing with a solution of trisodium phosphate and bleach. Power wash with a minimum of 3500psi clean water and allow substrate to dry.

3.2.2 Cementitious Materials: Prepare cementitious surfaces of concrete, concrete block, cement plaster and cement-asbestos board to be painted by removing efflorescence, chalk, dust, dirt, grease, oils and by roughening as required to remove glaze.

3.2.2.1 Determine alkalinity and moisture content of surfaces to be painted by performing appropriate tests. If surfaces are found to be sufficiently alkaline to cause blistering and burning of finish paint, correct this condition before application of paint. Do not paint over surfaces where moisture content exceeds that permitted in manufacturer's printed directions.

3.2.2.2 Clean concrete floor surfaces scheduled to be painted with a commercial etching cleaner. Flush floor with clean water to neutralize acid, and allow to dry before painting.

3.2.3 Wood: Clean wood surfaces to be painted of dirt, oil or other foreign substances with scrapers, mineral spirits, and sandpaper, as required. Sandpaper smooth those finished surfaces exposed to view, and dust off. Scrape and clean small, dry, seasoned knots and apply a thin coat of white shellac or other recommended knot sealer, before application of priming coat. After priming, fill holes and imperfections in finish surfaces with putty or plastic wood-filler. Sandpaper smooth when dried.

3.2.3.1 Prime, stain, or seal wood required to be job-painted immediately upon delivery to job. Prime edges, ends, faces, undersides, and backsides of such wood, including cabinets, counters, cases, paneling.

3.2.3.2 When transparent finish is required, use spar varnish for backpriming.

3.2.3.3 Seal tops, bottoms and cut-outs of unprimed wood doors with a heavy coat of varnish or equivalent sealer immediately upon delivery to job or immediately after machining by Contractor on site.

3.2.4 Ferrous Metals: Clean ferrous surfaces, which are not galvanized or shop-coated, of oil, grease, dirt, loose mill scale and other foreign substances by solvent or mechanical cleaning.

3.2.4.1 Repaint shop-applied prime coats as required by other sections of these specifications. Clean and paint with same type or compatible primer.

3.2.5 Galvanized Surfaces: Clean free of oil and surface contaminants with non-petroleum based solvent, per SSPC-SP1. Apply a test coat of primer and allow the coating to dry for one week. In the presence of the Architect, perform an adhesion test per ASTM D-3359 before proceeding with painting. If coating does not adhere per test method, hand tool clean all galvanized or non-ferrous metal per SSPC-SP2. Apply a test coat of primer and test for adhesion per ASTM D-3359 in the presence of the Architect.

### 3.3 MATERIALS PREPARATION:

3.3.1 Mix and prepare painting materials in accordance with manufacturer's directions.

3.3.2 Maintain containers used in mixing and application of paint in a clean condition, free of foreign materials and residue.

3.3.3 Stir materials before application to produce a mixture of uniform density, and stir as required during application. Do not stir surface film into material. Remove film and, if necessary, strain material before using.

### 3.4 APPLICATION:

3.4.1 General: Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied.

3.4.1.1 Paint colors, surface treatments, and finishes are indicated in Section 09 06 00: Interior + Exterior Color and Material Schedule. For the purposes of bidding, the Contractor shall assume that a minimum of 4 trips will be required for brush-outs as required per 1.4.2.2 and 1.4.2.3

3.4.1.2 Provide finish coats which are compatible with prime paints used. Where a deep color finish color is chosen, primer must be tinted to the appropriate monochromatic gray tone for a two coat coverage. Provide the monochromatic primer only on the walls to receive the deep chromatic color.

3.4.1.3 Apply additional coats when undercoats, stains or other conditions show through final coat of paint, until paint film is of uniform finish, color and appearance. Give special attention to insure that surfaces, including edges, corners, crevices, welds, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.

3.4.1.4 Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Paint surfaces behind permanently-fixed equipment or furniture with prime coat only before final installation of equipment.

3.4.1.5 Paint interior surfaces of ducts, where visible through registers or grilles, with a flat, non-specular black paint.

3.4.1.6 Paint back sides of access panels, and removable or hinged covers to match exposed surfaces.

3.4.1.7 Finish exterior doors on tops, bottoms and side edges same as exterior faces, unless otherwise indicated.

3.4.1.8 Sand lightly between each succeeding enamel or varnish coat.

3.4.1.9 Repaint first coat (primer) on metal surfaces which have been shop-primed and touch-up painted, unless otherwise indicated.

- 3.4.2 **Scheduling Painting:** Apply first-coat material to surfaces that have been cleaned, pretreated or otherwise prepared for painting as soon as practicable after preparation and before subsequent surface deterioration.
- 3.4.2.1 As recommended by coating manufacturer, allow sufficient time between successive coatings to permit proper drying. Do not recoat until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and application of another coat of paint does not cause lifting or loss of adhesion of the undercoat.
- 3.4.3 **Minimum Coating Thickness:** Apply materials at not less than manufacturer's recommended spreading rate, to establish a total dry film thickness as indicated or, if not indicated, as recommended by coating manufacturer.
- 3.4.4 **Mechanical and Electrical Work:** Painting of mechanical and electrical work is limited to those items exposed in mechanical equipment rooms and in occupied spaces.
- 3.4.5 **Mechanical items** to be painted include, but are not limited to, the following: Grilles, registers, louvers, trim (to match adjacent surface), Sprinkler Piping, Piping, pipe hangers and supports, Heat exchangers, Tanks, Ductwork, insulation, Motor, mechanical equipment and supports, Accessory items.
- 3.4.6 **Electrical items** to be painted include, but are not limited to, the following: Light fixtures - see fixture schedule for types (including trim rings, pendants, and plates/boxes), Conduit and fittings, Switchgear.
- 3.4.7 **Prime Coats:** Apply prime coat of material which is required to be painted or finished, and which has not been prime coated by others. See 1.2.7.1 for additional information.
- 3.4.7.1 Recoat primed and sealed surfaces where there is evidence of suction spots or unsealed areas in first coat, to assure a finish coat with no burn-through or other defects due to insufficient sealing.
- 3.4.8 **Pigmented (Opaque) Finishes:** Two coats are specified. However, apply as many coats as necessary to completely cover to produce an opaque, smooth surface of uniform finish, color, appearance and coverage. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections will not be acceptable.
- 3.4.9 **Transparent (Clear) Finishes:** Use multiple coats to produce glass-smooth surface film of even luster. Provide a finish free of laps, cloudiness, color irregularity, runs, brush marks, orange peel, nail holes, or other surface imperfections. Provide satin finish for final coats, unless otherwise indicated.
- 3.4.10 **Completed Work:** Match approved samples for color, texture and coverage. Remove, refinish or repaint work not in compliance with specified requirements at a time suitable to the project schedule and at Contractor's expense and at no cost to the Owner. The requirements of this specification are to produce work of excellent quality in complete conformance with the best practice of the trade and these specifications.

### 3.5 **FIELD QUALITY CONTROL:**

- 3.5.1 The right is reserved by Owner to invoke the following material testing procedure at any time, and any number of times during period of field painting:
- 3.5.1.1 Engage services of an independent testing laboratory to sample paint being used. Samples of materials delivered to project site will be taken, identified and sealed, and certified in presence of Contractor.
- 3.5.1.2 Testing laboratory will perform appropriate tests for any or all of following characteristics: Abrasion resistance, apparent reflectivity, flexibility, washability, absorption, accelerated weathering, dry opacity, accelerated yellowness, recoating, skinning, color retention, alkali resistance and quantitative materials analysis.
- 3.5.2 If test results show that material being used does not comply with specified requirements, Contractor may be directed to stop painting work, and remove non-complying paint; pay for testing; repaint surfaces coated with rejected paint; remove rejected paint from previously painted surfaces if, upon repainting with specified paint, the two coatings are non-compatible.

### 3.6 **CLEAN UP AND PROTECTION:**

- 3.6.1 **Clean-Up:** During progress of work, remove from site discarded paint materials, rubbish, cans and rags at end of each work day.
- 3.6.2 **Protection:** Protect work of other trades, whether to be painted or not, against damage by painting and finishing work. Immediately remove paint that falls on finished surfaces not scheduled to be painted, using materials and techniques that will not damage the affected surface. Correct any damage by cleaning, repairing or replacing, and repainting as acceptable to Architect.
- 3.6.2.1 Provide "Wet Paint" signs as required to protect newly-painted finishes. Remove temporary protective wrappings provided by others for protection of their work, after completion of painting operations.
- 3.6.2.2 At completion of work of other trades, touch-up and restore all damaged or defaced painted surfaces.

### 3.7 **EXTERIOR PAINT SCHEDULE:**

- 3.7.1 **General:** Provide the following paint systems for the various substrates, as indicated.

3.7.1.1 Painted or Stained Woodwork:

3.7.1.1.1 Gloss Finish: 3 coats.

Prime Coat:

Sherwin-Williams: DuraKote Primer B42WJ2003

Second and Third Coat:

Sherwin-Williams: ProIndustrial Acrylic Gloss B66-600

3.7.1.2 Fiber Cement Siding or Soffit:

3.7.1.2.1 Self-Cleaning Flat Finish: 2 Coats

Prime Coat:

Sherwin-Williams: Loxon Primer LX2W50

Second Coat:

Sherwin-Williams: Loxon Self-cleaning Acrylic Coating, LX13-50 (2.9 mils DFT)

3.8 INTERIOR PAINT SCHEDULE:

3.8.1 General: Provide the following premium Low-Odor/Zero VOC paint systems for the various substrates, as indicated.

3.8.1.1 Gypsum Drywall Systems: Below is 3-coat system. Paint finish reduces odor and formaldehyde levels from other sources.

3.8.1.1.2 Egg Shell Finish: Acrylic Enamel Finish; 3 coats with total dry film thickness not less than 3.6 mils.

Prime Coat: Interior latex base primer coat.

Sherwin-Williams: ProMar 200 Zero VOC Primer B28W2600

Second and Third Coat: Interior Acrylic Egg Shell Enamel

Sherwin-Williams: Harmony Low Odor Zero VOC Eg-shel B9 Series

3.8.1.1.3 Semi-Gloss Finish: Acrylic Finish, 3 coats with total dry film thickness not less than 4.0 mils.

Prime Coat: Interior latex base primer coat.

Sherwin-Williams: ProMar 200 Zero VOC Primer B28W2600

Second and Third Coat: Interior Acrylic Semi Gloss Enamel

Sherwin-Williams: Harmony Low Odor Zero VOC Semigloss B10 Series

3.8.1.3 Painted Woodwork:

3.8.1.3.1 Non-blocking Semi-Gloss Acrylic Enamel Finish: 3 coats.

Prime Coat: Interior undercoat

Sherwin-Williams: DuraKote Primer B42WJ2003

Second and Third Coat:

Sherwin-Williams: ProIndustrial Acrylic Semigloss B66-650

END OF SECTION 09 91 00

Reviewed: Sherwin Williams Sept 2019 John Dumesnil

## **SECTION 10 14 00 - SIGNAGE**

### **PART 1 – GENERAL:**

#### **1.1 RELATED DOCUMENTS AND DESCRIPTION OF WORK:**

The work specified herein includes labor, materials, equipment, and services necessary to furnish and install the exterior signage as listed below. See drawings for sizes and location(s) of the exterior signs.

#### **1.2 SUBSTITUTIONS:**

In accordance with Section 01 25 00.

#### **1.3 SUBMITTALS:**

1.3.1 Submit shop drawings showing each sign in accordance with Section 01 33 00.

1.3.2 Submit one 5x5 mock-up sign for approval prior to fabrication and purchasing of all the materials.

### **PART 2 – PRODUCTS:**

#### **2.1 MATERIALS FOR SIGNS:**

##### **2.1.1 Exterior Signage:**

2.1.1.1 Laminated reflective aluminum; match existing 3 Hour Parking Signs

### **PART 3 - INSTALLATION**

3.1 The signage subcontractor, at their option, may use the Architect's documents/files as a base to modify and provide camera-ready artwork for the exit plan signage. Match design of the other interior signs and mount in accordance with manufacturer's written instructions (double stick tape and silicone). Provide Shop Drawings of all signs prior to manufacture and installation. Install all signage in locations approved by the local agency, code sections and reviewed/approved by the Architect. If a sign is installed on glass, provide a matching laminate over 1/8" black matt acrylic backing piece the same shape and size of the sign and install on the opposite side of the glass.

END OF SECTION 10 14 00



# City of Carlsbad New Village Arts Theatre - Partial Reroofing

2787 State St, Carlsbad, CA 92008

### Governing Codes

It is the intent of these contract documents that the new construction of the project when completed shall conform to the following codes, standards, and regulations:

- California Building Standards Code 2019
- California Mechanical Code 2019
- California Electrical Code 2019
- California Fire Code 2019
- California Title 24 2019
- National Fire Protection Association (NFPA) 701
- Americans with Disabilities Act (ADA)
- TCA Ceramic Tile Installation 2019
- California Energy Efficiency Standards - 2019
- City of Carlsbad Municipal Code
- California And Federal Occupational Health And Safety Acts
- California Building Standards Code 2019
- California Mechanical Code 2019
- California Electrical Code 2019
- California Fire Code 2019
- California Title 24 2019
- National Fire Protection Association (NFPA) 701
- Americans with Disabilities Act (ADA)
- TCA Ceramic Tile Installation 2019
- California Energy Efficiency Standards - 2019
- City of Carlsbad Municipal Code

### Sheet Index

6 Total Sheets

- A-001 Title Sheet & General Notes
- A-101 Site Plan
- A-102 Roof Plan
- A-301 Elevations & Sections - Demo & New
- A-401 Enlarged Wall Sections
- A-501 Details

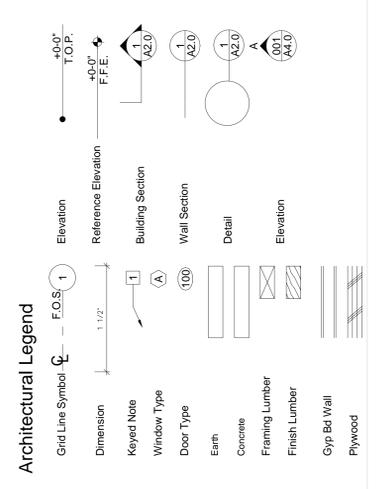
### Project Description

Partial reroofing and single exterior facade replacement at the existing New Village Arts Theatre in Carlsbad, CA. The existing structure has been reviewed by a Structural Engineer licensed in the State of California and has been deemed sufficient for the additional loading created by the additional 3/4" plywood sheathing on the structure.

### Project Team

**Owner:** City of Carlsbad  
Paula Ayres, Superintendent  
405 Oak Ave  
Carlsbad, CA 92008  
760.434.2944  
Contact: Brian Bacardi

**Architect:** domestudio architecture  
2800 Third Avenue  
San Diego, CA 92103  
619.692.9393 x 15  
Contact: Wayne Holan



### General Notes

- The Contractor shall reference the latest edition of AIA Document A201, as amended by Supplementary Conditions for the General Conditions of the Contract for Construction.
- Do not scale drawings, dimensions prevail.
- Contractor shall field verify all existing conditions prior to bidding and construction.
- Contractor shall report in writing all conflicts, discrepancies, and defects promptly to the Architect and prior to proceeding with any subsequent work.
- Where details are not shown or referenced for part of the work, the details shall be developed by the Contractor in consultation with the Architect and shall be promptly notified of all such discrepancies.
- All products purchased for incorporation into the Work shall consist of items that are new, unused, and of the highest quality. Recycled content or otherwise recycled, except that products consisting of recycled-content materials are allowed. All products shall be new at the time of construction unless explicitly stated otherwise.
- To prevent galvanic corrosion, provide separation between all items made of dissimilar metals and between metals and corrosive substrates, substances, or adhesives.
- Waste Management Plan Required. (CGSSC 5.408.1)  
A minimum of 65 percent of the non-hazardous construction and demolition waste shall be recycled and/or salvaged for reuse. Contractor shall provide a waste management plan for the project that complies with the local jurisdiction's requirements and/or applicable building codes.

### Project Data

**Project Description:** Partial building reroof (approximately 6,100SF) and refresh of the west exterior wall.

**Owner:** City of Carlsbad - New Village Arts Theatre

**Project Address:** 2787 State St, Carlsbad, CA 92008, 760.433.3245

**Amount of Grading:** No Grading

**Assessor's Parcel No.:** 203-295-01-01 & 203-295-01-02

**Legal Description:** Lots 1 Through 4 Inclusive, Block 'K' of Carlsbad, in the City of Carlsbad, California, as shown on the City of Carlsbad Assessor's Parcel Map Thereof No. 535 filed in the office of the County Recorder of San Diego County, May 2, 1888

**Existing Use:** A-3 / B

**Proposed Use:** A-3 / B

**Existing Construction Type:** Type VB (Non-Sprinklered)

**Proposed Construction Type:** Type VB (Non-Sprinklered)

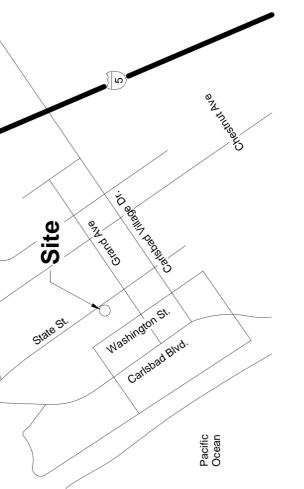
**Lot Size:** 0.23 Acres / +/- 10,000 SF

**Sanitation District:** City of Carlsbad Waste Water

**Water District:** Carlsbad Municipal Water District

**Utilities:** Carlsbad Public Work Department

**School District:** Carlsbad Unified School District



### Special General Notes

- To promote clear communication in the field, all questions and clarifications shall be made in writing to the Architect. Official resolutions to these issues shall be issued in writing only.
- All work shall be performed in strict accordance with the highest standards of workmanship and quality. All work shall be complete and properly coordinated with all adjacent or related work.
- Before any demo work can begin on the roof, the Contractor shall protect the existing interior walls, floors, furniture and equipment with plastic sheathing.

City of Carlsbad - New Village Arts Theatre Partial Reroofing  
2787 State St, Carlsbad, CA 92008



"AS BUILT"

P.E. \_\_\_\_\_ EXP. \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_

INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

SHEET: CITY OF CARLSBAD ENGINEERING DEPARTMENT SHEETS: \_\_\_\_\_

IMPROVEMENT PLANS FOR: 2787 State Street CBC2020-0170 TITLE SHEET

APPROVED: \_\_\_\_\_

CITY ENGINEER: RCE EXPRES: \_\_\_\_\_ DATE: \_\_\_\_\_

OWN BY: PROJECT NO. 4739 DRAWING NO. A-001

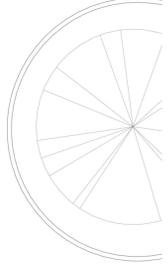
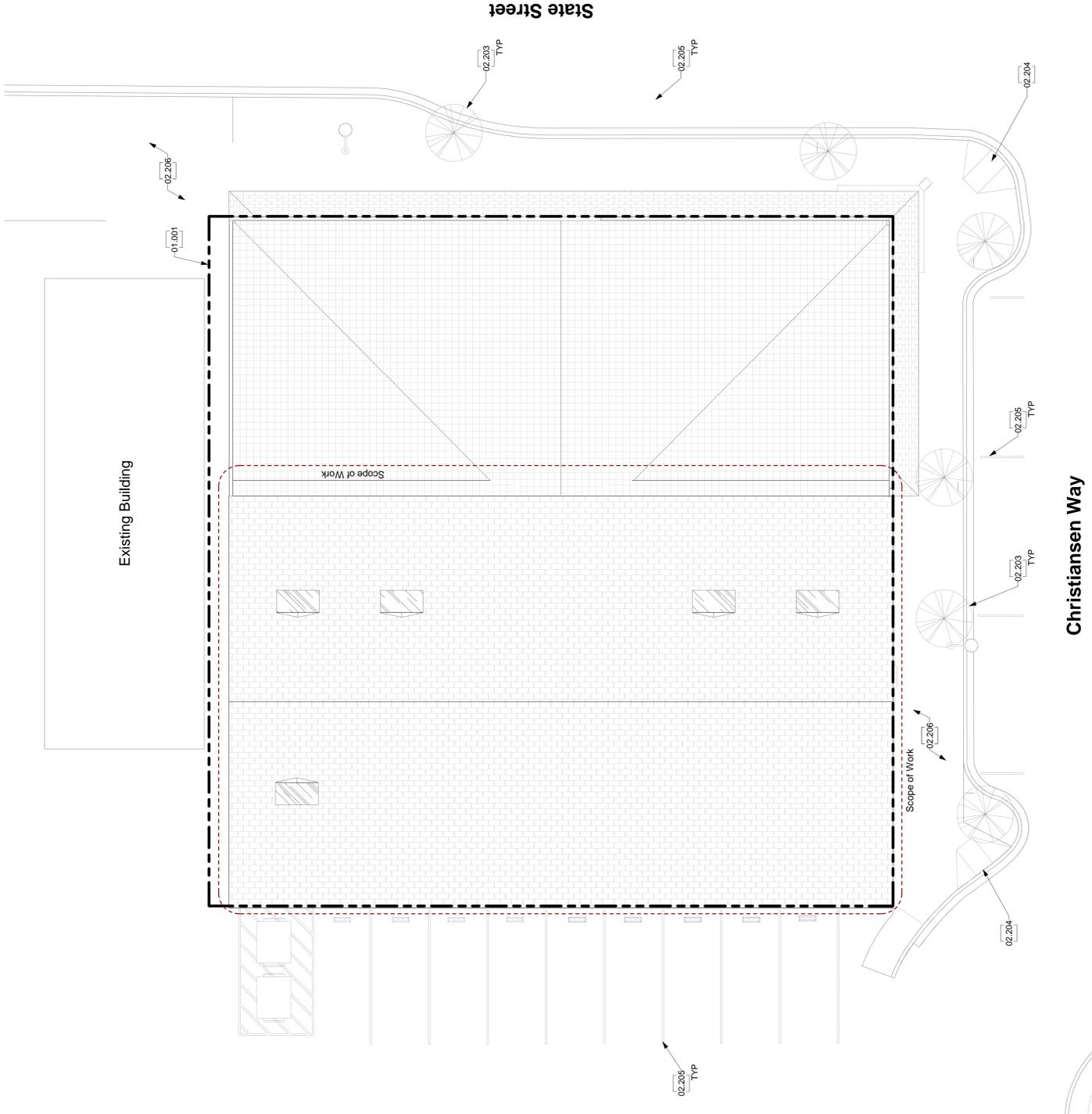
CHKD BY: \_\_\_\_\_

REVISION: DESCRIPTION DATE INITIAL DATE INITIAL DATE INITIAL CITY APPROVAL OTHER APPROVAL

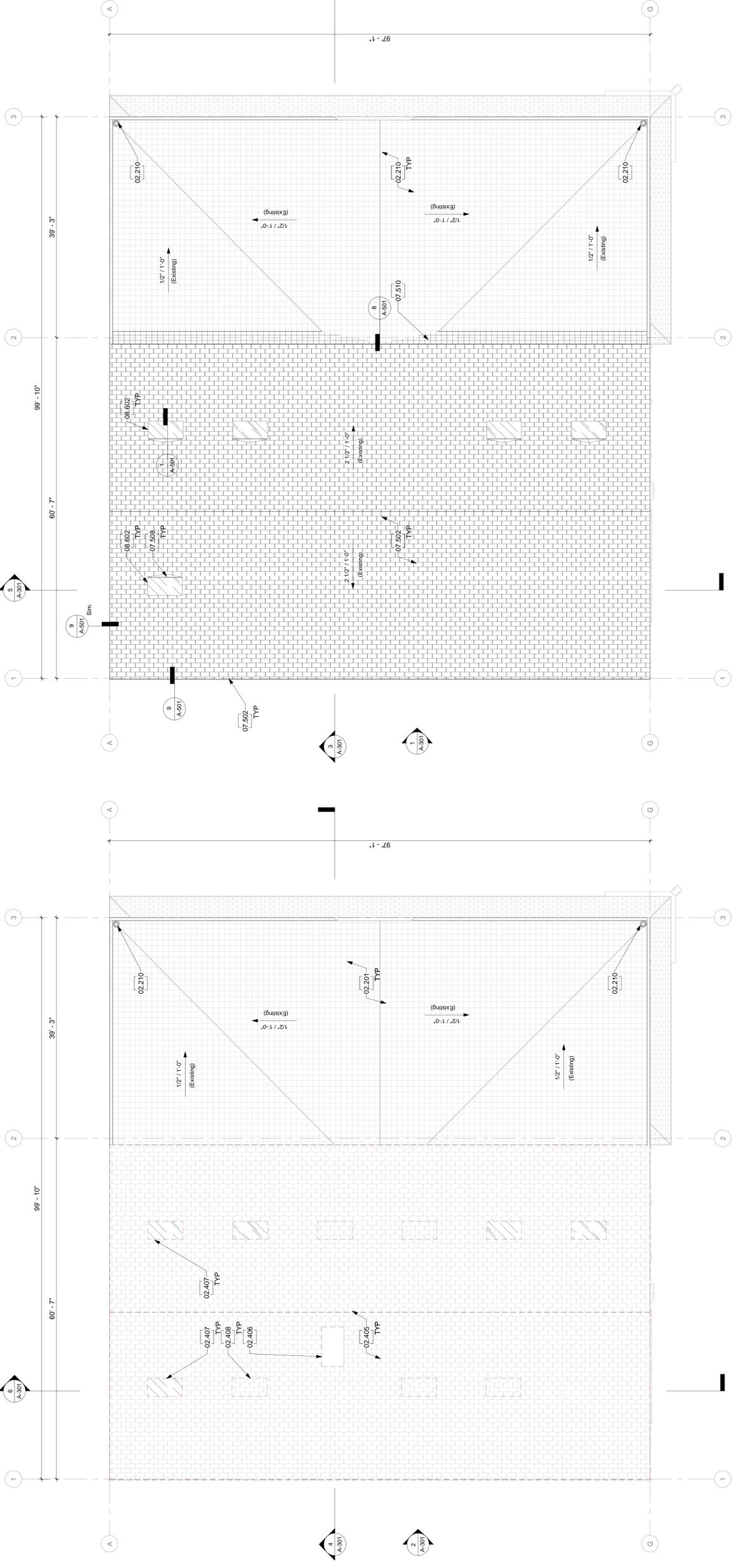


**Keyed Notes**

- 01.001 Property Line
- 02.203 Existing palm tree to remain. Protect in place.
- 02.204 Existing curb ramp to remain.
- 02.205 Existing parking striping to remain.
- 02.206 Existing sidewalk to remain.



**1** Site Plan  
1/8" = 1'-0"



**New Asphalt Shingle Roofing:**  
Manufacturer's name and product name/number: Owens Corning Duration COOL Max - Mounamastic (or approved equal)  
ICC approval number: ICC-ES AC308

**New Skylights:**  
Manufacturer's name and product name/number: Kingpan ALB Bristol Acrylic (or approved equal)  
ICC approval number: AAMA VDM/ACSA 1011.5.2/A440-08 and AAMA/VDM/ACSA 1011.5.2/A440-05  
Testing Qualification:

1 Demo - Roof Plan 1/8" = 1'-0"  
2 Roof Plan 1/8" = 1'-0"

- ### Keyed Notes
- 02-201 Existing roof to remain. Protect in place
  - 02-210 Existing roof drain and overlow (6" diameter)
  - 02-405 Existing roof structure consisting framed deck and structure below. See General Roof Demolition notes for additional information.
  - 02-406 Remove existing mechanical unit. Patch and repair roof, see new plan for additional information.
  - 02-407 Remove existing skylight for installation of new curb and new skylight
  - 02-408 Remove existing skylight patch for installation of new decking. See new plan for additional information.
  - 07-502 New composition shingle roofing with additional 3/4" plywood sheathing over existing framed deck. Provide 2 coats flat black paint on underside of new plywood sheathing.
  - 07-508 Roof cricket
  - 07-510 New built up roofing extension, lap shingle roofing as detailed
  - 08-602 New Skylight with new raised curb.

### Demolition Legend

Symbol	Description
---	Item to be demolished
—	Item to remain

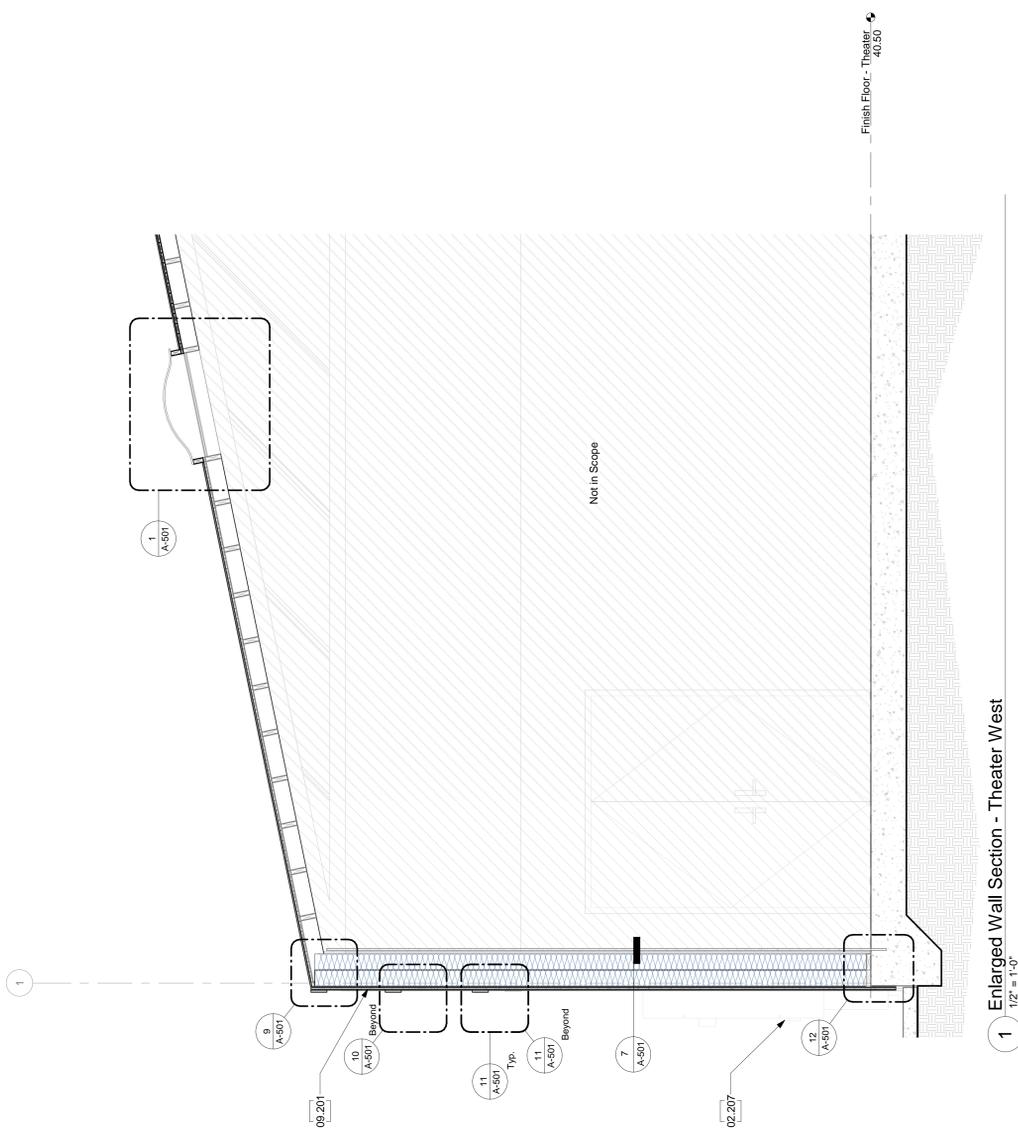
- ### General Demolition Roof Notes
1. All wiring, fixtures, conduits, plumbing, pipes, gas lines, building equipment, etc. shall be removed, disconnected, and capped as necessary per building code and the AHJ, unless noted otherwise.
  2. Removal of materials or equipment with salvageable value shall be verified with the owner prior to demolition.
  3. Recycle and/or salvages for a maximum of 65 percent of the demolition waste excluding hazardous waste, excavated soil, and land-clearing debris.
  4. Provide verifiable documentation as to reuse and/or salvage.
  5. All existing to remain structures shall be protected in place.
  6. Existing structures or materials existing to remain that are disturbed or damaged during construction shall be patched to match existing conditions.
  7. The information shown is based on limited field investigations by the Architect. Any discrepancies/conflicts shall be reported to the Architect prior to demolition.
  8. Before any demo work can begin on the roof, the Contractor shall protect the existing interior walls, floors, furniture and equipment with plastic sheathing.

- ### General Roof Plan Notes
1. All cuts that obstruct the flow of water to drains shall have built-up crickets with a minimum slope of 1/4" per foot.
  2. All equipment flashings, sills, and associated cuts, shall be coordinated and verified prior to equipment installation.
  3. For proper flashing, allow a minimum of 12 inches between pipe penetrations and roof edges. All roof penetrations, walls, and parapets shall have a minimum 18 inches between walls and curb. If gabled roofs, allow a minimum 18 inches from ridges and fascias.

### Roof Plan Legend

Symbol	Description
01	Keystone Tag
2' / 12"	Roof Slope Tag
100.00	Elevation Tag





1 Enlarged Wall Section - Theater West  
 1/2" = 1'-0"

**Keyed Notes**

- 02.207 Existing electricity meter to remain. Meter to be removed and reinstalled as required for installation of new siding. Contractor is responsible for coordination with SDGE. Contractor is also responsible for coordination and any permitting required with SDGE. Any power disconnection required is not to exceed a 24 hour period of time without advance authorization from the City.
- 09.201 New vertical wood-slat look fiber cement siding over existing exterior wall framing, see details for additional information

