

GENERAL SPECIFICATIONS

of material and labor required in the construction and completion of an interior renovation entitled:

INTERIOR RENOVATIONS

for:

BRIGHTON AREA SCHOOLS (BAS) – MILLER BLDG.
Brighton, Michigan

in accordance with the
accompanying drawings and
specifications prepared by:

LINDHOUT ASSOCIATES, architects a.i.a., p.c.
10465 citation drive, brighton, michigan 48116

Comm. No. 25006
810-227-5668

CONSTRUCTION DOCUMENTS

Cover Sheet	
Index	X-1
Advertisement for Bids	AB-1
Instructions to Bidders	IB-1
Request for Proposals (RFP)	1 thru 16

DIVISION 01 – GENERAL REQUIREMENTS

Section 01A – General Requirements	1A-1 thru 1A-6
Section 01B – Special Conditions	1B-1 thru 1B-7

DIVISION 02 – REMOVAL AND DEMOLITION

Section 02L – Removal and Demolition	2L-1 thru 2L-2
--------------------------------------	----------------

DIVISION 03 – CONCRETE (DELETED)**DIVISION 04 – MASONRY (DELETED)****DIVISION 05 – METALS: STRUCTURAL AND MISCELLANEOUS**

Section 05H – Light Gauge Metal Framing	5H-1 thru 5H-3
---	----------------

DIVISION 06 – CARPENTRY

Section 06A – General Carpenter Work	6A-1 thru 6A-2
Section 06B – Finish Carpentry and Millwork	6B-1 thru 6B-5

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

Section 07B – Sealant Work	7B-1 thru 7B-2
Section 07C – Insulation	7C-1
Section 07F – Firestopping	7F-1

DIVISION 08 – HARDWARE, DOORS, AND GLASS

Section 08A – Finish Hardware	8A-1 thru 8A-6
Section 08B – Metal Doors and Frames	8B-1 thru 8B-2
Section 08C – Glass and Glazing	8C-1 thru 8C-2

DIVISION 09 – FINISHES

Section 09A – Painting and Decorating	9A-1 thru 9A-3
Section 09B – Floor Covering	9B-1 thru 9B-2
Section 09C – Gypsum Drywall	9C-1 thru 9C-4
Section 09D – Acoustical Treatment	9D-1 thru 9D-2

DIVISION 10 – SPECIALTIES (DELETED)

Brighton Area Schools will receive sealed proposals for general contractor services for:

BRIGHTON AREA SCHOOLS – MILLER BUILDING RENOVATIONS

Proposals will be received for General Contract - All Trades. All proposals shall be addressed to:

Brighton Area Schools
c/o David Jones
125 S. Church Street
Brighton, Michigan 48116
Telephone: (810) 299-4031

Plans and specifications may be requested from the offices of the Architects via email at:

djm@lindhout.com

D. Jason McIntyre – project architect
Lindhout Associates architects aia pc
10465 Citation Drive, Brighton, MI 48116

Each proposal must be submitted on forms furnished within the Brighton Area Schools “Request for Proposals (RFP) – BAS Miller Building Renovations” and must be completed in full. Each proposal shall be sealed in an opaque envelope and marked with the name of the building project and the name of the bidder.

A bid bond executed by an approved security company or certified check in the amount of at least 5% of the sum of the proposal shall be submitted with each proposal.

A contingency fund as outlined in Section 01B, Article 21S is required.

All proposals submitted shall remain firm for a period of 30 days after the official opening of bids.

Brighton Area Schools reserves the right to reject any and all proposals, in whole or in part and to waive any informalities therein.

INSTRUCTIONS TO BIDDERS

Proposals, to be entitled for consideration, must be made in accordance with the included "Request For Proposals (RFP) Brighton Area Schools – Miller Building Renovations".

**BRIGHTON AREA SCHOOLS
CONTRACTOR SERVICES**

REQUEST FOR PROPOSALS (“RFP”)

“Request For Proposals (RFP) Brighton Area Schools – Miller Building Renovations”.

November 5, 2025

Brighton Area Schools
REQUEST FOR PROPOSALS FOR
CONTRACTOR SERVICES
PART 1 – GENERAL INSTRUCTIONS

A. Instructions

Qualified firms are invited to submit proposals to Brighton Area Schools (the “District”) for the Brighton Area Schools – Miller Building Renovations (the “Project”). The Project will take place at the location(s) below:

850 Spencer Rd, Brighton, MI 48116

The Project consists of an interior renovation to an existing science room within the high school.

For the purpose of this RFP, the terms “proposal” and “bid” shall be treated as one and the same.

The District reserves the right to reject any or all proposals and to make any award that it considers to be in the best interest of the District.

B. Proposal Submission

To be considered by the District, seven (7) copies of the complete proposal must be received no later than 12:00 p.m., December 2, 2025. Proposals should be addressed to:

Brighton Area Schools
c/o David Jones
125 S. Church Street
Brighton, Michigan 48116
Telephone: (810) 299-4031

The lower left corner of the submittal envelope should be marked: PROPOSAL FOR CONTRACTOR SERVICES.

Pursuant to Michigan law, MCL 380.1267, proposals must include security (cashier’s check or bond) in an amount not less than 1/20 (5%) of the amount of the bid conditioned to secure the District from loss or damage by reason of the withdrawal of the bid or by the failure of the bidder to enter a contract for performance, if the bid is accepted by the District’s Board of Education. Any firm(s) not awarded will be refunded this security if submitted in the form of a cashier’s check.

Submitted proposals become the property of the District and will not be returned.

C. Late Proposals

Any proposal received by the District after the time specified above will not be considered. The party submitting a proposal shall bear full and total responsibility for ensuring timely receipt of that proposal.

D. Withdrawal of Proposals

Proposals may be withdrawn by written notice received at any time prior to the submission deadline. Proposals may be withdrawn in person, provided that the firm's representative signs a receipt for the proposal prior to the submission deadline.

E. Questions Concerning this RFP

Inquiries may be made to David Jones, Assistant Superintendent for Finance, at the address and telephone number above. Information about the District is available during business hours (8:00 a.m. to 4:30 p.m.).

F. Economy of Preparation

Proposals should be prepared simply, providing a concise description of the firm's ability to meet the requirements of this RFP. Please limit your proposal to the information requested in Part 3 - Proposal Details and Part 4 - Proposal Summary. Part 4 - Proposal Summary, must be signed by the person responsible for the decision as to services and costs being offered.

G. Site Visit

Bidders are required to attend a project review walkthrough November 17 at 1-3:00pm at the BAS's Miller Building (850 Spencer Rd, Brighton, MI 48116) to personally inspect the site before bid submission to become familiar with the space. Bidders should arrive on the west side's entry to be let in and for formal check-in. The District will not accept proposals from bidders who fail to inspect the facility.

H. Prime Responsibilities

The firm selected will be required to assume responsibility for all services offered in the proposal, regardless of who actually provides such services and whether the selected firm utilizes separate consultants. The selected firm shall be the sole point of contact with regard to contractual matters, including payment of any and all charges resulting from the contract.

A general scope of services is described below in this Part 1 under Section M.

I. Proposal Preparation Costs

All costs incurred for proposal preparation presentation, or contract negotiation are the responsibility of the firm. The District will not be responsible for, and will not pay, the cost for any information solicited or received.

J. Acceptance of Proposal Contents

The contents of the proposal of the selected firm will become contractual obligations when a contract is issued, except with regard to particular contents that are rejected by the District. Failure of the successful firm to abide by such obligations will result in cancellation of the award.

K. Proposed Project Schedule

The bid is expected to be awarded after the December 8th, 2025 Brighton Area School Board meeting. The selected bidder is expected to begin work early January and after State reviews are complete. At the time of signing the selected bidder shall furnish a construction schedule. The District and all bidders recognize that this schedule is subject to change. Refer to specifications section 01B-Special Conditions for additional scheduling and sequencing information.

L. Collusive Bidding and Relationship Disclosure

The Proposer certifies that their Proposal is made without any previous understanding, agreement or connection with any person, firm, or company making a Proposal for the same project and is in all respects fair and without outside control, collusion, fraud, or other illegal action.

The Proposer shall submit a Familial Relationship Disclosure in substantially the form attached hereto as Attachment "B".

The Proposer shall submit an Iran Economic Sanctions Act Certification in substantially the form attached hereto as Attachment "C".

M. Scope of Services

It is assumed that any proposal submitted will include, but shall not necessarily be limited to, the performance of all of the activities listed below. The District will consider alternate proposals; however, the proposal must clearly indicate any activities that have been deleted and/or added from the requested scope of services.

1. Construction Phase Services

- a. Prepare for and commence construction, construction draw, and occupancy schedules. Apply, pay for and/or pull all necessary permits.
- b. Propose change order requests, subject to District approvals.
- c. Review shop drawings and expedite the review process.
- d. Review payment and cost control procedures, including the following:
 - i. Subcontractors' Schedule of Values, if applicable
 - ii. Subcontractors' Payment Application and Certification, if applicable
 - iii. Subcontractors' Sworn Statements and Waivers of Lien, if applicable
 - iv. Purchase Order and disbursement Summaries
 - v. Change Order Listings
 - vi. Budget Cost Summary Reports
- e. Participate in progress meetings and provide progress reports of same.
 - i. As needed, meet with the District's Project Representative to discuss any activities which may affect operations.
 - ii. Weekly meeting with District representative and trade contractors.

- iii. Monthly meetings for planning, coordination, and payments with District administrators which will include status reports on the Project, budget, change orders, and allowances for reimbursable expenses.
 - f. Prepare as-built drawings and record and review operating and maintenance manuals, warranties, guarantees, and Project directories.
 - g. Ensure that all construction is completed as specified by the construction documents and meets all codes and regulations of agencies having jurisdiction.
 - h. Provide review and coordinate Project commissioning.
 - i. Prepare and complete punch lists, coordinate final inspections, and recommend District acceptance and occupancy.
- 2. Post-construction Phase Services
 - a. Assist in conducting training sessions for appropriate employees regarding the operation and maintenance of technical equipment.
 - b. Provide staff readily available during three-month adjustment period as staff and students become accustomed to new surroundings.
 - c. Provide follow-up for the duration of the longest warranty period covered by the Project.

N. Insurance Coverage

Before beginning work, the selected firm will be required to provide a copy of insurance certificates to The District for the required insurance types and amounts as listed in the project’s specifications, Division 01A “General Requirements”, Article 16 “Insurance”. Refer to performance bond, payment bond, and other miscellaneous requirements provided in Article 16 as well.

O. Payment of Fees

The District will make payments to the Contractor in accordance with the awarded bid. Payments will be subject to 10% retainage. Professional fees and reimbursable expenses shall be itemized on the same invoice so that the District may issue one monthly check to the Contractor. The specific day of the month on which invoices are to be received and checks released will be determined during contract negotiations with the selected firm.

P. Indemnification

If the acts or omissions of the Contractor or its employees, agents or officers cause injury to District person or property, the Contractor shall defend, indemnify and save harmless the District, its agents, officials, and employees against all claims, judgments, losses, damages, demands, and payments of any kind to persons or property to the extent occasioned from any claim or demand arising therefrom, to the extent allowed by law.

Q. Bidding Documents

- 1. The drawings and specifications are the exclusive property of the Architect and must not be altered in any fashion. The drawings and specifications shall be destroyed at the completion

of the project. Bidding Documents will be distributed electronically upon request via email at: djm@lindhout.com.

2. The instruments upon which proposals and contract for the work to based are:
 - a. General conditions of the Contract, Standard Form as issued by the American Institute of Architects, Articles 1 through 14, together with additions and modifications as stated in Division 1 of the Specifications and specifically stricken in copy of General Conditions included herein.
 - b. Specifications for Work Divisions 1 through 16, except as specifically deleted.
 - c. Architectural, Mechanical and Electrical Drawings covering the work.
 - d. Addenda as may be issued in the course of bidding.
 - e. The form of Agreement which the successful Bidder will be required to execute is AIA Document A101.

R. BASE BID SPECIFICATIONS

1. Whenever the specifications call for one specific product, material application, etc. the Contractor or sub-contractor shall bid solely on that which is named. All Base Bids shall then be consistent in such a manner as to permit the best possible evaluation of all proposals.
 - b. Should any real and definite hardship result in the foregoing "Base Bid" the Contractor shall communicate the facts to the Architect, and if warranted, and addendum will be issued to all bidders rectifying the condition.

S. BID BOND

- 01 Every person, firm or corporation submitting a proposal shall be required to furnish with such bid, a certified check or bid bond which shall be forfeited to the Brighton Area Schools in case of failure of the bidder to sign a contract within fifteen days after the award of contract to him. The certified check or bond shall be in the amount of 5% of the bid amount.

T. SURETY BONDS

- 01 Accepted bidders will be required to furnish two surety bonds, each made out in the form consistent with that supplied by the AIA, document A312, as follows:
 - a. A payment bond for the full amount of the contract running to the people of the State of Michigan Guaranteeing the payment of all subcontractors and all indebtedness incurred for labor, materials, or any cause whatsoever on account of this contractor in accordance with the laws of the State of Michigan relating to such bonds.
 - b. A material and labor bond for the full amount of the contract to guarantee and insure the completion of the work according to the contract.

Brighton Area Schools

**REQUEST FOR PROPOSAL FOR
CONTRACTOR SERVICES
PART 2 – PROPOSAL REVIEW AND SELECTION PROCESS**

A. Time Frame for Contractor Selection

It is the intent of the District to select a Contractor according to the following schedule:

November 5, 2025	RFP is released.
November 17, 1-3:00pm	Mandatory walkthrough review meeting with Owner & Architect at Brighton High School
November 24, noon	Last day for RFI's & clarifications.
November 25, end of day	Final addendum to be issued.
December 2, at Noon	Proposals are due.
December 2, at 12:15pm	Proposal opening (at BAS Board Room)
December 3, as needed & time t.b.d.	Select bidder interviews with the BAS District staff and Architect.
December 8, 2025	Board of Education selects a Contractor and authorizes the Superintendent to finalize a contract.
January, 2025	Earliest date for Contractor to begin work. Realizing lead times may dictate project to start later in the new year.

The District may modify or eliminate any of the above schedule in its sole discretion.

B. Review and Selection Process

The District reserves the right to reject any or all proposals that are determined not to be in the best interests of the District. The District will not necessarily select the lowest cost proposal.

C. Contractor Interviews

It is possible that the District will invite firms to participate in interviews with the Board of Education (and/or, if applicable, any Selection Committee) and to answer any questions that may exist about their proposal.

D. Evaluation Criteria

The District will evaluate proposals considering all of the information provided in response to this RFP, including but not necessarily limited to the following:

Adherence to RFP: To merit evaluation, submittals must conform, in both content and presentation, to the parameters established in this request.

Relevant Experience: Relevant experience of the firm with construction and renovation of K-12 public school facilities, particularly those of comparable size and complexity.

Qualifications: Qualifications and experience of the key staff to be assigned to these projects.

Timeliness: Ability of the firm to complete work tasks specified in this RFP in a timely fashion.

Responsiveness: The ability to meet quickly with District officials, contractors, etc. when necessary.

Team Compatibility: The ability of the firm to work with students, District employees, parents, community members, and governmental officials based on references and interviews.

Fee Proposal: The total fees for Contractor services, including Alternates.

E. Awarding of the Contract

All proposals received shall be subject to evaluation by Administration for the purpose of recommending a firm or firms with whom a contract will be signed. Authorization for execution of a contract will be approved by the District's Board of Education after it has had an opportunity to review the recommendations of the Administration.

The form of Contract shall be based on the modified version of AIA Document A101-2017 Edition, Edition, as modified. The bidder shall be deemed to agree with the attached document in its entirety, except and to the extent the bidder specifically objects in writing to any provision therein and attaches the objection(s) as a separate document to its response to this RFP, along with a proposed alternative.

Notwithstanding anything herein to the contrary, the District shall have the ability, in its sole discretion, to negotiate any term of the Contract. The award of a Contract shall be contingent upon the successful negotiation of same.

Brighton Area Schools

**REQUEST FOR PROPOSAL FOR
CONTRACTOR SERVICES
PART 3 – PROPOSAL DETAILS**

NAME OF FIRM: _____ YEAR ESTABLISHED: _____

ADDRESS: _____
(Street) (City/State) (Zip Code)

TELEPHONE NUMBER: _____ FAX NUMBER: _____
(Area Code) (Area Code)

A. BUSINESS ORGANIZATION

1. Individual ____ Partnership ____ Corporation ____ Other
2. Years firm has provided K-12 Contractor Services: _____
3. List Principals and officers of the firm:

4. List the various professional and support staff positions and number of personnel in each position in your firm.

<u>Professional Staff</u>	<u>Number</u>	<u>Support Staff</u>	<u>Number</u>
---------------------------	---------------	----------------------	---------------

5. Provide a brief history of your firm's experience with public school construction, if any.

6. List subcontractors or consultants outside your firm you propose using to provide services not available in your firm.

<u>Firm Name</u>	<u>Location</u> <u>City/State</u>	<u>Specialty</u>	<u>Number of Times</u> <u>Affiliated With You</u>
1.			
2.			
3.			
4.			

7. What is your firm's present workload?

Number of Projects \$ Value

Number of projects in pre-construction phase:

Number of projects in construction phase:

Provide a list of all scheduled construction projects and unscheduled construction projects currently being handled by your firm, including an indication of percentage of completion for each project.

8. What is your General Liability Insurance coverage:

- a. Total amount of protection provided.
- b. Amount of deductible, if any.
- c. Name, address, phone #, and contact person of Insurance Company.
- d. Are the costs of this coverage included in your Fee Proposal? If not, what is that additional cost?

9. Have you had mediation, litigation, arbitration or a claim filed against or settled with your firm by an educational client or have you filed or settled the same against an educational client? If yes, explain each in detail.

10. Have you had mediation, litigation, arbitration or a claim filed against or settled with your company by any client outside of the educational market or have you filed the same against any other client? If yes, explain each in detail.

11. Has your firm ever been terminated, for cause or for convenience, prior to completion of a project or has your firm ever terminated a contractor contract, for cause or for convenience, prior to completion of a project? If yes, explain each in detail.

B. APPROACH TO CONTRACTOR SERVICES

1. Describe in detail, the process you will follow to commence construction for the Project.
2. Describe the method(s) of budget/cost control, quality control, and time schedule adherence you will use for the Project.
3. List the steps in your standard change order procedure, your criteria used to determine whether Additional Service fees will be charged and for change orders, and your fee schedule for change orders.
4. Some of the construction work may occur while school is in session. Describe how your firm will minimize any interruptions to our day-to-day operations.

4. List the five (3) most recent school construction projects for which your firm has acted as Contractor, including a general description of the project and contact information for your primary contact with the school district.

a. Project Name:
School District:
Contact:
Phone Number:
Total Cost:
Square Footage:
Date Completed:

b. Project Name:
School District:
Contact:
Phone Number:
Total Cost:
Square Footage:
Date Completed:

c. Project Name:
School District:
Contact:
Phone Number:
Total Cost:
Square Footage:
Date Completed:

C. Anticipated Project Schedule

The District desires the construction for the Project as soon as the State has completed their permit reviews and the permit(s) are ready (mid-December is what is anticipated). A Construction schedule is required by the successful bidder soon after award and/or State approvals are complete. **Substantial Completion and sequencing dates shall be coordinated with BAS as noted in Specification Section 01B, Article 16S in order to move students/teachers as needed.** Please identify any concerns or reservations your firm may have with these general parameters and describe any negative impacts on the Project foreseen as a result of such parameters.

D. Cost Proposal

The cost proposal shall be stated as a lump sum as set forth below. If you believe any other information or clarification may be helpful to the District in determining your cost for services, please include that information in your proposal.

Brighton Area Schools

**REQUEST FOR PROPOSAL FOR
CONTRACTOR SERVICES
PART 4 – PROPOSAL SUMMARY**

All materials necessary to complete the Project shall be the responsibility of the Contractor.

Single Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Bidding and Contract Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as issued by the Owner, hereby agrees to furnish all material, labor, equipment, and services as described in the above documents, without exception, including all scheduled allowances and permits, if any, necessary to complete the Project, to the sum of:

\$ _____

This proposal has been prepared to provide the District with all the information requested in Part 3 - Proposal Details of the RFP regarding Contractor services. The undersigned certifies that the proposal contained herein meets or exceeds the scope of services as outlined in this RFP, and that any items that have been deleted from and/or added to the requested scope of services (including, but not limited to, the proposed contract language) are clearly noted as follows or separately attached:

Signed this ____ day of _____, 2024.

Firm Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

By: _____
Signature and Title

ATTACHMENT “A”

AIA Document A101-2017 Standard Form of Agreement Between Owner and Contractor.

3. I have authority to bind the aforementioned contractor with the representations contained herein, and I am fully aware that the school district will rely on my representations in evaluating bids for contractor services.

4. I declare the above information to be true to the best of my knowledge, information and belief. I could completely and accurately testify regarding the information contained in this affidavit if requested to do so.

(signature of affiant)

Dated: _____

Subscribed and sworn before me in _____ County,
Michigan, on the ___ day of _____, 202__

(signature)

(printed)

Notary public, State of Michigan, County of _____

My Commission expires on _____

Acting in the County of _____

ATTACHMENT “C”

IRAN ECONOMIC SANCTIONS ACT CERTIFICATION

I am the _____ (title) _____ of _____ (bidder) _____, or I am bidding in my individual capacity (“Bidder”), with authority to submit a binding bid for the provision of contractor services to Brighton Area Schools. I have personal knowledge of the matters described in this Certification, and I am familiar with the Iran Economic Sanctions Act, MCL 129.311, et seq. (“Act”). I am fully aware that the school district will rely on my representations in evaluating bids.

I certify that Bidder is not an Iran-linked business, as that term is defined in the Act. I understand that submission of a false certification may result in contract termination, ineligibility to bid for three (3) years, and a civil penalty of \$250,000 or twice the bid amount, whichever is greater, plus related investigation and legal costs.

(signature)

(printed)

(date)

DIVISION 01A**GENERAL REQUIREMENTS****SECTION 01A****SUPPLEMENTARY GENERAL CONDITIONS**

01 The General Conditions of the Contract for the Construction of Buildings Standard Form of the American Institute of Architects, latest Edition: Article 1 through 14 inclusive are hereby, except as the same way be inconsistent with, made a part of this specification.

- a. Where any article of the "A.I.A. General Conditions" is herein supplemented, the A.I.A. provisions shall remain in effect. All the supplemental provisions shall be considered as added thereto. Where any such article is amended, voided or superseded, the provisions of such article not so specifically amended, voided or superseded, shall remain in effect.

02 **ARTICLE 15** **DRAWINGS AND SPECIFICATIONS**

- a. The drawings and specifications are complementary, and what is called for by one is binding as if called for by the other.

03 **ARTICLE 16** **INSURANCE**

This article shall void Article II of the General Conditions as cited in Paragraph A under the heading of this Division.

16.1 **CONTRACTORS LIABILITY INSURANCE**

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

- .1 claims under workers' or workmen's compensation, disability benefit and other similar employee benefit acts which are applicable to the Work to be performed;
- .2 claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;
- .3 claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees;
- .4 claims for damages insured by usual personal injury liability coverage which are sustained (1) by a person as a result of an offense directly or indirectly related to employment of such person by the Contractor, or (2) by another person;
- .5 claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
- .6 claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of any motor vehicle; and
- .7 claims involving contractual liability insurance applicable to the Contractors obligations, under Paragraph 3.18.

16.1.2 The insurance required by Subparagraph 16.1.1 shall be written for not less than the limits of liability specified in the Contract Documents, or required by law, whichever coverage is greater.

Coverage, whether written on an occurrence or claims-made basis, shall be maintained without interruption from date of commencement of the Work until date of final payment and termination of any coverage required to be maintained after final payment. Notwithstanding the above, the insurance required by paragraph 16.1 shall be on an occurrence basis.

- 16.1.2.1 Such insurance shall be written to include the following coverage and for not less than the following minimum limits or greater if required by law;
- .1 Worker's Compensation, Occupational Disease and Employer's Liability Insurance:
- A. State of Michigan - Statutory Limits
- B. Applicable Federal (if any) - Statutory limits.
- C. Employer's Liability -
 Bodily Injury by Accident - \$1,000,000 each accident
 Bodily Injury by Disease - \$1,000,000 each employee
 Bodily Injury by Disease - \$1,000,000 each policy limit
- .2 Commercial General Liability Insurance including as minimum coverage:
- Premises - Operations Liability
 - Independent Contractor's Protective Liability
 - Broad Form Property Damage Endorsement
 - Blank Contractual
 - Personal Injury, with Employment Exclusion deleted
- A. Special Requirements:
1. Property Damage Liability Insurance will provide "X, C, and U" (Explosion, collapse and underground hazard) coverage as applicable.
 2. Products and Completed Operation to be maintained for 1 year after final payment.
 3. The owner, architect, their consultants, agents and employees, shall be named as: additional insured's on the commercial general liability policy of the general contractor and/or subcontractor of any tier.
- B. Limits of Liability:
- \$1,000,000 Each Occurrence as respects Bodily Injury Liability or Property Damage Liability, or both combined.
- \$1,000,000 General Aggregate
- \$1,000,000 Products/Completed Operations Aggregate
- \$1,000,000 Personal and Advertising Injury
- .3 Automobile Liability Insurance":
- A. Special Requirements:
1. All owned, hired, and non-owned vehicles including the loading or unloading thereof.

2. The owner, architect, their consultants, agents and employees, shall be name as "additional insured's" on the commercial automobile liability policy of the general contractor and/or subcontractor of any tier.

B. Limits of Liability

\$1,000,000 Each occurrence as respects Bodily Injury Liability or Property Damage Liability, or both combined.

.4 Owner's and Architect's Protective Liability Incurrence:

The Contractor will furnish and maintain during the entire period of construction an Owner's Protective Liability Policy written in the name of the owner, architect, and architect's consultants, with the following limits of liability:

Limits of Liability:

\$1,000,000 Each occurrence as respects Bodily Injury Liability or Property Damage Liability, or both combined.

\$1,000,000 General Aggregate

.5 Umbrella/Excess Liability Insurance:

Limits of Liability

\$1,000,000 Each occurrence

\$1,000,000 Aggregate

16.1.3 Certificates of Insurance for the above coverage and the Owner's Protective Policy shall be submitted to the Architect for transmittal to the Owner for his approval prior to the start of construction. The Contractor shall certify to the Owner that he has obtained or will obtain similar certificates of insurance from each of his Subcontractors before their work commences. Each Subcontractor must be covered by insurance of the same character and in the same amounts as the Contractor unless the Contractor and the Owner agree that a reduced coverage is adequate. Each subcontractor's insurance shall cover the Owner, Architect, their agents and employees. The Contractor shall submit a statement with each monthly affidavit stating that he has obtained certificates of insurance, or other satisfactory evidence, that all required insurance is in force for each of the Subcontractors listed on his affidavit. If the "additional insured" have other insurance which is applicable to the loss, it shall be on an excess or contingent basis. The amount of the company's liability under this policy shall not be reduced by the existence of such other insurance Contractor certificates shall be in duplicate on standard Acord forms.

16.1.3.1 Certificate of insurance shall contain a statement therein or a rider attached thereto incorporating the indemnity clause stated in Paragraph 3.18 (Indemnification) and Subparagraphs 3.18.1, 3.18.1.1, 3.18.2 and 3.18.3 of the General Conditions, and including the changes and addition made in those subparagraphs within these Supplemental General Conditions.

16.1.3.2 These Certificates and the insurance policies required by this Paragraph 16.1 shall contain a provision that coverage afforded under the policies will not be canceled or allowed to expire until at least thirty (30) days prior written notice has been given to the Owner and Architect. If any of the foregoing insurance coverage is required to remain in force after final payment and are reasonably available, an additional certificate evidencing continuation of such coverage

shall be submitted with the final Application for Payment as required by Subparagraph 9.10.2. Information concerning reduction of coverage shall be furnished by the Contractor with reasonable promptness in accordance with the Contractor's information and belief.

- 16.1.3.3 The obligations of the Contractor under the provisions of this article shall not extend to the liability of the Architect, his agents or employees arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, or (2) the giving of or the failure to give directions or instructions by the Architect, his agents or employees to the extent that such giving or failure to give is the cause of the injury or damage.

16.2 OWNER'S LIABILITY INSURANCE

- 16.2.1 The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance. Optionally, the Owner may purchase and maintain other insurance for self-protection against claims, which may arise from operations under the Contract. The Contractor shall not be responsible for purchasing and maintaining this optional Owner's liability insurance unless specifically required by the Contract Documents.

16.3 PROPERTY INSURANCE

- 16.3.1 Unless otherwise provided, the Owner shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance in the amount of the initial Contract Sum as well as subsequent modifications thereto for the entire Work at the site on a replacement cost basis without voluntary deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made and provided in Paragraph 9.10 or until no person or entity other than the Owner has an insurable interest in the property required by this Paragraph 16.3 to be covered, whichever is earlier. This insurance shall include interests of the Owner, Architect, the Contractor, Subcontractors and the Sub-subcontractors in the Work.

Property Insurance provided by Owners shall not cover any tools, apparatus, machinery, scaffolding, hoists, forms, staging, shoring and other similar items commonly referred to as construction equipment, which may be on the site and the capital value of which is not included in the Work. The Contractor shall make his own arrangements for any insurance he may require on such construction equipment.

- 16.3.1.2 If the Owner does not intend to purchase such property insurance required by the Contract and with all of the coverage in the amount described above, the Owner shall so inform the Contractor in writing prior to commencement of the Work. The Contractor may then affect insurance, which will protect the interests of the Contractor, Subcontractors and Sub-subcontractors in the Work, and by appropriate Change Order, the cost thereof shall be charged to the Owner. If the contractor is damaged by the failure or neglect of the Owner to purchase or maintain insurance as described above, without so notifying the Contractor then the Owner shall bear all reasonable cost properly attributable thereto.
- 16.3.1.3 If the property insurance required minimum deductibles and such deductibles are identified in the Contract Documents, the Contractor shall pay costs not covered because of such deductibles. If the Owner or insurer increases the required minimum deductibles above the amounts so identified or if the Owner elects to purchase this insurance with voluntary deductible amounts, the Owner shall be responsible for payment of the additional costs not covered because of such increased or voluntary deductibles. If deductibles are not identified to the Contract Documents, the Owner shall pay costs not covered because of deductibles. The property insurance for the Work requires a minimum deductible of: \$5,000 per claim.

- 16.3.2 **Boiler and Machinery Insurance.** The Owner shall purchase and maintain boiler and machinery insurance required by the Contract Documents or by law, which shall specifically cover such insured objects during installation and until final acceptance by the Owner; this insurance shall include interests of the Owner, Contractor, Subcontractors and Sub-subcontractors in the Work, and the Owner and Contractor shall be named insured's.
- 16.3.3 **Loss of Use Insurance.** The Owner, at the Owner's option, may purchase and maintain such insurance as will insure the Owner against loss of use of the Owner's property due to fire or other hazards, however caused. The Owner waives the rights of action against the Contractor for loss of use of the Owner's property, including consequential losses due to fire or other hazards however caused.
- 16.3.4 If the Contractor requests in writing that insurance for risks other than those described herein or for other special hazards be included in the property insurance policy, the Owner shall, if possible, include such insurance, and the cost thereof shall be charged to the contractor by appropriate Change order.
- 16.3.5 If during the Project construction period the Owner insures properties, real or personal or both, adjoining or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, the Owner shall waive all rights in accordance with the terms of Subparagraph 16.3.7 for damages caused by fire or other perils covered by this separate property insurance. All separate policies shall provide this waiver of subrogation by endorsement or otherwise.
- 16.3.6 Before an exposure to loss may occur, the Owner shall file with the Contractor a copy of each policy that includes insurance coverage required by the Paragraph 16.3. Each policy shall contain all generally applicable conditions, definitions, exclusions and endorsements related to this Project. Each policy shall contain a provision that the policy will not be cancelled or allowed to expire until at least 30 days prior written notice has been given to the Contractor.
- 16.3.7 **Waivers of Subrogation.** If permitted by the Owner's and Contractor's insurance companies, without penalties, the Owner and Contractor waive all rights against (1) each other and any of their Subcontractors, Sub-subcontractors, agents and employees, each of the other, and (2) the Architect, Architect's consultants, separate contractors described in Article 6, if any, and any of their Subcontractors, Sub-subcontractors, agents and employees, for damages caused by fire or other perils to the extent covered by property insurance obtained pursuant to this Paragraph 16.3 or other property insurance applicable to the Work, except such rights as they have to proceeds of such insurance held by the Owner as fiduciary. The Owner or Contractor, as appropriate, shall require of the Architect, Architect's consultants, separate contractors described in Article 6, if any, and the Subcontractors, Sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waivers as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.
- 16.3.8 A loss insured under Owner's property insurance shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insured, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Subparagraph 16.3.10. The Contractor shall pay Subcontractors their just shares of insurance proceeds received by the Contractor, and by appropriated agreements, written where legally required for validity, shall require Subcontractors in similar manner.

- 16.3.9 If required in writing by a party in interest, the Owner as fiduciary shall, upon occurrence of an insured loss, give bond for proper performance of the Owner's duties. The cost of required bonds shall be charged against proceeds received as fiduciary. The Owner shall deposit in a separate account proceeds he received, which the Owner shall distribute in accordance with such agreement as the parties in interest may reach or in accordance with an arbitration award in which case the procedure shall be as provided in Paragraph 4.5. If after such loss no other special agreement is made, replacement of damaged property shall be covered by appropriate Change Order.
- 16.3.10 The Owner as fiduciary shall have power to adjust and settle a loss with insurers unless one of the parties in interest shall object in writing within five days after occurrence of loss to the Owner's exercise of this power; if such objection be made, arbitrators shall be chosen as provided in Paragraph 4.5. The Owner as fiduciary shall, in that case, make settlement with insurers in accordance with directions of such arbitrators. If distribution of insurance proceeds by arbitration is required, the arbitrators will direct such distribution.
- 16.3.11 Partial occupancy or use in accordance with Paragraph 9.9 shall not commence until the insurance company or companies providing property insurance have consented to such partial occupancy or use by endorsement or otherwise. The Owner and the Contractor shall take reasonable steps to obtain consent of the insurance company or companies and shall, without mutual consent, take no action with respect to partial occupancy or use that would cause cancellation, lapse or reduction of insurance.

16.4 **PERFORMANCE BOND AND PAYMENT BOND**

- 16.4.1 The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment of obligations arising there under as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 16.4.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds, covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall permit a copy to be made.
- 16.4.3 When required by the Owner the Contractor, before commencing the Work, shall furnish a Performance Bond and a Labor and Material Payment Bond. The Performance Bond shall be in an amount equal to one hundred percent (100%) of the full amount of the Contract Sum as security for the faithful performance of the obligations of the Contract Documents, and the Labor and Material Payment Bond shall be in an amount to equal to one hundred percent (100%) percent of the full amount of the Contract Sum as Security for the payment of all persons performing labor and furnishing materials in connection with the Contract Documents. Such bond shall be on A.I.A. Document A-312, issued by the American Institute of Architects, shall be issued by a surety satisfactory to the Owner and shall name the Owner as primary co-obligee.

16.5 **MISCELLANEOUS REQUIREMENTS**

- 16.5.1 All insurance coverage shall be provided by insurance companies having policy holder ratings no lower than "A" and financial ratings not lower than "XII" in the Best's Insurance Guide, latest edition in effect as of the date of the Contract.
- 16.5.2 The Contractor is responsible for determining that Subcontractors are adequately insured against claims arising out of relating to the work. The premium cost and charges for such insurance, shall be paid by each Subcontractor.

SECTION 01B

SPECIAL CONDITIONS

ARTICLE 1S

TIME OF COMPLETION

01 The contract involves the renovation of existing spaces and requires completion for occupancy in the least time consistent with good construction practices.
Construction & renovation activities for the BAS's Miller Building should be planned for early January 2026 after State reviews & permitting is complete.

ARTICLE 2S

EXAMINATION OF SITE

01 The General Contractor and those sub-contractors specifically involved shall be held to have examined the site and have informed themselves of the conditions under which they must work. Their proposal shall make due allowance for the conditions that are reasonably apparent on site.

ARTICLE 3S

LAYING OUT WORK

01 Each Sub-Contractor shall lay out the work, establish all levels and heights and provide the assistance of a competent surveyor for the work required by the sub-contractor.

02 The General Contractor shall establish a permanent benchmark where directed to which all measurements and levels shall be referred during the progress of the work.

ARTICLE 4S

TEMPORARY FIELD OFFICE

01 The General Contractor shall establish a field office on site in location as directed by the Architect. Sub-contractors may at their option establish field offices if coordinated with the General Contractor.

02 The contractor's trailers, material storage, etc., shall be located so as to not interfere with Owner's use of existing building and parking areas on site when so occurring.

ARTICLE 5S

TEMPORARY UTILITIES

01 Water: Water shall be available through Owners existing building on site. Mechanical Contractor shall furnish and maintain all temporary connections.

02 Electrical: Owner shall bear cost of metered power.

03 Telephone: The General Contractor shall maintain a working telephone instrument on site.

ARTICLE 6S

DELETED

TEMPORARY TOILETS

ARTICLE 7S

DELETED

COLD WEATHER PROTECTION

ARTICLE 8S

DELETED

TEMPORARY HEAT

ARTICLE 9S

SHOP DRAWINGS

01 All shop drawing submissions shall be examined by the General Contractor for coordination with other trades and general conformity to contract documents before submission to the Architect for the Architects review and shall bear the signature of the party so doing. The preferred submission of shop drawings is by electronic PDF drawings to the Lindhout Associates project architect, or his designee, at the appropriate e-mail address. Reviewed submissions will be returned electronically. Paper submissions, when necessary, shall furnish four (4) copies.

02 Corrections or comments made on the shop drawings during their review do not relieve the contractor from compliance with requirements of the drawings and specifications. This check is only for review of the general conformance with the design concept of the project and general compliance with the information given in the contract documents. The contractor is responsible for:

Confirming and correlating all quantities and dimensions.

Selecting fabrication processes and techniques of construction.
 Coordinating his or her work with that of all other trades and performing all work in a safe and satisfactory manner.

- 03 Architects review of Shop Drawings shall not be construed to relieve supplier of any obligations set forth in the original contract documents. Specific reference shall be made on the Shop Drawings of any changes in or contradictions of the original documents and specific acceptance of that contradiction must be made on the drawings by the Architect.
- 04 The preceding conditions are in addition to those covered under Article 3.12 of the General Conditions of the Contract.

ARTICLE 10S**CLOSE OUT AND GUARANTEES**

- 01 At the completion of the Contract and prior to final payment:
- a. The General Contractor and sub-contractors shall give to the Owner a written guarantee that they will make good at their own expense any defects in material or workmanship, not due to ordinary wear or improper use, which may develop within one (1) year from the date of acceptance of the work unless otherwise stated in the specifications.
 - b. The Owner shall be furnished with the following as it may apply to the project and as called for in the specifications:
 1. Owner's manuals for operation and maintenance of equipment furnished under the Architectural trades.
 2. Owner's manuals for operation and maintenance for equipment furnished under the Mechanical contract; test reports of system balancing..
 3. Owner's manuals for operation and maintenance for equipment furnished under the Electrical contract; a complete brochure of lighting fixtures and lamps furnished; an as-built drawing of the electrical installation as described in the specifications.
 4. List of sub-contractors employed on the project, including addresses, phone and fax numbers.
 5. Final Certificate of Occupancy.

ARTICLE 11S**PROGRESS SCHEDULES**

- 01 At the time of signing of the contract, the General Contractor, in co-operation with his sub-contractors, shall furnish a schedule giving the time of starting and finishing of each trade involved.
- 02 The Schedule shall be maintained throughout the job to give an up-to-date statement of progress and completion time.
- 03 Satisfactory rate of progress and completion on time shall be essential conditions of the contract.

ARTICLE 12S**DELETED****JOB SIGN****ARTICLE 13S****TEMPORARY PROTECTION**

- 01 The General Contractor shall assume responsibility for the building, site and immediately adjacent areas, providing protection to meet the governing laws.
- 02 He shall provide suitable temporary walks, fences, enclosures, to maintain unobstructed areas for pedestrians, vehicles, fire protection equipment, etc., including temporary exit enclosures.
- 03 The General Contractor is referred to Article 10 of the General Conditions - Protection of Persons and Property.

ARTICLE 14S**ACCESS TO SITE**

01 Contractors shall consult with Owner on maintaining access route to the site for construction vehicles. All damage to existing walks, drives and landscaped areas traversed by construction vehicles shall be made good by the General Contractor.

ARTICLE 15S**OWNER'S USE OF SITE**

01 The Owner will maintain normal operation on the existing church building on site during the construction period. The various contractors shall take all possible precautions to minimize interference with the operations. Specific considerations shall be as follows.

- a. Access to existing building shall be maintained at all times.
- b. Maintain uninterrupted, protected egress from all required exit doors of the building to the satisfaction of the Local Fire Marshal or Building Authority.
- c. On site storage of materials shall be arranged in such a manner to not interfere with the normal use of the parking areas.

ARTICLE 16S**CONSTRUCTION SEQUENCE**

01 The Contractor shall coordinate the construction schedule with BAS. Scheduling may be affected by school hours and district holidays. The General Contractor shall coordinate and schedule any utility shutoffs with BAS.

02 The Contractor shall plan on loud and highly disruptive activities (Example: demo work, grinding, etc.) to be performed after daycare hours.

03 Refer to "Owner Required Construction Sequencing" on detail 1/A1.1 for development of construction and demo schedules.

ARTICLE 17S**OTHER CONTRACTORS**

01 The contractor or contractors for this work shall at all times allow the Owner and any other contractors and their employees to be in the building or about the premises undisturbed as may be required in the execution of other portions of the building work, and installation of equipment, etc. Each contractor shall so arrange his work that it will interfere as little as possible with that of other trades or contracts; and in the event of disputes of such nature, the Architect's ruling in the matter shall be final and binding on all parties.

ARTICLE 18S**AWARD OF SUBCONTRACTS**

01 The award of subcontracts shall be subject to the right of rejection by the Owner and the Architect of any individual sub-contractor. All contracts made by the General Contractor with sub-contractors shall be covered by the terms and conditions of the prime contract.

ARTICLE 19S**OCCUPATION OF BUILDING**

01 The Owner reserves the right to negotiate with the contractor to occupy the building, or any portion thereof, before the building has been finally completed and accepted. It being mutually understood and agreed that such occupancy does not relieve the contractors from completing their respective work or obligations within the time specified.

02 Considerations relative to insurance coverage during partial occupancy shall be as outlined in Article 16.3.11 of the Supplemental General Conditions, Section 1A of the specifications.

ARTICLE 20S**PERMITS**

01 The General Contractor shall apply and pay, where necessary, for all required building and land use permits; all required plan review (State) fees; in addition to any other required permits.

- 02 The mechanical and electrical contractors shall apply and pay for their respective permits and any required plan review fees. They shall call for all inspections and comply with all requirements.
- 03 If an inspection fee is charged due to the failure of sub-contractor to meet code or make his work accessible for the inspection, he is responsible for the re-inspection fee charged, if any.
- 04 The General Contractor, sub-contractors and their suppliers shall comply with Michigan Building Code Section 1704 Special Inspections, as it may be applied to the project by the local Building Authority for inspections and certifications.

ARTICLE 21S

OWNER’S CONTINGENCY FUND

- 01 The General Contractor shall include in his proposal a sum of 10% of their total bid for an Owner’s Contingency Fund.
- 02 The Contingency Fund shall be charged for unexpected field conditions and items of errors and omissions in the drawings and specifications.
- 03 The General Contractor shall be responsible for his own contingency allowance for default of, and errors of, sub trades as necessary to complete the intended scope of the work.
- 04 Overhead and profit on this sum shall be considered included in Base Proposal.
- 05 Unused portion of the Owner’s Contingency Fund will be credited to Owner on Final Payment.
- 06 Significant changes in the work required by the Owner will be covered by Change Orders.

ARTICLE 22S

**NON
DISCRIMINATION**

- 01 In connection with performance of work under this contract, the contractor agrees as follows:
 - a. The Contractor shall not discriminate against any employee or applicant for employment with respect to hire, tenure, terms, condition or privileges of employment on a matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, or marital status pursuant to the Elliot Larsen Civil Rights Act, 1976, P.A. 453. The Agency and the Municipality shall also comply with the provisions of the Michigan Handicappers Civil Rights Act, 1976, P.A. 220 and the Federal Rehabilitation Act of 1973, P.A. 93-112, 87 Stat. 394, which require that no employee or client or otherwise qualified handicapped individual shall, solely by reason of his/her handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal Assistance. No person shall, on the grounds of race, creed, color, sex, age, national origin, height, weight, handicap, or marital status be excluded from participation in, be denied the proceeds of, or be subject to discrimination in the performance of this contract. The Consultant further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 453) and will require a similar covenant on the part of any consultant or sub-consultant employed in the performance of this contract.

ARTICLE 23S

DELETED

LOCAL BONDING REQUIREMENTS

ARTICLE 24S

TRADE AGREEMENTS

- 01 The drawings and specifications make no attempt to define jurisdictional boundaries of the various trade unions. Systems and materials are specified under headings most suited to the project and construction locale from the Architect’s and Owners viewpoint.

ARTICLE 25S

DELETED

GAS SERVICE

ARTICLE 26S**DELETED****SOIL EROSION PERMIT****ARTICLE 27S****DELETED****CONSTRUCTION FENCE****ARTICLE 28S****SAFETY RULES**

01 All contractors and their employees shall comply with applicable requirements of "General Safety Rules and Regulations for the Construction Industry", as promulgated by the Construction Safety Commission of the State of Michigan including all amendments.

02 General Contractor and all sub-contractors shall become familiar with and comply with the "Safety and Health Regulation for Construction" as promulgated by the Occupational Safety and Health Administrator of the U.S. Department of Labor.

ARTICLE 29S**CONNECTION CHARGES**

01 All charges for water and sewer connections shall be paid by the Owner at time of obtaining building permit.

ARTICLE 30S**BASE BID SPECIFICATION**

01 Whenever the specifications call for one specific product, material application, etc. the Contractor or sub-contractor shall bid solely on that which is named. All Base Bids shall then be consistent in such a manner as to permit the best possible evaluation of all proposals.

- a. The Owner and architect in no way wish to overlook any possible alternate material that may be satisfactory as a direct substitute. *A list of proposed alternates of materials, products, methods, etc., may be proposed to, or by, the General Contractor or Construction Manager for inclusion in the proposal to the Owner. The proposal to the Owner shall state the proposed substitute and the cost savings, if any, of the substitution.* The Base Bid, however, shall be based on all items as specified.
- b. Should any real and definite hardship result in the foregoing "Base Bid" the Contractor shall communicate the facts to the Architect, and if warranted, an addendum will be issued to all bidders rectifying the condition.

ARTICLE 31S**DELETED****TESTING****ARTICLE 32S****DAVIS BACON ACT/PREVAILING WAGE**

01 In connection with performance of work under this contract, the contractor agrees as follows:

- a. The Contractor agrees to comply with the requirements of the Davis-Bacon Act as it applies to contractors and subcontractors performing on federally funded or assisted contracts in excess of \$2,000 for the construction, alteration, or repair (including painting and decorating) of public buildings or public works. All laborers and mechanics on projects funded directly by or assisted in whole or in part by and through funding appropriated by the Act are paid wages at rates not less than those prevailing on projects of a character similar in the locality as determined by subchapter IV of Chapter 31 of title 40, United States Code (Davis-Bacon Act).

For information on Davis Bacon Wage Determination please reference the Department of Energy's (DOE) EECBG Notice 10-004A and/or currently effective DOE Notices.

For more information and currently effective EECBG notices please visit:
http://www1.eere.energy.gov/wip/davis-bacon_act.html#eecbg

For information on Davis Bacon Wage Determination please visit: <http://www.wdol.gov/Index.aspx>

ARTICLE 33S **AMERICAN RECOVERY and REINVESTMENT ACT (AARA)**

01 In connection with performance of work under this contract, the contractor agrees as follows:

- a. The Contractor shall comply with the provisions of the American Recovery and Reinvestment Act (ARRA) for EECBG projects. The Buy American provision in the American Recovery and Reinvestment Act of 2009 (section 1605 of Title XVI), provides that, subject to three listed exceptions (non-availability, unreasonable cost, and inconsistent with the public interest), none of the funds appropriated or otherwise made available by the Act may be used for a project for the construction, alteration, maintenance, or repair of a public building or public work unless all the iron, steel, and manufactured goods used are produced in the United States. The law also requires that this provision be applied in a manner consistent with U.S. obligations under international agreements. The provisions of this guidance apply to all recipients, sub-recipients and contractors working on projects using Recovery Act funding. The Buy American Recovery Act provisions only apply to projects funded under the Recovery Act for the construction, alteration, maintenance or repair of a public building or public work. The guidance below is designed to help applicants and recipients determine if their Recovery Act funded project is for the construction, alteration, maintenance or repair of a public building or public work.

More information on the AARA please visit the following links:

http://www1.eere.energy.gov/recovery/buy_american_provision.html

http://www1.eere.energy.gov/recovery/pdfs/eere_program_guidance_buy_american.pdf

ARTICLE 34S **WASTE STREAM MANAGEMENT**

01 In connection with performance of work under this contract, the contractor agrees as follows:

- a. The Contractor shall satisfy Waste Stream Conditions by obtaining and supplying waste management plans to support NEPA reviews for EECBG projects. Waste management plans are not required for projects that do not generate waste. Waste management plans are also not required for projects that generate only insignificant quantities of non-hazardous waste. Seek guidance from a DOE NEPA Compliance Officer (NCO) to determine whether a waste management plan is necessary.

The NEPA EECBG website link at

http://apps1.eere.energy.gov/state_energy_program/doe_guidelines_nepa.cfm

More information can be found at the following links:

http://www1.eere.energy.gov/wip/pdfs/nepa_program_guidance_notice_10-003.pdf

http://www1.eere.energy.gov/wip/nepa_guidance.html

http://www1.eere.energy.gov/wip/pdfs/10-010_eecbg_waste_stream_guidance.pdf

ARTICLE 35S **EQUAL EMPLOYMENT OPPORTUNITY**

01 In connection with performance of work under this contract, the contractor agrees as follows:

- a. The Contractor shall with Executive Order 11246 of Sept. 24, 1965, entitled "Equal Employment Opportunity", as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR chapter 60).

ARTICLE 36S **COPELAND ANTI-KICKBACK ACT**

01 In connection with performance of work under this contract, the contractor agrees as follows:

- a. The Contractor shall with the Copeland "Anti-Kickback" Act (18 U.S.C. 874) as

supplemented in Department of Labor regulations (29 CFR part 2). (Applies to contract and subgrants for construction or repair)

ARTICLE 37S**DEBARMENT, SUSPENSION, INELIGIBILITY
and VOLUNTARY EXCLUSION**

01 In connection with performance of work under this contract, the contractor agrees as follows:

- a. The Contractor shall with the provisions of 24 CFR Part 24 that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this contract. Additionally, the Consultant shall not use, directly or indirectly, any of the funds provided by this contract to employ, award contracts to, or otherwise engage the services of, or fund any contractor/subcontractor during any period that the contractor/subcontractor is debarred, suspended or ineligible under the provisions of 24 CFR Part 24.

ARTICLE 38S**PROHIBITION OF POLITICAL and RELIGIOUS ACTIVITY**

01 There shall be no religious worship or instruction as part of, or in connection with, the performance of this agreement. None of the funds, materials, property or services under this agreement shall be used in the performance of this agreement for any partisan political activity, including lobbying, as specified in Federal Circular A-122 Cost Principles for Nonprofit Organizations -- lobbying revisions, or to further the election, defeat, recall, impeachment, appointment or dismissal of any candidate for or from any public office.

SECTION 02L**REMOVAL AND DEMOLITION****SCOPE OF WORK**

- 01 All work under this heading shall meet requirements of Division 1 and Instructions to Bidders and include everything necessary and incidental to completion of removal and demolition work.
- 02 Work Included:
- a. Removal and demolition of existing building components as detailed on the Drawings Sheets specified herein.
 - b. This Contractor shall obtain and pay for all required permits and all bonding covering his work.
- 03 Certificates of insurance policies shall be filed with the Owner and the Architect prior to commencing work.

INSPECTIONS

- 01 Contractor and Owners representatives shall meet prior to beginning of work to inspect the site and establish limits of the work.
- 02 This contractor shall call for any inspections of the demolition work required by the local authority.

EXISTING SERVICES

- 01 Protect and maintain all active conduit, sewers, pipes, overhead and underground wires existing on the site.
- 02 This contractor shall be responsible to arrange with local service providers the removal of their respective meters and equipment when their services are scheduled or shown to be abandoned.
- 03 When occurring, this Contractor shall plug with concrete any abandoned storm or sanitary sewer lines at the property lines.

TEMPORARY PROTECTION

- 01 Provide, erect and maintain all necessary fences, planking, bracing, shoring, sheath piling, warning signs to protect the existing site and all persons using same or public sidewalks adjacent to the site.
- 02 Remove all protections when work is completed and hazardous conditions are no longer present.
- 03 Provide temporary weather protection and building security of existing space during the removal of existing enclosures and coordinate with other trades the timing of the removal and their ability to continue temporary protection.

REMOVAL AND DEMOLITION

- 01 Perform all removal and demolition work as outlined on the drawings.
- 02 All paint and component coatings are assumed to contain lead at detectable levels. If the coatings are to be disturbed, the contractor is responsible for complying with all requirements of the Occupational and Safety Health Administration (OSHA) Lead in Construction Standard (29 CFR 1926.62). All work shall be conducted by EPA Certified personnel.

- 03 Materials that may become hazardous during demolition shall be removed and disposed of properly prior to the commencement of any demolition.
- 04 A mandatory pre-bid walk-through is scheduled for bidders to identify and quantify the materials to be removed.
- 05 It is the Contractor's responsibility to familiarize themselves with the work areas and all materials which are to be removed prior to the submittal of a bid. The Contractor accepts complete responsibility for the bid based on his own measurements and projections for the demo scope.
- 06 The contractor will be responsible for disposal of all waste generated on-site. If a dumpster is required to be placed on-site, it is the contractor's absolute responsibility to be present to properly locate the dumpster when it is delivered. Dumpsters shall NOT be placed directly on asphalt paving without proper underlayment. Dumpster location shall be coordinated with Owner prior to delivery and placement.
- 07 Asbestos containing materials and associated abatement work are not anticipated in this project's scope of demo work. It is the Contractor's responsibility to notify the Architect or Owner of any concerning that may require testing.

RECYCLED MATERIAL

- 01 Removal and Demolition Contractor shall employ any offered recycling service available for the various materials being removed from the building.

WORKMANSHIP

- 01 All work shall be executed in an orderly and careful manner, with due consideration for adjacent property holders.
- a. Driveways and parking areas shall be kept clear and swept daily.
 - b. Rubbish and debris shall be removed promptly and not allowed to accumulate.
 - c. Sprinkle rubbish and debris with water as required to control dust.

PROHIBITED ACTIVITIES

- 01 Prohibited activities are as follows:
- a. Creation of "Attractive Nuisances".
 - b. Storing, unprotected or overnight, of hazardous or dangerous materials.
 - c. Burning of any nature.
 - d. Burying of rubble on site.

SECTION 05H**LIGHT GAUGE STEEL FRAMING****SCOPE OF WORK**

- 01 The work under this Section shall provide all materials, labor, protections and appliances necessary to furnish, deliver, and install cold rolled metal studs and light gauge metal framing indicated on the Drawings and noted herein.
- 02 Work by Others:
- a. By Section 09C – Interior Gypsum Board Installation.

MATERIALS

- 01 All structural members shall be as manufactured by Unimast Inc., and designed in accordance with American Iron and Steel Institute (AISI) Specification for the Design of Cold-Formed Steel Structural Members and conform to the requirements of ASTM C645 with minimum yield strength of 50ksi for SJ studs and 33ksi for CR runners. All structural members shall be zinc coated meeting ASTM A653.
- a. Accepted Alternate Manufacturers: U.S. Steel Super C Steel Framing, Clark-Western, Dietrich Metal Framing, Custom Stud, Inc.
- 02 Metal Framing System:
- a. Exterior: DELETED.
- b. Interior:
1. Studs - ST, sizes as indicated on drawings, gauges: 3-5/8" up to 9'-0" high - 25 gauge; 3-5/8" 9'-0" to 16'-0" - 20 gauge; 3-5/8" over 16'-0" – 18 gauge. 6" any height - 20 ga., 8" any height - 18 ga., Furring shall be 25 gauge.
 2. Runners - CR25 - sizes as indicated on drawings.
 3. Steel Framing: Unimast SJ members for load-bearing wall applications.
 4. Furring Channels – Z-furring channels, 1½" deep; hat channels 7/8".
 5. Strap Blocking (when used) shall match gauge of studs receiving blocking.
- 03 Fasteners: Per Selector Guide for USG Screws - for conditions of use.
- 04 Sill Sealer: Continuous fiber glass roll, 1/2" thick, width to suit wall.
- 05 Rough Bucks and Blocking: See "Materials" - Section 6A for framing lumber, plywood sheathing, and preservative treated material requirements.

MATERIAL LOCATIONS

- 01 Metal Framing System: Interior walls throughout.
- 04 Metal Furring: Interior walls as needed throughout.
- 03 Rough Bucks and Blocking: As needed.

FABRICATION

- 01 All framing components shall be cut squarely for attachment in a manner to prevent racking and to minimize distortion while lifting and transporting.

- 02 In all doubled jamb studs and doubled headers not accessible to insulation contractor, provide insulation equal to that specified under Section 07C.

INSTALLATION

- 01 General: All framing components shall be plumb, aligned and leveled. Fastening of components shall be with self-drilling screws or welding. Screws and welds shall be of sufficient size to insure the strength of the connection. Wire tying of the components shall not be permitted. All welds shall be touched up with a zinc-rich paint.
- 02 Walls: Provide metal stud partitions and framing where indicated and required to complete the partitioning and enclosure system. Studs shall generally be on 16" centers with continuous sill and head runners. Anchor runners to floor and ceiling structure with power driven fasteners. Provide bead of acoustical sealant to concrete floors prior to securing runners to floor (sill sealer at exterior walls).
1. Secure all studs to runners with four (4) pan head or low profile screws. Position studs no more than 2" from all door jambs, abutting partitions, partition corners, etc. Anchor all studs adjacent to above conditions with positive screw engagement to runner flanges thru stud flanges. Studs at openings shall be heavy gauge. Spot grout jamb anchor clips.
 - b. Cut sills and headers form joist members and install openings. Securely attach runners to supporting studs on each side of opening and install cut to length studs between runners.
 - c. Where structural deflection is a consideration provide slip or slotted track detail suitable to accommodate the anticipated deflection. Detail shall be as standard with the manufacturer of the studs. Where fire walls meet metal roof decking provide movement system to meet UL HW-D-0060 requirements for fill and seal at deck. At exterior curtain walls provide deflection clips where required and/or shown on the drawings.
 - d. Fit all required blocking between studs to receive work of other trades. Provide rough bucks as required at all door and window openings.
- 03 Ceiling Drops: Provide metal framing at all ceiling drops over cabinets, mechanical duct and pipe enclosures, light cove details, structural steel enclosures, and other miscellaneous framing to complete the enclosure system. Framing members shall generally be spaced in relationship to adjacent wall and ceiling framing. Provide stop beads, corner beads and control joints as required to complete the drop details.
- 04 Load Bearing Walls: Axially loaded studs shall be installed so the ends are positioned against the inside of the runner track web prior to fastening and shall be attached to both flanges of the upper and lower runner tracks. Complete, uniform and level bearing support shall be provided for the bottom runner. Framing of wall openings shall include headers and supporting studs. Resistance to bending and rotation about the minor axis shall be provided by horizontal strap and blocking or cold rolled channel bracing. Provide flat strap cross bracing where required for stability Provide additional studs where required to resist vertical loads.
- a. Shear Walls where designated on the drawings shall be provided for frame stability and lateral load resistance. Additional studs, when necessary, shall be positioned and adequately attached to the structure to resist the vertical components of the loads.
- 05 Joists: Uniform and level joist bearing shall be provided at the foundation walls by means of shims and/or non-shrink grout. Joists shall be located directly over bearing studs, or a load distribution member shall be provided at the top of the bearing wall. Framing of wall openings

shall include headers and supporting studs. Resistance to bending and rotation about the minor axis shall be provided by horizontal strap and blocking or cold rolled channel bracing. Provide flat strap cross bracing where required for stability. Provide additional studs where required to resist vertical loads. Web stiffeners shall be provided at reaction points and/or points of concentrated loads. Joist bridging shall be provided as required and shown on the drawings.

- a. Additional joists shall be provided under parallel partitions when the partition length exceeds one-half the joist span, and around all floor and roof openings which interrupt one or more spanning members.
- b. End blocking shall be provided where joist ends are not otherwise restrained from rotation.

SHOP DRAWINGS

- 01 Prior to fabricating of framing, this contractor shall submit the following for Architect's review.
 - a. Fabrication and erection drawings. Drawings shall include the complete wall and ceiling systems and all ceiling drops and enclosures including. Drawings will indicate size and gage designations, number, type, location, and spacing. Indicate supplemental strapping, bracing, splices, bridging, accessories, and details required for proper installation.
 - b. Product data and installation instructions for each item of cold-formed metal framing and accessories.
 - c. Provide structural calculations covering the work signed by a professional engineer registered in the State of Michigan.

GUARANTEE

- 01 This Contractor shall guarantee all materials and workmanship under this heading for a one (1) year period from the date of acceptance.

DIVISION 06**CARPENTRY****SCOPE OF WORK**

- 01 All work under this heading shall meet requirements of Division 1 and Instructions to Bidders and include everything necessary and incidental to completion of items outlined.
- 02 Work included, but not limited to:
- a. Scaffolding, framing, temporary frames, wood blocking, rough bucks, furring, sheathing, etc.
 - b. Plastic laminate cabinets and counters, interior wood trim, millwork.
- 03 Work furnished by other Divisions and installed by this Division:
- a. By Section 08A-Finish Hardware
 - b. By Section 08B-Metal Doors and Frames
- 04 Work furnished by other Divisions:
- a. By Division 07-Insulation.
 - b. By Section 05H-Rough Bucks and Blocking at light gauge steel framing

SECTION 06A**GENERAL CARPENTRY WORK****GENERAL**

- 01 This Section includes all work necessary and incidental to the rough carpenter work and shall be executed in a manner consistent with the best practices of the trade.

MATERIALS

- 09 Plywood Blocking: Shall be APA Rated, preservative treated, thickness as shown on details.
- 15 Adhesive: OSI GreenSeries construction adhesive meeting ASTM E72 and D3930. V.O.C. content < 2 g/L (1% by weight).
- 24 Metal Accessories: Shall be Simpson Strong-Tie Co., Inc. Accessory finish shall be Simpson ZMAX (G185), Post Hot-Dip Galvanized (HDG) or SST300 Stainless Steel. Stainless steel only is required when type of preservative of members being connected is unknown.

MATERIAL LOCATION

- 06 Pressure Treated Lumber: Wherever framing material, blocking, etc. comes in contact with concrete or masonry and where exposed to weather.
- 08 Adhesive: where required for rigidity of framing or backing.

SHOP DRAWINGS

- 01 This Contractor shall furnish shop drawings of all laminated timbers, trusses and engineered joists for Architect review.
- 02 Drawings shall include sizing of all members, stress diagrams and all connectors. Provide erection drawings with instructions on erection procedures, bridging and temporary bracing.

03 Where required by local code, provide copies of shop drawings to building authority.

PROTECTION OF WORK

01 This Contractor shall provide such coverings as required to protect wood work from damage of any nature.

02 This Contractor shall cover all cut stone work subject to damage.

GUARANTEE

01 This Contractor shall guarantee that all work executed under this contract shall be free from defect in materials and workmanship for a one (1) year period after date of acceptance.

SECTION 06B**FINISH CARPENTRY AND MILLWORK****SCOPE OF WORK**

- 01 This Section includes all work necessary and incidental to finish carpentry, countertops and millwork.
- 02 Work by Others:
- a. By Division 15 - Installation of Sinks in Countertops.
 - c. By Section 06A – Blocking within walls.

QUALITY ASSURANCE

- 01 For work described in Millwork Schedule as "Special", the "Quality Standards" of the Architectural Woodwork Institute shall apply and by reference are hereby made a part of this specification. Any reference to Premium, Custom or Economy in this specification shall be as defined in the latest edition of the Architectural Woodwork Standards".
- 02 For work described in Millwork Schedule as "Prefab(ricated)" the performance standards of the ANSI/KCMA Specification A161.1 shall apply.
- 03 Finished carpenter work shall be executed by trained personnel and include all items necessary for proper operation and appearance. Work shall be completed in a manner consistent with the best practices of the trade.

MATERIALS

- 01 High Pressure Decorative Laminates: For cabinet and case work, high-pressure melamine laminate in accordance with NEMA LD3 Standards. For counter tops, back splashes and edging (AWI defined "Exposed") - General Purpose Grade (Grade HGS, Nominal Thickness: .048"); for vertical surfaces, cabinet liner (AWI defined "Semi-exposed") - Vertical Grade (VGS, Nominal Thickness: .028 thick.
- a. Finishes shall be standard polished or matte.
 - b. Colors and patterns shall be as selected by the Architect from manufacturer's standard colors and textures other than metallic or special surfaces.
 - c. Approved Manufacturers: Nevamar, Formica, Wilsonart.
- 02 Solid Surfacing Material: Shall be "Corian" provided by Dupont. Thicknesses shall be 1/4", 1/2", 3/4" and 1" as detailed on drawings.
- a. Finishes shall be matte, satin or polished.
 - b. Colors shall be as selected by Architect from standard colors.
 - c. Sinks, lavatories and shower bases where called for shall be selected from manufacturer's standard available sizes.
 - d. Approved alternate manufacturers: Avonite, Meganite, "Gibraltar" by Wilsonart.
- 03 Plywood: Shall be APA Standards Grade A-B (A-D where D face is concealed), generally 3/4" thickness.
- 04 Flush Wood Doors: Shall conform to the latest edition of the Architectural Woodwork Standards Section 9: Flush Wood Doors: Shall conform to the latest edition of the Architectural Woodwork Standards Section 9. Accepted Manufacturers: VT Heritage (Heritage Collection PC-5

Specifications used herein), Masonite Cendura and Five Lakes Manufacturing manufactured conforming to ANSI/NWMA I.S.1. Doors shall meet Quality Standards Illustrated of the American Woodworking Institute, Custom Grade. Doors shall meet Quality Standards Illustrated of the American Woodworking Institute, Custom Grade.

- a. Cores: Particle Board Core, ANSI A208.1, Grade LD-2, 70% of door construction weight, pre-consumer recycled materials.
- b. Vertical Edges (Stiles): Structural Composite Lumber (SCL) or Fire Composite as requires with matching/comparable wood veneer, matching HPDL or finished mill option (primed or painted edges,
- c. Horizontal Edges (Top & Bottom Rails): Structural Composite Lumber {SCL} or fire composite as required – Sealed Top & Bottom Rails.
- d. Faces: Wood Veneer, HPDL Horizontal Grade Standard (Meets NEMA Standard LD-3 or MD.
 1. Veneers available from both manufacturers: White Birch, White Oak (Plain Sliced Only), Red Oak, White Maple.
- e. Crossbands: High Density Fiberboard (HDF), 20% of door construction
- f. Standard Bevel: 1/8" in 2" or 3"
- g. Finish: Wood Veneer: WDMA TR-8/AWS System 9 (UV Cured Acrylated Polyurethane): Primed factory finish or opaque finish; laminate; wood grains, solid colors, and patterns.
- h. Veneer Match / Face assembly: Book match standard. Slip or random available; face assembly; running match standard, center, balanced, or center balanced available.
- i. Adhesive: Type 1 adhesive.
- j. Factory machining: Pre-drilled hinge pilot holes. All cutouts for mortise hardware should be made at the factory from hardware manufacturer's templates and approved shop drawings.
- k. Quality Standards: WDMA I.S, 1-A @ AWD, Section 9 Quality Standards (Bonded Core).
- l. WDMA Performance Level: Heavy Duty. For extra heavy duty, blocking for hardware required
- m. Sustainability: CARB Phase 2 / TSCA VI Compliant.
GREENGARD GOLD OR SCS Advantage Gold
FCS Union Request. Consult VT for LEED documentation.
Environmental Product Declaration (EPD).
Health Product Declaration (HPD).
- n. Door Weight: Approx. 5.5 lbs/sg. ft.
- o. Lite Openings: Factory Glazing recommended – max 5/16" glass. Available with standard ;profile wood beads, standard metal vision frames, ratings, etc.. Standard wood and metal louvers, non rated doors only.
- p. Warranty Limited Lifetime, interior use only. View warranty.

05 Solid Paneling: MDF medium density fiberboards from recognized manufacturer.

MATERIAL LOCATIONS

02 Plastic Laminates: As noted for millwork w/in rooms A12-A15.

03 Solid Surfacing Material: As noted for millwork w/in rooms A12-A15.

04 Particle Board or Medium Density Fiberboard: Millwork structure.

07 Wood Doors: See Door Schedule.

CABINET HARDWARE01 For "Special" Millwork furnish at each door:

- a. Hinges: Steel, wrap-a-round type, tight pin hinge, 2 -3/4", Stanley No. 1592 sized for 3/4" door, US 26D finish, three hinges per door over 48" high; four hinges per door over 60"; five hinges per door over 84".
- b. Door Catches: Ten pound pull, aluminum magnetic type (Weber-Knapp #6988, Epco #1000 or equal). Two fourteen pound pull catches for doors over 72" high.
- c. Pulls: 3" wire pulls, Epco MC-402-3 (Colonial, Stanley). Finish: Dull Chrome (DC) or stainless steel (SS) OR Hardcoat Architectural Bronze (DBZ).

02 For "Special" Millwork furnish at each drawer:

- a. Pulls: 3" wire pulls, Epco MC-402-3 (Colonial, Stanley). Finish: Dull Chrome (DC) or Stainless Steel (SS) OR Hardcoat Architectural Bronze (DBZ).
- b. Drawer Slides (soft-close): Knappe and Vogt #8455FM, or approved equal

03 Furnish at all adjustable shelving:

- a. Shelf Standards: Knappe and Vogt #233 with #237 clips, bronze color anodized or clear aluminum to match external cabinet hardware, spacing as required for usage. Provide #80 standards and #180 brackets for closet shelving where shown. Grant equal accepted. Standards shall be recessed flush.

MILLWORK CONSTRUCTION

01 General: All parts shall be mill finished, flush type fronts overlapping ends. Exposed ends shall be flush construction and shall match fronts.

02 Doors and drawer fronts shall be veneered both sides with plastic laminate. Edges shall be veneered where exposed to view or contact. Doors and drawer fronts shall be 5/8" core. Drawer construction shall be as detailed.

03 Lead edge of all plastic laminate counter tops shall have face depth as detailed, minimum - 1-1/2". Provide 1" radius on all exposed corners.

- a. HGS high-pressure decorative laminate or 3mm PVC band with .125 radius top and bottom corner.

04 High pressure decorative laminate counter tops and back splashes shall be self edged and veneered on 3/4" material with all edges returned in plastic laminate. Back splash shall be secured to counter top and provided with top edge oversize for scribing or be field applied after scribing to adjacent surfaces. Work shall generally be done without metal edges, coves, etc. Full height back splashes may be adhered to wall material where conditions permit a finished installation.

05 Solid phenolic, epoxy resin, and natural/engineered stone countertops shall be built up with butt splash waterfall edge, square edge at splash.

05 All shelving shall be adjustable with metal standards and brackets.

FINISH HARDWARE

- 01 This Contractor shall install finish hardware as provided by Section 08A - Finish Hardware. He is specifically referred to that Section of the Specifications for his responsibility in regard to the hardware.
- 01 This Contractor shall install finish hardware and security hardware as provided by Section 08A-Finish Hardware and Section 08B- Electronic Security Hardware. He is specifically referred to those Sections of the Specifications for his responsibility in regard to the hardware.
- 02 All finish hardware shall be fitted and then removed until painter has finished his work, at which time it shall be permanently set.
- 03 Do not fabricate until Architect has reviewed shop drawings.

INSTALLATION

- 01 Installation shall be made by trained personnel and complete in every respect. It shall include all necessary items required for the proper operation and appearance.
- 02 This Contractor shall be responsible to make certain that millwork is not delivered to the jobsite until the building and storage areas are sufficiently dry and proper temperatures be maintained to insure that millwork will not be damaged by excessive changes in temperature and moisture content. A minimum of 72 hours shall be allowed for any material to acclimatize.
- 03 All sinks shall be furnished and installed by the Mechanical Contractor. Provide necessary cutouts in counter tops for items furnished and do all that is necessary to coordinate the installation with the Mechanical Contractor. Coordinate any installation details of ceramic tile with Tile Contractor.
- 04 All units shall be carefully plumbed, leveled and all hardware left in perfect working order. All items shall be carefully cleaned prior to turning over to the Owner. Follow laminate manufacturer's instructions on methods of cleaning laminate surfaces.
- 05 Hand and fit all wood doors. Provide plumb and accurate alignment with uniform clearance at frame. Follow door manufacturer's instructions on guarantee relative to storage, handling, installation, etc.
- 06 Install all standing and running wood trim, and wood rails where shown on drawings.
- 07 Hang all hollow metal doors. Provide proper clearances throughout. Install rubber bumpers after painting is complete.
- 08 All solid surfacing material shall be installed strictly in accordance with manufacturer's instructions. Countertops shall have surface-to-surface edge assembly, 1 1/2" minimum edge depth with bull-nose edges. Backsplashes shall have square joints with top member scribe piece. Integral sink and lavatory bowls shall have flush, bull-nose edges.

SAMPLES

- 01 At the Architects request sufficient size samples of interior wood trim, plastic laminates, finished plywood, wood door veneers, solid surfacing and other finish materials shall be submitted for approval through the General Contractor.

SHOP DRAWINGS

- 01 Submit detailed Shop Drawings of the work for Architect's approval. Drawings shall include all equipment furnished, special conditions of installation.
- 02 The millwork manufacturer is responsible for details and dimensions and shall show on his shop drawings all required for field dimensions **beyond** his control. The General Contractor and the Millwork manufacturer shall cooperate to establish and maintain these field dimensions.
- 03 When granite is furnished the drawings shall include the general layout, jointing, anchoring, stone thickness and all connection details. Sink cutouts shall be sized and located on the drawings.

GUARANTEE

- 01 This Contractor shall guarantee that all work executed under this contract shall be free from defect in materials and workmanship for a one (1) year period after date of acceptance.

SECTION 07B**SEALANT WORK****SCOPE OF THE WORK**

- 01 This Section shall provide all materials and labor, services and equipment necessary and incidental to the completion of the installation of sealant material.

MATERIALS

- 01 Sealant: Shall be One-part, non-sag, acrylic latex compound for interior work; Epoxidized Polyurethane Terpolymer for exterior work; self-leveling epoxidized urethane for control and expansion joints in sidewalks and pavements, Tremco, Sonneborn, Polymeric Systems or Dow Corning Sealants. Color as selected by Architect.
- 02 Back Up Material: AET. Inc. HBR Backer Rod. Williams Products, Inc. Backer Rod or Expand-O-Foam Cord.
- 03 Standards: ASTM C920 - Use of Elastomeric Joint Sealants. ASTM D 1752-Standard Specification for Preformed Sponge Rubber and Cork Expansion Joint Fillers for Concrete Paving and Structural Construction.

MATERIAL LOCATIONS

- 01 Sealant: Shall be provided at the following locations.
- a. At hollow metal door frames-interior and exterior, both sides.
 - b. At joint between dissimilar materials.
- 02 Back Up Materials: Shall be used to control depth of sealant per schedule herein. Use Foam-Cord where joints vary in width.

SUBMITTALS

- 01 Submit color samples of sealants to be used, together with sealant bond breaker, if applicable, and joint backing. Samples shall be accompanied by Manufacturers Literature and Certification.

DELIVERY, STORAGE, AND HANDLING

- 01 Deliver materials in manufacturer's original, unopened containers.
- 02 Store between 40 and 90 degrees F.

DEPTH OF SEALANT SCHEDULE

- 01 Install joint backing to control joint depth as needed to prevent 3-sided bond.

PROJECT CONDITIONS

- 01 Do not apply clear water repellent sealers, waterproofing compounds, or other architectural coatings to surfaces to which sealers will be applied without first verifying compatibility.
- 02 Verify that dimensions are correct and substrate is in proper condition for installation. Do not proceed with installation until unsatisfactory conditions have been corrected.

INSTALLATION

- 01 General: Install sealants in accordance with manufacturer's printed instructions and the requirements of ASTM C 962.
- 02 All surfaces receiving sealant material shall be clean and dry before sealing. See above schedule for allowable depths of sealant related to width of joint.
- 03 Installation of all work shall be when air temperature is above 40 degrees F and below 80 degrees F, unless manufacturer submits written instructions for use of his material beyond this range.
- 04 Mask adjacent finished surfaces and adjacent porous surfaces that would be damaged by primer, sealant, or cleaning agents.
- 05 Prime each joint with primer as recommended by sealant manufacturer for material employed. No bond should occur between backer rods and sealant.
- 06 The sealing compound shall be forced in the opening with a caulking gun having a nozzle not less than 3/8" in diameter so as to fill the opening completely, making a neat, smooth bead. Sealant work shall be done in a neat, professional manner without sags, overlaps or uneven distribution. Clean any overruns from adjacent materials.

SECTION 07C**THERMAL AND SOUND INSULATION****SCOPE OF WORK**

- 01 This Section shall provide all materials and labor, services and equipment necessary and incidental to the installation of thermal insulation and sound attenuation insulation.
- 02 Work Included:
- a. Interior Sound Insulation

MATERIALS

- 01 Sound Attenuation Blanket: Shall be Certainteed "Certasound" Sound Attenuating Batts 3 ½" thick. Alternate manufacturer: USG Thermafiber Sound Attenuating Blanket, 3" thick. Owens Corning :Ecotouch" Sound Attenuation Batts.

MATERIAL LOCATIONS

- 01 Sound Attenuation Insulation: W/in interior walls as indicated.

INSTALLATION

- 01 Sound attenuation blankets shall be 1/8" wider than stud spacing and installed by friction-fit method. Cut to fit around wires, outlets junction boxes, pipes and other obstructions. Provide supplementary support for partitions 8 feet or higher.
- 02 Batt insulation shall be pressure fit between studs or framing members prior to installation of sheathing or interior surfacing. Maintain position of insulation until contained by surrounding materials.
- 03 Blanket insulation shall be installed where indicated and scheduled. All blankets shall be tightly fit and stapled securely to studs and rafters. Maintain integrity of vapor barrier throughout installation of blanket insulation. Stuff loose insulation where it is impractical to install blankets. Installation shall be in accordance with manufacturers recommendations. Provide formed spacers between rafters or truss members to provide required free air space above insulation for ventilation of attic or joist space where occurring.

SECTION 07F**FIREPROOFING AND FIRESTOPPING**

GENERAL

- 01 This Section shall provide all materials and labor, services and equipment necessary and incidental to the completion of the installation of fireproofing and firestopping.

MATERIALS

- 01 Firestopping: W. R. Grace Flame Safe Fire Stop Line of products, sealants – FS 1900 or FS 900 with non-combustible mineral wool, coating – FS 3000 with non-combustible mineral wool, and putty – FSP 1000..

MATERIAL LOCATION

- 01 Firestopping: Where required at 1 hour barriers.

INSTALLATION

- 01 Firestopping sealant, coating or putty shall be installed per the manufacturers requirements. Non-combustible mineral wool shall be inserted into construction joint under slight compression to receive fire sealant or coating.

DIVISION 08**HARDWARE, DOORS, WINDOWS, AND GLASS**

01 All work under this heading shall meet requirements of Division 1 and Instructions to Bidders and include everything necessary and incidental to completion of items outlined.

02 Work Included, but not limited to:

- | | | | |
|----|-------------------------|----|-------------------|
| a. | Finish Hardware. | e. | Metal Sash |
| b. | Metal Doors and Frames. | f. | Sectional Doors |
| c. | Glass and Glazing. | g. | Clad Wood Windows |
| d. | Store Front Material. | | |

SECTION 08A**FINISH HARDWARE****SCOPE OF THE WORK**

01 This Finish Hardware Supplier shall furnish all finish hardware required in connection with the work except that which is specifically called for under the other Divisions of the Specifications.

02 Work by Others:

- a. By Section 06B-Hardware for all millwork items.

03 Work Furnished to Others for Installation:

- a. To Section 06B- All Finish Hardware except for store front material

PACKING AND DELIVERY

01 All hardware shall be securely packed. Each package shall be clearly identified with an item number and the corresponding set number used in the Door Schedule.

02 The Finish Hardware Supplier shall deliver all hardware to the job site and obtain a receipt from the Carpenter Contractor for all items delivered in each shipment. He shall inform the Carpenter Contractor that all discrepancies between the hardware delivered and the list accompanying same shall be reported immediately and that the Carpenter Contractor shall be responsible for all missing items not reported.

REQUIREMENTS OF REGULATORY AGENCIES

01 All hardware furnished in connection with Doors bearing underwriters labels or where necessary to meet special requirements shall be strictly in accordance with conditions established by governing authority and subject to the approval of that authority.

02 All hardware shall comply with the accessibility guidelines of the Americans with Disabilities Act of 1990, effective January 26, 1992, State of Michigan Barrier-Free Code, Current Edition, IBC, NFPA 101, NFPA 80 and UBE Code - all Current Editions. Provide only hardware that has been tested and listed by UL for types and sizes of doors required and complies with requirements of door and door frame labels.

HARDWARE SUPPLIER

01 Shall be an established firm dealing in contract builders' hardware. The firm must have adequate inventory, qualified personnel on staff and be located within 100 miles of the project. The project requires the employment an Architectural Hardware Consultant (AHC).

INSTALLATION

- 01 Locate hardware pieces from finish floor to center line of item per door and frame manufacturers' standard location.
- 02 Install hardware according to manufacturers installations and template dimensions. Attach all items of finish hardware to doors, frames, walls, etc. with fasteners furnished and required by the manufacture of the item.

KEYING

- 01 All cylinders shall match existing Brighton Area Schools (BAS) standard and be master keyed to the BAS requirements. A meeting shall be arranged with the Owner to establish a keying system prior to ordering of any locks or cylinders.
- 02 Furnish two (2) change keys per cylinder; 4 master keys per master group

MANUFACTURERS

- 01 Scheduled Manufacturers: The following manufacturers will be used to establish type, grade quality and design and are the basis of the Hardware Sets.

- a. Hinges- Ives
- b. Locks and Cylinders-Match existing (verify with BAS)
- c. Door Closers - LCN
- d. Push & Pulls, etc.- Ives
- e. Weatherstripping, Sound Seals, Thresholds, Sweeps-National Guard
- f. Holders, Wall and Floor Stops, Lock protectors - Glynn-Johnson
- g. Exit Devices-Von Duprin
- h. Pivots – Ives
- i. Continuous Gear Hinges - Ives
- j. Electromagnetic Holders - Rixon
- k. Bi-fold and Sliding Door Hardware – Lawrence
- l. Floor Closers – Rixon
- m. Surface Mounted Automatic Door Operator – K.M.
- n. Automatic Door Operator Switches – Sedco
- o. Flush Bolts – Any Member of BHMA

- 02 Acceptable Alternate Manufacturers: In addition to the manufacturers named under Materials, the following and only the following may be used providing their products are of equal type, grade, quality, design and material:

- a. Hinges-Boomer, Hager, Lawrence, Stanley or McKinney
- b. Locks & Cylinders - Sargent, Yale, Best or Corbin/Ruswin.
- c. Closers - Sargent 350 Series, Norton 7700 Series.
- d. Wall and Floor Stops, Push and Pulls, etc. – Rockwood, Baldwin
- e. Weather Stripping, Sound Seals, Thresholds, Sweeps-Reese, Pemko or Hager Accent
- f. Holders - Rixon or ABH
- g. Exit Devices – Sargent, Monarch and Yale
- h. Pivots - Rixon, Dor-o-matic or Glynn Johnson
- i. Continuous Gear Hinges – Select Hinges, Roton-Hager.
- j. Electromagnetic Holders – Norton, Dorma
- k. Floor Closer – Ives
- l. Surface Mounted Automatic Door Operator – Besam, LCN, Door-o-matic
- m. Automatic Door Operator Switches – Besam

MATERIALS

- 01 The materials listed hereunder are the basis of the Hardware Sets. Furnish per description unless otherwise noted.
- 02 Hinges: Furnish size 4 1/2" X 4 1/2", class BB1279 at doors with closers, BB1191 at exterior openings, and class 1279 at all others unless specified otherwise.
- 03 Locksets:
- a. Provide mortise locksets for all exterior doors.
 - 1. Mortise Locks: Schlage L Series. Certified ANSI Series 1000, Grade 1.
 - 1. Mortise Locks: Corbin/Russwin ML2200 Series. Certified ANSI Series 1000, Grade 1.
 - b. Provide cylindrical locksets or latchsets for all interior doors
 - 1. Cylindrical Locksets: Schlage AL Series. Certified ANSI Series 4000, Grade 1.
 - 1. Cylindrical Locksets: Corbin/Russwin CL3600 Series for. Certified ANSI Series 4000, Grade 1.
- 04 Lockset Trim:
- a. Lever: Match BAS standard
- 05 Push and Pull Hardware:
- a. Toilet Rooms:
 - 1. Push Plates: Ives 8200 - 3.5" X 15".
 - 2. Pull Plates: Ives 8302-6 3.5" X 15".
 - b. Exterior Doors:
 - 1. Push/Pull: Ives 9190-33
 - 2. Mounting: Type NS
- 06 Closers: LCN
- a. Surface: 4010 and 4110 Series, UNI where scheduled.
 - b. Concealed: 2030 Series.
- 07 Kick Plates:
- a. Ives, 18 gauge, 10" high x door width less 1 1/2" at single doors and less 1" at pairs.
- 08 Overhead Holders and Stops:
- a. Glynn-Johnson: GJ 80 Series, Exterior; 450 Series, Interior.
- 09 Wall and Floor Stops:
- a. Ives: Wall Stops (Bumpers) = WS407CCV, Floor Stops = FS436, Holder WS40.
- 10 Exit Devices: Von Duprin 99 Series OR 88 Series, Trim: Lever Type – 98L
- a. Removable Mullions: Von Duprin 4954.
- 11 Weatherstripping: National Guard 5050B.
- 12 Sweeps: National Guard 600DKB.
- 13 Flush Bolts: Manual or automatic type by any member of BHMA whose product is UL listed. Include dust proof strikes with flat rectangular mounting plates.

- 14 Armor Plates: 48" x 0.050" x door width less 3".
- 15 Continuous Gear Hinges: Ives 112HD, Roton-Hager 780-112HD (for Aluminum or FRP frames)(780-224Hd for Wood and HM frames), Stanley 500 Series, Markar FM 2000 Series, or Select Products, Ltd. SL Series. Length: 1" less than door opening height. Fastener 12-24 x 1/2" #3 Phillips keen form stainless steel self-tapping at aluminum and hollow metal doors, 12-1/2" #3 Phillips, flathead full thread at wood doors.
Furnish fire rated hinges "FR" at labeled openings.
- 16 Thresholds: Everlast Thresholds, 1/2" x 8"x door frame width, solid compressed composite plastic. Color: as selected by architect (Dolphin Gray at Brighton Area Schools). Field fabrication and trimming for floor conditions.
- 17 Pivots: Rixon M190.
- 18 Electromagnetic Wall Holders: Rixon Model 990 24v AC x 628. Wire to Fire Alarm System or Smoke Sensor. Mount near top of door.
- 19 Bi-fold Door Hardware: Hager 9870 Series.
- 20 Sliding Door Hardware: Lawrence F505 with 551 carriers.
- 21 Lock Protector: Glynn Johnson LP10 13 ga. Stainless Steel (US32D).
- 22 Roller Catch: Ives RL32.
- 23 Dead Bolt: Corbin Russwin DL 2013

SUBMITTALS

- 01 Hardware Schedules: Submit complete Hardware Schedules in quantities to satisfy needs of the particular project. Schedules shall be distributed through the General Contractor. No hardware shall be issued to the jobsite until the Architect has reviewed and approved the schedule.
- a. Hardware Schedules shall include all items necessary to meet the requirements of the Architect's Hardware sets and bear all necessary identification of the door functions, items per door and be coordinated to the project Door Schedule as to location and number.
 - b. Follow guidelines established in Door & Hardware Institute Handbook (DHI) Sequence and Format for the Hardware Schedule unless noted otherwise.
 - c. Submit product data and manufacturers cut sheets with hardware schedule

FASTENERS

- 01 Furnish fasteners of the proper type, size, quantity and finish as follows:
- a. Machine screws and expansion shields for concrete or masonry.
 - b. Wall grip inserts for hollow wall construction.
 - c. Wood or machine screws for closers.

FINISHES

- 01 Finishes shall be as follows:
- a. Hinges-US26D Satin Chrome (BHMA 626).
 - b. Locksets, Latchsets, etc. - US26D Satin Chrome (BHMA 626).
 - c. Kick Plates, Push, Pulls, Exit Devices - US32D Satin Stainless Steel (BHMA 630).
 - d. Closer - Matching Spray Painted Enamel (Interior), Color anodized aluminum (exterior).
 - e. Pivots - US32D Satin Stainless Steel (BHMA 630).
- 02 Architect takes no responsibility for use of polished brass finish.

INSTALLATION AND LOCATIONS

- 01 Install hardware according to manufacturers printed instructions and to template dimensions. Refer to Cylinders and Keying regarding replacement of construction cores with final cores.
- a. Attach all items of finish hardware to doors, frames, walls, etc. with fasteners furnished and required by the manufacture of the item.
 - b. Reinforced hollow metal doors and frames and reinforced aluminum door and frames will be drilled and tapped for machine screws.
 - c. Solid wood doors and frames: full thread wood screws. Drill pilot holes before inserting screws.
- 02 Furnish hardware made to template. Supply required templates and hardware locations to the door and frame manufacturers.
- 03 Dimensions are from finish floor to center line of items.
- 04 Include these locations in the Hardware Schedule

CATEGORY	DIMENSION
Hinges	Door Manufacturers Standard
Flush Bolt Levers	72" and 12"
Knobs	Door Manufacturers Standard
Levers	Door Manufacturers Standard
Push-Pull Units	42" C/L Pull portion
Pulls	44" C/L
Push Plates	45" C/L

QUANTITIES

- 01 Furnish one hinge for each 30 inches of door height or fraction thereof.
- 02 Furnish hinges, continuous hinges, exit devices, push and pull hardware, closers, overhead stops, kick plates, armor plates, door edgings, bumpers, stops, bottom seals, weatherstripping, and thresholds for both leaves of pairs unless specified otherwise.

FINAL ADJUSTMENT

- 01 Provide the services of a representative to inspect material furnished and its installation and adjustment, to make final hardware adjustment, and to instruct the Owner's personnel in adjustment, care and maintenance of the hardware.
- 02 Locksets, closers and exit devices shall be inspected by the factory representative and adjusted after installation and after the HVAC system is in operation, to insure correct installation and

proper adjustment in operation. The manufacturer's representative shall prepare a written report stating compliance, and also recording locations and kinds of noncompliance. The original report shall be forwarded to the Architect with copies to the Contractor, hardware distributor, hardware installer and building owner.

- 03 At the completion of the project, the technical and warranty information coalesced and kept on file by the General Contractor/Construction Manager shall be given to the Owner or Owner's Agent. In addition to both the technical and warranty information, all factory order acknowledgement numbers supplied to the General Contractor/Construction Manager during the construction period shall be given to the Owner or Owner's Agent. The warranty information and factory order acknowledgement numbers shall serve to both expedite and properly execute any warranty work that may be required on the various hardware items supplied on the project. Minimum warranty period shall be two (2) years.
- 04 Submit to General Contractor/Construction Manager, two copies each of parts and service manuals and two each of any special installation or adjustment tools. Include for locksets, exit devices, door closers and any electrical products

HARDWARE SETS

- 01 See Door Schedule on the drawings.

SECTION 08B**METAL DOORS AND FRAMES****SCOPE OF WORK**

- 01 The work of this section includes all labor, material, equipment and service required to furnish hollow metal work for the project.
- 02 Material Furnished to Other Trades for Installation:
- a. To Division 06 – Doors and frames in stud walls and block partitions.
- 03 Work by Others:
- a. By Section 08C - Door glazing.
- b. By Section 09A – Field painting of frames.

CODES AND STANDARDS

- 01 Hollow metal doors and frames shall comply with the ANSI/SDI-A250 - Heavy Duty core materials of polyurethane or polystyrene. All labeled doors and frames shall meet the requirements of the Underwriter Laboratories. Nomenclature and fabrication standards shall meet the established standards of the American National Standards Institute as they may apply to the work.

MANUFACTURERS

- 01 All steel doors, frames or partitions as scheduled on Door Schedule and specified herein use identifications as established by Curries - Division of Essex Industries. Alternate accepted Manufacturers meeting stated requirements herein: Amweld, Mesker, Ceco, Steelcraft and Kewanee.

DOOR FRAMES

- 01 Frames shall be 16 gauge, galvanized at all exterior openings. Frames shall be formed with integral stops and rebates. Provide 4" head frames where detailed. Angle spreaders shall be welded to the bottom of jambs to assure safe shipment and perfect alignment in field setting. All frames shall have mitered corners, welded and ground smooth and re-prime painted.
- 02 Frames shall be fabricated to suit wall widths as scheduled and to set on finished floor slab. Angle spreaders shall be removed after completion of adjoining walls.
- 03 A minimum of three anchors shall be provided for each jamb (four for openings over 7'6"). Anchors are to suit the wall conditions. Floor anchor clips shall be welded to each jamb and provided with holes for securing to floor.
- 04 Frames shall be accurately mortised for strike plates and hinges per hardware supplier's templates. Adequate reinforcements shall be provided with steel plates welded to the frame and precisely drilled and tapped to accommodate template hardware. Hinge reinforcement shall be 3/16" plate, minimum. Tape hinge reinforcements to prevent clogging of the tapped holes from mortar. Adequate reinforcements shall be provided for door checks, brackets and other surface applied hardware installed in field.

HARDWARE

- 01 All door hardware shall be furnished by Section 08A -Finish Hardware and installed by Division 06. See Door and Hardware Schedule on the drawings for hardware sets.

02 All doors and frames shall be fabricated to accommodate hardware as scheduled.

UNDERWRITERS LABELS

01 As scheduled in Door Schedule provide Underwriters Label on door and frame. Construction shall meet all requirements of UL.

PAINTING

01 All doors, frames and partitions shall be thoroughly cleaned of grease, oil and other impurities, filled flush as to completely conceal all seams and welds and given two coats of baked -on rust resisting primer.

SHOP DRAWINGS

01 This contractor shall submit shop drawings for Architect's review, drawings shall include all pertinent material such as material gauges, sizes, swing, hardware list, etc.

SECTION 08C**GLASS AND GLAZING****SCOPE OF WORK**

- 01 The work under this section includes everything necessary and incidental to the glass, glazing and mirror installation.
- 02 Work by Others:
- a. By Division 01 - Glass Cleaning
- 03 All work under this heading shall be in conformance with the latest applicable edition of the IBC National Building Code and The Rules as published by the Glazing Contractors Association, Detroit, MI.

MAUFACTURERS

- 01 All glass shall be supplied with identifying tags of one of the following manufacturers, except where specifically stated otherwise.
- | | |
|-------------------|--------------------------------|
| a. Vitro/PPG | d. Viracon/Apog. |
| b. NSG/Pilkington | e. Guardian Glass (Spec. Used) |
| c. AGC/Asahi | |

MATERIALS

- 01 Safety Glass: Tempered or heat strengthened, 1/4" thick, meeting current requirements of ASTM C1048.
- 02 Clear Glass (Interior Glazing): 1/4" clear float glass.
- 03 Clear Glass (Insulated Panels): SN 68 Ultra-Clear glass, 1/4" thick, meeting current requirements of ASTM C1036.
- 04 Tinted Glass: Guardian Midnight Gray, 1/4" thick.
- 05 Low-E Coating: Guardian SunGuard SNX 62/27, applied to #3 surface.
- 06 Insulated Glass Assembly: Exterior lite tinted glass, 1/4" thick, with 1/2" air space and 1/4" clear interior lite, meeting current requirements of ASTM C1036. Overall thickness: 1".
- 13 Glazing Compound: Shall be Tremglaze Mastic Glazing Compound as manufactured by Tremco. Acceptable alternate manufacturer: Penco.
- 14 Sealant: Shall be Tremco Mono-Lastomeric.

MATERIAL LOCATION

- 01 Safety Glass: Shall be furnished in all locations required by construction codes.
- 02 Clear Glass (Interior Glazing):

INSTALLATION

- 01 Glazing installation shall be performed in accordance with the standards of the Flat Glass, Jobbers Association Glazing Manual, latest edition, unless specifically excepted in the specifications or details.
- 02 Installation of glass shall be in strict accordance with recommendations of the glass manufacturer as required for his warranty.

BREAKAGE

- 01 At completion of the work, replace all glass under this contract, which is broken or cracked due to improper setting.

GUARANTEE

- 01 This contractor shall guarantee that all work executed under this heading will be sound and waterproof, free from defects in materials and workmanship for a period of one (1) year from date of final acceptance.

DIVISION 09

FINISHES

- 01 All work under this heading shall meet requirements of Division I and Instructions to Bidders and include everything necessary and incidental to completion of interior finishes as outlined.
- 02 Work Included:
 - a. Section 09A - Painting and Decorating
 - b. Section 09B - Floor Covering
 - c. Section 09C - Gypsum Drywall
 - d. Section 09D – Acoustical Treatment

SECTION 09A

PAINTING AND DECORATING

SCOPE OF THE WORK

- 01 This section includes everything necessary and incidental to the painting and decorating work. All exterior surfaces and interior surfaces in finished areas requiring painting and finishing, for protection or appearance, shall be furnished by this Section.
- 02 The following work requires no finish by this section of the Specifications:
 - a. Acoustic tile.
 - b. Laminated plastic millwork and/or door veneers.

MATERIALS

- 01 Paints, varnishes, enamels, primers, stains, etc., specified herein shall be first line quality of each manufacturer. No substitution from this approved list shall be permitted without the written approval of the Architect.
 - a. Primers, fillers, paints and enamels: Glidden, Benjamin Moore, Pratt & Lambert, O’Leary.
 - b. Exterior Stains and Paints: Pratt and Lambert, Glidden.
 - c. Interior Stains and Varnish: Pratt and Lambert, Glidden, Benjamin Moore, O’Leary.
 - d. Epoxy Paint: Glidden "Glid-Tile Epoxide", Pittsburgh "Pitt-Glaze" or Benjamin Moore Epoxy.

- 02 Volatile Organic Content of all finishing materials on the project shall not exceed the following limits:

	<u>VOC limit (gram/litre)</u>	
	<u>Flat</u>	<u>Non-Flat</u>
Interior Paint/Stain	50	150
Exterior Paint/Stain	100	200
Anti-Corrosive	250	

PAINTING & FINISHING LOCATIONS

- 01 Generally, all new gypsum board framed walls throughout the project shall receive new paint finish. All walls w/in Room A19 to receive new paint. Walls w/in the recessed millwork niches of Rooms A12, A13, A14, and A15. Refer to floor plans and Door Schedule for more information as they apply to painting and finishing.
- 02 Exterior Painting and Finishng: None.

03 Interior Painting and Finishing:

- a. Hollow Metal Doors & Frames.
- b. Gypsum Board Walls & Ceilings.

COLORS AND SAMPLES

- 01 All colors shall be as selected by the Architect.
- 02 This Contractor shall submit complete selection of colors of paint manufacturer proposed. Samples shall be of ample size to enable accurate evaluation of final appearance.
- 03 Finished work shall match approved samples in all cases.

INSTALLATION

- 01 No painting shall be done on damp surfaces; and the areas in which this Contractor is to work shall be broom clean, before work is started.
- 02 Application of first coat of paint or other material by this Contractor indicates his acceptance of the surface as proper to receive his work.
- 03 This Contractor shall provide drop clothes and coverings as necessary to protect the work he does and the work of all the other trades at all times. He shall make good any damage done to other work in the execution of his contract. Spray painting will not be permitted unless every precaution is taken to protect all adjacent unpainted surfaces from over-spray. Mask all adjacent surfaces where necessary to adequately protect other work.
- 04 Remove all electric plates, surface hardware, etc., before painting. Loosen canopies of fixtures in contact with painted surfaces. Replace after completion of work. Mask all switches and receptacles.
- 05 All materials shall be applied by skilled mechanics. Work shall be neat and true in every respect, without runs or sags. All stained work shall be properly cleaned and sanded smooth before commencing finish work. Putty up all nail holes and other depressions of a minor nature. Putty shall match wood where natural finishes occur. Fill all minor cracks and finish smooth before painting. Runs and sags appearing in finish work shall be sanded smooth and entire surface refinished.
- 06 Where existing work is scheduled to be refinished do all necessary preparation work, sand surfaces, and make all effort to provide completed finish to match new work as far as practicable.
- 07 A coat of paint or varnish shall be defined as a minimum of 2 mils, dry thickness.
- 08 Each coat of paint shall be allowed a minimum of 12 hours drying time before being re-coated.
- 09 Method of application of paint shall be as scheduled.

PAINING SCHEDULE01 EXTERIOR WORK: None.02 INTERIOR WORK

- a. Gypsum Board where scheduled for paint (Spray or Roll)
 - 1. 1 coat (Latex) primer sealer, tinted
 - 2. 2 coats eggshell enamel.
 - 3. 1-1/2 to 2 mils per coat.

- b. Ferrous Metal (Brush)
1. Sand rust spots and touch-up, primer.
 2. 1 coat Alkyd primer, tinted
 3. 1 coat Alkyd eggshell enamel.
- d. Wood Natural Finish (Brush) Wood Trim and Doors
1. Sand, wipe.
 2. 1 coat P & L Tonetic Stain, sand lightly.
 3. 1 coat P & L Polyurethane varnish, satin , sand lightly.
 4. 1 coat P & L Polyurethane varnish, satin, Steel Wool.
- g. Block (Roll)
1. 1 coat block filler-apply with stiff brush, fill all pores and voids, roll out all brush marks.
 2. 1 coat epoxy paint semi-gloss-minimum thickness: 5 mils dry.

GUARANTEE

- 01 This Contractor shall guarantee his work for a period of one (1) year from date of final acceptance against defects due to faulty workmanship or material.

SECTION 09B

FLOOR COVERING

SCOPE OF WORK

- 01 This Section shall provide all labor and material, services and equipment necessary and incidental for installation of floor coverings and related items.
- 02 Floor materials furnished under this Section shall meet all applicable requirements of ASTM, NFPA, ISO, NSF/ANSI as they may relate to the project..

MATERIALS

02 CARPET SCHEDULE

Name	Manufacturer/ Style	Size	Collection	Style	Pattern	Color	Installation
New Carpet	Interface	50cm x 50cm	Cubic Colours Colorline	-	-	# 7249 Blue Lagoon	Non-directional

- a. Existing Carpet (discontinued): Interface, Style: "Roy G. BIV", size: 50cmx50cm, color: 7448

03 BASE SCHEDULE

Base at	Manufacturer	Height	Type	Color
Throughout (incl. at millwork)	Johnsonite	4"	cove	Match Existing (Dark Brown #44 assumed - v.i.f.)

- 04 Adhesives, leveling and patching compounds shall be as recommended by Manufacturer for particular floor coverings employed.

Volatile Organic Content of all adhesive materials on the project shall not exceed 50 grams per litre.

MATERIAL LOCATION

- 01 See Floor Plan, Sh. No. A2.1, for location of all floor covering materials.

DELIVERY, STORAGE AND HANDLING

- 01 Shall be in accordance with the product manufacturer's stated conditions for product being used.

INSTALLATION

- 01 Room temperature during installation shall be 70 degrees F. Follow manufacturers recommendations on installation throughout. Proceed with installation only when proper moisture content of concrete floor slab is achieved for type of material being applied.
- 02 Carpet:
 - a. Carpet installation shall generally be installed by direct glue method with self-releasing adhesive.

- b. Manufacturer's detailed installation instructions shall be strictly followed. Installation shall be under direction of manufacturer's trained personnel and meet their approval.
- c. At all doorways and carpet terminations at hard surfaced floor materials provide Burke-Mercer carpet reducer strip, color as selected by Architect.
- d. Provide all necessary protection for completed installation and turn carpeting over to Owner in perfect condition, free from stain and damage from other trades.

05 Vinyl Base:

- a. Provide and install vinyl base where indicated on the Drawings. Base is generally required at carpet and resilient tile and at Millwork. Neatly fit all base to walls; interior and exterior corners and insert returns at hollow metal door frames into joint between frame and wall.

CLEANING, WAXING, POLISHING

- 01 At completion of all other work, thoroughly clean all resilient tiles and sheet goods installed under this contract.
 - a. All resilient tile or sheet goods shall receive a complete application of waxing and polishing in strict accordance with the recommendations of the manufacturer of the flooring material.
 - b. This contractor shall present the Owner, or the Owners maintenance personnel, with instructions on the correct maintenance procedures to be followed in future use of the flooring.
- 02 Clean all adhesive from carpet with "Dissolve" solution and leave in perfect condition, cleaned and vacuumed for Owner's acceptance.
- 03 Provide heavy paper protection against any subsequent traffic or demo work prior to Owner accepting building.

REPLACEMENT MATERIAL

- 01 At completion of project, deliver to Owner:
 - a. Usable carpet scraps and overage.
 - b. One box of each major field color of carpet tile

GUARANTEE

- 01 This contractor shall guarantee all materials and workmanship under this heading to be free from defect for a one (1) year period from date of acceptance.

SECTION 09C**GYPSUM DRYWALL****SCOPE OF WORK**

- 01 The work under this Section shall provide all materials, labor, protections and appliances necessary to furnish, deliver, and install gypsum board panels. Gypsum panels are identified as "Gyp. Bd." on drawings.
- 02 Work Included:
- a. Interior partitions, exterior wall interior finish, ceilings, and ceiling drops.
- 02 Work by Others:
- a. By Section 05H – Exterior metal studs and framing, furring, and sill sealers.
- b. By Section 07C – Sound Insulation in partitions.

MATERIALS

- 01 All gypsum board materials described herein are as manufactured by United States Gypsum Company and shall be installed in accordance with its printed instructions.
- a. Accepted Alternate Manufacturers: National Gypsum Co., Continental Building Products, Framing: U.S. Steel Super C Steel Framing, Wheeling Steel Framing, CECO, Dale/Incor.
- 02 Gypsum Panels:
- a. Face Boards: Shall be 5/8" tapered edge Sheetrock SW, 48" wide in lengths as long as practical to minimize the number of joints; 5/8" Sheetrock Firecode (ASTM C36/C36M, Type "X") where required for fire rated construction. W/R Regular Gypsum Panels where required for water-resistant construction, Securock Glass-Mat Gypsum Sheathing for exterior usage.
- 03 Metal Framing:
- a. Interior:
1. Studs - ST, sizes as indicated on drawings, gauges: 3-5/8" up to 9'-0" high - 25 gauge; 3-5/8" 9'-0" to 16'-0" - 20 gauge; 3-5/8" over 16'-0" – 18 gauge. 6" any height - 20 ga., 8" any height - 18 ga., Furring shall be 25 gauge.
 2. Runners - CR25 - sizes as indicated on drawings.
 3. Steel Framing: Unimast SJ members for load-bearing wall applications.
 4. Furring Channels – Z-furring channels, 1½" deep; hat channels 7/8".
- 04 Joint System: U.S. Gypsum Sheetrock Paper joint tape system with USG Sheetrock Lightweight All Purpose Joint Compound with dust control. St. Gobain Fibafuse Max paperless mesh joint system at areas of moisture.
- 05 Fasteners: Per Selector Guide for USG Screws - for conditions of use.
- 06 Accessories:
- a. Corner Bead - USG No. 104 Dur-A-Bead.
 - b. Casing Bead - USG No. 200A or 200B Type metal trim; Paper faced B9. J-Stop not acceptable
 - c. Control Joint - USG No. 093.

- 07 Adhesive: USG Durabond 200 or 300 adhesive. Volatile Organic Content of adhesives for gypsum boards shall not exceed 50 grams per litre. Preferred alternate meeting panel manufacturers approval: OSI GreenSeries construction adhesive meeting ASTM E72 and C557. V.O.C. content < 2 g/L (1% by weight).
- 08 Caulking: USG Sheetrock Acoustical Sealant.
- 09 Ceiling Suspension: USG Drywall Suspension System.
a. Gypsum Panels: ASTM C36/C36M, 5/8" thickness for flat ceilings, laminated lesser thicknesses to accommodate curved and dome conditions.
- 10 Furring Channels: 25 gauge corrosion resistant, roll-formed, hat shaped sections, 7/8" x 2 9/16".

MATERIAL LOCATIONS

- 01 Gypsum Panel System: Generally for interior partition walls.
- 02 Gypsum Panels on Furring: . Generally for interior partition walls.
- 03 Gypsum Panels on Furring Channels w/insulation:
- 04 Type "X" Panels: Generally for rated interior partition walls.
- 05 Ceiling Suspension: Generally for suspended ceilings, ceiling drops, curved or domed ceilings.
- 06 Caulking: Provide at both sides of interior partitioning steel runner prior to gypsum board installation.

INSTALLATION

- 01 General:
- a. This Contractor shall inspect all walls, grounds, surfaces, hangers, electrical boxes, heating outlets, etc., by other trades and assure himself that all are true and secure. Defective work shall be reported and corrected before proceeding with the work. No work of other trades shall be covered until installations are complete, tests and inspections made, and approval given.
- b. The temperature of the area where the gypsum panels are being applied shall be maintained between 45 degrees and 70 degrees and adequate ventilation shall be provided to eliminate excessive moisture.
- c. Material shall be applied by skilled mechanics, properly trained and experienced in the application of the board and joint treatment.
- d. System shall generally consist of 5/8" gypsum panels suspended or applied over steel framing. Drywall shall be applied with manufacturer's approved screws, and joints treated with tape and joint compound.
- 02 Walls:
- a. Before applying gypsum board provide sealant at steel runner; install metal casing bead at termination of work, specifically where drywall abuts masonry, door frames etc. Use maximum lengths of material available to avoid joints.

- b. Apply gypsum panels perpendicular to studs or furring. Position all ends over studs. Use maximum practical length to minimize joints. Fit ends and edges closely, but not forced together. Install panels with USG screw application method. Secure panel at top and bottom.
- c. Corner beads shall be applied to all external corners of the boards. Beads shall be set plumb and in the plane of the board. Corner beads shall be straight and true, without bends, butt joints or crimps.
- d. Provide control joints at all construction changes in the plane of the panels, and for partition or ceiling runs exceeding 30 feet.
- e. Where structural deflection is a consideration provide slip or slotted track detail suitable to accommodate the anticipated deflection. Detail shall be as standard with the manufacturer of the studs
- f. Gypsum Board Finish shall be in accord with ASM C 840, Level 4 finish.

03 Ceilings:

- a. Install in accordance with ASTM C636, CISCA installation standards and other applicable codes. Install in accordance with manufacturer's current printed recommendations.
- c. Install control joints where indicated on Reflected Ceiling Plan.

04 Ceiling Drops:

- a. Install miscellaneous ceiling drops at upper cabinets, movable partitions, lighting drops, etc. where shown throughout. Construction shall be consistent with ceiling construction standards.
- b. Provide structural headers and vertical supports where indicated at large openings.
- c. Install control joints where indicated on Reflected Ceiling Plan.
- d. Provide stop beads and corner beads required to complete the drop details.

05 Joint System:

- a. Using a suitable tool or machine, a thin uniform layer of joint compound approximately 3" wide shall be applied over the joint to be reinforced. The tape shall be centered over the joint and seated into the compound, leaving sufficient compound under the tape to provide proper bond. Excess compound shall be cleaned from the surface of the board.
- b. The tape shall be covered with topping spread evenly over and slightly beyond the tapered edge area of the board and feathered at the edges. After the previous coat is dry, it shall be covered with a second coat of topping with a smooth uniform slight crown over the joint and the edge feathered slightly beyond the preceding coat. All dimples at nail heads shall receive three coats of joint compound.
- e. Flanges of all corner beads and casing beads shall receive at least two coats of joint compound. When completed, the compound shall extend approximately 8" to 10" on either side of the exposed nosing. Columns and ceiling drops, less than 20" wide shall have full bed of compound between beads.

- f. All coats in finished ceiling areas shall be sanded as necessary after each application of joint compound has dried. The final coat and subsequent sanding shall leave gypsum wallboard and treated areas uniformly smooth and ready to receive paint finish.
- g. All panels in concealed ceiling areas shall be "fire taped" only to seal off attic space.

CLEANING

- 01 Upon completion of work, remove all debris resulting from the work and leave areas in neat condition for subsequent trades.

PROTECTION

- 01 Protect all wood, glass, aluminum and other finished work during the progress of work and make good any damages done to such work.

GUARANTEE

- 01 This Contractor shall guarantee all materials and workmanship under this heading for a one (1) year period from the date of acceptance. The guarantee shall include repainting of areas damaged due to defects under this heading

SECTION 09D**ACOUSTICAL TREATMENT****SCOPE OF WORK**

- 01 The work under this heading shall provide all materials, labor, services, equipment, necessary for and incidental to the installation and furnishing of acoustical tile and related suspension systems as called for on the drawings and specified herein.
- 02 Construction conditions shall comply with Standard Specification for Metal Suspension Systems for Acoustical Tile and Lay-in Panel Ceilings - ASTM C635/C635M and Recommended Practice for Installation of Metal Suspension Systems for Acoustical Tile and Lay-in Panel Ceilings - ASTM C636/C636M.
- 03 Systems shall be rated for Noise Reduction Coefficient in accordance with ASTM C423 and Sound Transmission Coefficient in accordance with AMA 1-II as tested by an independent agency.

MATERIALS

- 01 Acoustical tile specified herein to match existing tiles (assumed to be BAS standard - Certainteed, "Symphony", square edge, 24"x24"x3/4") – verify in field. All tile shall be Class A.
- 02 Approved Alternate Manufactures: None.
- 03 Suspension System: Shall match existing suspension system (assumed to be BAS standard – Armstrong Prelude, 15/16" exposed Tee, color: white) – verify in field.
- 04 Acceptable Alternate Manufacturer: none.

MATERIAL LOCATIONS

- 01 As indicated on the Drawing Sheets for infilling and repair work as necessary.

INSTALLATION

- 01 All acoustical tile and panels shall be installed in strict accordance with the manufacturers recommendations by experienced, skilled mechanics. Cutting and edging of all boarder tiles shall be done in a precise and accurate manner to match field tiles. Framing and installation of suspension systems shall be in accordance with ASTM C635 and C636 respectively as applied to Metal Ceiling Suspension Systems for Acoustic Tile and Lay-in Panels.
- 02 All lighting fixtures are installed by Division 16. Ceiling diffusers are installed by Division 15.
- 03 At exposed grid system provide Main Tees supported by No. 12 ga. wire at 4' - 0" o.c. for tees not bearing light fixtures. Provide additional hangers at each corner of light fixtures for support. Provide wall angles at all walls to match exposed grid and as detailed. Water or laser level for uniform ceiling height. All members shall be surely interlocked for good stability and shall be plumb and in true alignment throughout the combined lengths. Use maximum available lengths of material wherever possible. Miter all corners in wall angles. Acoustical panels shall lay flat and true in grid. All panels shall securely fit into the suspension system.
- 04 Entire installation shall be coordinated as necessary with Mechanical and Electrical Trades. This contractor's layout in accordance with Electrical Plan will establish dimensions for all affected trades. See Reflected Ceiling Plans Drawing Sh. A1 & A2 for location and details of all ceiling work.

- 05 Immediately remove any foreign substances from exposed grid members. Touch up any minor scratches or blemishes with paint type and application to match. Replace any grid members showing crimps or major blemishes and leave installation in acceptable condition.

REPLACEMENT MATERIAL

- 01 At completion of installation provide to Owner one (1) unopened box of each type of acoustic tile used on the project.

GUARANTEE

- 01 This Contractor shall guarantee that all work executed under this heading will be free from defects of material and workmanship for a period on one (1) year after date of acceptance.