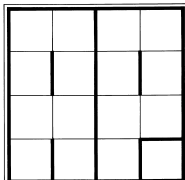


PROJECT MANUAL

PHASE 1 REMODELING FOR NEW STATE'S ATTORNEY OFFICE FACILITY

AT THE WILL COUNTY COURT ANNEX FACILITY
57 N. OTTAWA ST. & 57 W. JEFFERSON ST.
JOLIET, ILLINOIS
ARCHITECT'S PROJECT NO. R-1307

MARCH 17, 2015
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TABLE OF CONTENTS

PROJECT: **Phase 1 Remodeling for New State’s Attorney Office Facility**
 at the Will County Court Annex Facility
 57 N.Ottawa Street & 57 W. Jefferson St.
 Joliet, Illinois
 Architect's Project No. R1307

INTRODUCTORY INFORMATION

	Title	Pages
	Title Page	
00 01 07	Table of Contents	00 01 07-1-2

PROCUREMENT REQUIREMENTS

Document Number	Title	Pages
00 11 16	Invitation To Bid	00 11 16-1-2
00 21 13	Instructions To Bidders	00 21 13-1-5
00 40 00	Bid Form.....	00 40 00-1-3
00 72 00	General Conditions.....	00 72 00-1
00 73 00	Supplementary Conditions.....	00 73 00-1-10
00 73 46	Wage Determination Schedule	00 73 46-1-2
00 91 13	Addenda (Incorporated When Issued)	

SPECIFICATIONS

Section Number	Title	Pages
----------------	-------	-------

DIVISION 01 - GENERAL REQUIREMENTS

01 11 00	Summary of Work.....	01 11 00-1-2
01 20 00	Allowances	01 20 00-1
01 23 00	Alternates.....	01 23 00-1
01 25 00	Substitution Procedures.....	01 25 00-1
01 29 76	Progress Payment Procedures	01 29 76-1-2
01 31 13	Project Coordination	01 31 13-1
01 31 19	Project Meetings.....	01 31 19-1-3
01 33 00	Submittal Procedures.....	01 33 00-1
01 50 00	Temporary Facilities and Controls.....	01 50 00-1
01 73 29	Cutting and Patching	01 73 29-1-2
01 77 00	Closeout Procedures.....	01 77 00-1
01 78 36	Warranties.....	01 78 36-1-3

DIVISION 02 - EXISTING CONDITIONS

02 41 19 Selective Structure Demolition02 41 19-1-2

DIVISION 03 - CONCRETE

03 30 00 Cast-In-Place Concrete.....03 30 00-1-3

DIVISION 05 - METALS

05 41 00 Cold-Formed Metal Framing05 41 00-1-2

DIVISION 06 - WOOD, PLASTICS & COMPOSITES

06 10 00 Rough Carpentry06 10 00-1-3

06 20 00 Finish Carpentry06 20 00-1-2

DIVISION 07 - THERMAL & MOISTURE PROTECTION

07 21 00 Building Insulation07 21 00-1-2

07 84 00 Firestopping07 84 00-1-2

07 92 00 Sealants07 92 00-1-2

DIVISION 08 - OPENINGS

08 11 13 Hollow Metal Doors And Frames.....08 11 13-1-2

08 14 16 Flush Wood Doors08 14 16-1-2

08 71 00 Door Hardware08 71 00-1-2

DIVISION 09 - FINISHES

09 21 16 Gypsum Board Assemblies09 21 16-1-2

09 51 13 Acoustic Panel Ceilings09 51 13-1-2

09 65 13 Resilient Wall Base and Accessories.....09 65 13-1-2

09 65 19 Resilient Tile Flooring09 65 19-1-2

09 68 16 Sheet Carpet09 68 16-1-3

09 91 00 Painting.....09 91 00-1-2

DIVISION 10 - SPECIALTIES

10 14 00 Signage10 14 00-1-2

10 21 13 Toilet Compartments..... 10-21-13-1-2

10 28 13 Toilet Accessories10 28 13-1-2

10 44 16 Fire Extinguishers, Cabinets And Accessories.....10 44 16-1-2

DIVISION 21 - FIRE SUPPRESSION

21 13 00 Fire Suppression Sprinkler Systems21 13 00-1-2

END OF TABLE OF CONTENTS

DOCUMENT 00 11 16 - INVITATION TO BID

Sealed bids are invited by the County of Will for Phase 1 Remodeling for New State's Attorney Office Facility, Will County Court Annex Facility, 57 N. Ottawa St. 57 W. Jefferson St., Joliet, Illinois, in accordance with Bidding Documents prepared by Andrew R. Partak, Jr. AIA, Architect, 14141 W. Bruns Road, Manhattan, Illinois 60442.

A. CONTRACT TYPE:

1. Project will be constructed under a prime lump-sum contract.

B. TIME AND PLACE:

1. Sealed bids for all Work will be received until 10:00 A.M., prevailing time, Wednesday, April 22, 2015 at the Will County Office Building Purchasing Department located on the second floor at 302 N. Chicago Street, Joliet, Illinois 60432. Bids will be publicly opened and read aloud at that 10:10 A.M. in Conference Room A, Will County Office Building. Bids received after prescribed time will not be accepted and will be returned to Bidders unopened.

C. BIDDING DOCUMENTS:

1. Bidding Documents are available on and after Friday, March 27, 2015 and may be examined at the Will County Office Building subsequent to that time. These documents will also be on file and available for examination at the following locations: Contractor's Association of Will and Grundy Counties, 233 N. Springfield Avenue, Joliet, Illinois.
2. Bidders may obtain a PDF of Bidding Documents by contacting Rita Weiss, Purchasing Director, at (815) 740-4605. rweiss@willcountyillinois.com
3. Bid Documents will not be issued directly to Sub-bidders.

D. PRE-BID MEETING:

1. A mandatory pre-bid meeting is scheduled for 10:00 A.M. prevailing time, on Monday, April 6, 2015 at the Will County Court Annex Facility, 57 N. Ottawa Street, Joliet, Illinois. The Owner and the Architect will be represented and will discuss and provide information relevant to Project conditions, requirements and the Bidding/Contract Documents. Prime bidders area required and prospective subcontractors and material suppliers are invited to attend.

E. STIPULATIONS:

1. A 10% bid Bond or Cashier's check made payable to the Will County Treasurer MUST accompany your sealed bid, or it will not be considered. Money Orders or Company checks will not be accepted.
2. All Prime Bidders shall complete and submit Prime Contractor Certification Form 720ILCS 5/33E. Blank forms are provided as part of the Bid Form.
3. Selected Bidder will be required to provide a satisfactory Performance Bond and Labor & Material Payment Bond covering the full performance of the Contract.
4. Selected Bidder must assure that all persons employed by Bidder, and all applicants for such employment, will not be discriminated against because of their race, creed, color, sex or national origin.
5. Selected Bidder must comply with the Will County Purchasing Ordinance (Section 1-201 (34)).
6. All laborers, mechanics and other workmen employed on this project shall be paid no less than the prevailing hourly wage rate determined by the Illinois Department of Labor.
7. Owner is required to let the contract to the lowest responsible bidder and reserves the right to waive any non-material irregularity in the bid.

By: Rita Weiss, Purchasing Agent
County of Will

Date: March 25, 2015

END OF DOCUMENT 00 11 16

DOCUMENT 00 21 13 - INSTRUCTIONS TO BIDDERS

A. DEFINITIONS:

1. Bidding Documents: Consist of Invitation to Bid, Instructions to Bidders, Bid Form, other sample bidding and contract forms, and Contract Documents including duly issued Addenda.
2. Contract Documents: As defined in the General Conditions.
3. Addenda: Written or graphic instructions issued by Architect prior to enactment of Construction Contract which modify Bidding Documents.
4. Bid: Properly executed proposal to perform the Work or designated portion thereof, for remuneration as stipulated therein, submitted in accordance with the conditions and requirements of the Bidding Documents.
5. Base Bid(s): Stipulated amount stated in Bid and described in the Bidding Documents as the base amount to which amounts may be added for additional work or from which amounts may be deducted for deducted work in accordance with described Alternate Work.
6. Alternate Bid (or Alternate) [If Any]: Stipulated amount stated in Bid to be added to the Base Bid for additive Alternate Work or deducted from the Base Bid for deductive Alternate Work.
7. Unit Price: Stipulated amount stated in Base Bid as a price per unit of measurement for materials and for services as defined in Bidding Documents and which is to be utilized for calculating Change Order amounts for additional or deducted work utilizing such materials and/or services.
8. Bidder: Person or entity who submits Bid.
9. Sub-bidder: Person or entity who submits a bid to a Bidder for materials and/or services for a portion of the Work.
10. The definitions set forth in the General Conditions and the Supplementary conditions are applicable to terms utilized throughout the Bidding Documents.

B. BIDDER'S REPRESENTATIONS:

1. Submission of Bid represents that Bidder:
 - a. Has thoroughly examined and studied the Bidding Documents and fully understands the conditions and requirements thereof.
 - b. Has examined the premises of the Work, has fully investigated local conditions attendant to the Work, including applicable codes, laws and regulations, and fully understands all such conditions and has correlated such conditions with the meaning, intent and requirements of the Bidding Documents.
 - c. Has prepared and submitted Bid in full accordance with the requirements and conditions of the Bidding Documents.

C. BIDDING DOCUMENTS:

1. AVAILABILITY

- a. Copies of Bidding Documents will be issued to prospective prime bidders and will be available for examination at the Will County Office Building and at plan rooms for the use of prospective sub-bidders, as set forth in the Invitation to Bid.

2. INTERPRETATIONS/CORRECTIONS

- a. Prospective bidders and sub-bidders are requested to promptly notify Architect of any observed ambiguities, discrepancies and errors in the Bidding Documents and any inconsistencies between these documents with site and local conditions.
- b. Prospective bidders and sub-bidders requiring clarifications or interpretations of the Bidding Documents shall make requests for such, as soon as possible, but in no case less than five (5) days prior to bid date.
- c. Required interpretations, clarifications, corrections or modifications of the Bidding Documents will be made by Addendum. Such information provided in any other manner will not be binding upon the Architect or the Owner.

3. SUBSTITUTIONS:

- a. Materials, products and equipment indicated or specified in the Bidding Documents establish a standard of quality with which proposed substitutions must comply.
- b. Requests for substitutions, with supporting evidence that proposed substitute complies with quality standards set forth, must be received by the Architect not less than seven (7) days prior to bid date in order to be considered. Approved substitutes will be included in the Bidding Documents by Addendum. Architect's decision regarding approval or disapproval of proposed substitutes is final.
- c. No substitutes will be considered subsequent to receipt of bids except as specifically provided for the Contract Documents.

4. ADDENDA:

- a. Addenda will be transmitted to all holders of Bidding Documents of record and will be available for inspection wherever documents are on file. Bidders are cautioned to ascertain that they have received all issued Addenda and to acknowledge so in the spaces provided on the Bid Form.

D. BIDDING PROCEDURE:

1. FORM/SUBMISSION

- a. Bids are to be submitted in duplicate on forms provided by Architect with all appropriate blanks filled in by typewriter or manually with ink. Failure of Bidder to fully and properly fill in all appropriate blanks provided will be cause for rejection of Bid(s). All erasures, interlineations, strikeouts or alterations must be initialed by signer. Figures must be expressed both in numerals and in words. If worded figures are in conflict with numerals, worded figures will govern. Type the words "NO BID" if not bidding required multiple base bids.
- b. All requested Alternates, if any, must be bid. If Bidder proposes no change in Base Bid for specific Alternate, enter "No Change".
- c. Bids must bear legal name of Bidder and statement indicating whether Bidder is sole proprietor, partnership, corporation or other entity and must be signed by person(s) legally authorized to bind Bidder to a contract.
- d. Bids, accompanied by required bid security and other required documents, if any, must be submitted in a sealed opaque envelope addressed to the party receiving bids. The envelope shall further be identified with Project name, name and address of Bidder, designated portion of Work for which Bid is submitted, and further identified as "SEALED BID".
- e. Bids must be deposited at designated bid receiving location prior to time stated in the Invitation to Bid for receipt of Bids. Bidder bears full responsibility for timely delivery of Bid at designated location.

2. MODIFICATION/WITHDRAWAL

- a. Prior to the time designated for receipt of Bids, any Bid may be withdrawn, in person, by individual holding authority to do so by Bidder. Such withdrawn Bids may be resubmitted prior to the designated time for receipt of Bids provided that they are then in conformance with these instructions.
- b. No Bid may be withdrawn, modified or canceled for sixty (60) days subsequent to the designated time for receipt of Bids.
- c. Notification of Owner's rejection of Bids automatically nullifies such Bids. Enactment of a Contract between Owner and a Bidder automatically nullifies the Bids of all other Bidders. In either case, Bid securities will promptly be returned to Bidders.

3. BID SECURITY

- a. Bid security, in the amount stipulated in the Invitation to Bid, payable to the Owner, and in the form of a certified check, bank draft or bid bond must accompany bids. Such security will be considered a pledge that Bidder will enter into a Contract on the terms stated in Bid and will, if required by these Bidding terms stated in Bid and will, if required by these Bidding Documents, furnish bonds covering the full performance of the Contract and full payment of all obligations arising therefrom. Should Bidder, if selected, refuse to enter into Contract or fail to provide satisfactory bonds, bid security will be forfeited to Owner as liquidated damages, not as a penalty. Bid security will not be forfeited in the event that the Owner fails

to enter into a Contract.

- b. Bid securities will be returned to Bidders as soon as practical. Owner reserves the right, however, to retain bid securities of all Bidders to whom contract award is being considered until: (1) Contract has been executed; (2) Sixty [60] days after bid date; or (3) All bids have been rejected, whichever is sooner.
- c. Provide separate bid security with each base bid submitted. Form of separate bid security shall be as previously stated.

4. PRIME CONTRACTOR CERTIFICATE

- a. A completed Prime Contractor Certification (Form 720ILCS 5/33E) must accompany bids. A blank form is provided as part of the Bid Form.

E. CONSIDERATION OF BIDS:

1. OPENING:

- a. Bids will be publicly opened as stated in the Invitation to Bid. Bids will be read aloud immediately after time designated for receipt of bids and all Bidders will be provided with a tabulation of all Bids received as soon as practicable. Bidders will be notified of final disposition of Bids as soon as practical.

2. REJECTION:

- a. The Owner has the right to reject all Bids and to reject any Bid not properly conforming to the requirements of these Bidding Documents. The Owner further has the right to waive any non-material irregularities in the Bids or bidding procedures.

F. ACCEPTANCE OF BID(S) (AWARD OF CONTRACT):

- 1. The Owner intends to award Contract(s) based upon lowest Bid(s), properly submitted, commensurate with construction funds available. The lowest Bid will be considered to be the Base Bid, which combined with Alternate Bids, if any, prioritized and selected at Owner's discretion, yields the lowest sum total.

G. PERFORMANCE BOND/LABOR AND MATERIAL PAYMENT BOND

1. REQUIREMENTS:

- a. Prior to execution of Contract, selected Bidder(s) shall furnish Performance and Labor and Material Payment Bond(s) guaranteeing faithful and complete performance of the Contract(s) and the full payment of all obligations resulting therefrom, including those of Subcontractors. Said bonds must carry stipulation that, in event of conflict between the terms and provisions set forth in the bond(s) and the terms and provisions of the Bidding/Contract Documents, the terms and provisions of the Bidding/Contract Documents shall prevail. Bond(s) may be secured from Bidders selected source, the cost of which is to be included in the Base Bid. The Owner reserves the right to reject selected Bidder's source of bond(s) and to require bond(s) to be provided by a source acceptable to the Owner. In such a case, any cost differential

therefore shall be adjusted in the Contract price.

2. FORM/TIME OF DELIVERY:

- a. Bonds shall be submitted in a form acceptable to the Owner and shall be delivered to the Owner at time of enactment of Contract.

H. OWNER - CONTRACTOR AGREEMENT:

1. FORM:

- a. Form of Owner - Contractor Agreement for the Work will be AIA Document A101, Standard Form of Agreement Between Owner and Contractor, as approved by Attorneys for Owner and Contractor where the basis of payment is a Stipulated Sum.

END OF DOCUMENT 00 21 13

DOCUMENT 00 40 00 - BID FORM

TO: County of Will
302 N. Chicago Street
Joliet, Illinois

FOR: **Phase 1 Remodeling for New State's Attorney Office Facility**
Will County Court Annex Facility
57 N. Ottawa St. & 57 w. Jefferson St..
Joliet, Illinois
Architect's Project No. R-1307

FROM: _____

The undersigned, having examined the premises of the Work and being fully aware of existing conditions affecting the cost of the Work, including applicable codes, regulations and statutes, and, having completely and fully examined the Bidding Documents for the subject project and having full knowledge of the conditions and requirements thereof, proposes to perform the Work, or portions thereof as indicated, in full compliance with the conditions and requirements of the Bidding Documents as follows:

A. **BASE BID - Phase 1 Remodeling for New State's Attorney Office Facility:** Bidder agrees to perform all work associated with Phase 1 Remodeling for New State's Attorney Office Facility, shown or specified in the Construction Documents, for the sum of:

_____ Dollars (\$_____)

B. **ALTERNATES:** The following amounts for alternate construction, as more fully described in Section 01 23 00 – Alternates of the Specifications and on the Drawings, may be added to the BASE BID as indicated:

1. ALTERNATE NO 1: For the replacement of the existing rooftop HVAC unit serving the fourth floor, as indicated on the Drawings and labeled "ALTERNATE NO. 1", ADD to the BASE BID the sum of:

_____ Dollars (\$_____)

G. **STIPULATIONS:** The undersigned agrees to the following stipulations:

1. That this Bid shall be valid for a period of sixty (60) days after Bid Date.
2. That, if selected, will enter into an Agreement based upon this Bid and to submit a Performance Bond and Labor and Material Payment Bond and Certificates of Insurance within ten (10) days of receipt of notice of award.
3. That, if selected, certifies that he has not been barred from bidding on the contract as a result of a violation of either Section 33E-3, Bid-Rigging, or 33E-4, Bid Rotating, of Article 33E of Chapter 720 of the Illinois Compiled Statutes.
4. That, if selected, certifies that he complies with the Will County Purchasing Ordinance (Section 1-201 (34)).
5. **That, if selected, shall substantially complete Project by _____.**

By: _____ Title _____
Printed Name of Signer

Signature Date _____

(_____) _____
Telephone

ATTEST (If a Corporation)

(SEAL)

TITLE

END OF DOCUMENT 00 40 00

PRIME CONTRACTOR CERTIFICATION
Form 720ILCS 5/33E

The undersigned hereby certifies that _____
Name of Bidder

is not barred from contracting with any unit of State or local government as a result of a violation of either Section 33E-3 or 33E-4 of the Criminal Code of 1961.

Name of Bidder Capacity

Signature Date

Note: A person who makes a false certificate commits a Class 3 Felony.

Sections 33E-3 and 33E-4 provide as follows:

33E-3. Bid-rigging. A person commits the offense of bid-rigging when he knowingly agrees with any person who is, or but for such agreement would be, a competitor of such person concerning any bid submitted or not submitted by such person or another to a unit of State or local government when with the intent that the bid submitted or not submitted will result in the award of a contract to such person or another and he either (1) provides such person or receives from another information concerning the price or other material term or terms of the bid which would otherwise not be disclosed to a competitor in an independent noncollusive submission of bids or (2) submits a bid that is of such a price or other material term or terms that he does not intend the bid to be accepted.

Bid-rigging is a Class 3 felony. Any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be barred for 5 years from the date of conviction from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent in behalf of the corporation as provided in paragraph (2) of subsection (a) of Section 5-4 of this Code.

33E-4 Bid rotating. A person commits the offense of bid rotating when, pursuant to any collusive scheme or agreement with another, he engages in a pattern over time (which, for the purposes of this Section, shall include at least 3 contract bids within a period of 10 years, the most recent of which occurs after the effective date of this amendatory Act of 1988) of submitting sealed bids to units of State or local government with the intent that the award of such bids rotates, or is distributed among, persons or business entities which submit bids on a substantial number of the same contracts. Bid rotating is a Class 2 felony. Any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be permanently barred from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent in behalf of the corporation as provided in paragraph (2) of subsection (a) of Section 5-4 of this Code.

DOCUMENT 00 72 00 - GENERAL CONDITIONS

A. REFERENCED DOCUMENT

1. The GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA Document A201, 2007 edition, is hereby made a part of these Bidding/Contract Documents to the same extent as if set forth herein in its entirety. Copies of this document are available for examination at the Architect's office and may be obtained from the American Institute of Architects, 1735 New York Ave., N.W., Washington, D. C., 20006.
2. Referenced document is referred to elsewhere in the Bidding/Contract Documents as the "General Conditions".
3. These General Conditions are modified by Section 0073 00, Supplementary Conditions.
4. Certain provisions of the General Conditions are augmented by specific information and requirements set forth in other parts of the Bidding and Contract Requirements and Division 1 of the Specifications.

END OF DOCUMENT 00 72 00

DOCUMENT 00 73 00 - SUPPLEMENTARY CONDITIONS

A. DESCRIPTION

The following supplements modify, change, delete from or add to the General Conditions (2007 Edition) as referenced. Modification of any Article, or modification or deletion of any paragraph, subparagraph, sentence or clause thereof does not negate or change the full meaning and effect of unmodified and undeleted portions of such Articles, paragraphs, subparagraphs, sentences and clauses.

All provisions of the General Conditions not supplemented herein remain in full effect.

B. SUPPLEMENTS

1. ARTICLE 1 - GENERAL PROVISIONS

Add the following Subparagraph 1.2.4 to 1.2: "1.2.4: In the event that any provisions stated herein are in conflict with those stated in the General Conditions, those stated herein shall take precedence."

2. ARTICLE 2 - OWNER

Add the following Subparagraph 2.1.1.1 to 2.1.1: "2.1.1.1: The only authorized representatives of the Owner for the execution of written documents will be designated and identified upon enactment of the Owner-Contractor Agreement."

Subparagraph 2.1.2: Delete all text following the first sentence.

Add the following at the end of Subparagraph 2.2.2: ";; provided, however, that any approvals, easements, assessments, and charges required in connection with Contractor's construction means, methods, techniques, sequences or procedures are solely the responsibility of Contractor, regardless of availability of any other construction means, methods, techniques, sequences, or procedures."

Modify Subparagraph 2.3 as follows: In second line of subparagraph, delete the word "repeatedly." Add the following at the end of subparagraph: "This right shall be in addition to and not in restriction of derogation of the Owner's rights under Article 14 thereof."

Delete the following sentence from Subparagraph 2.4: "Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect."

3. ARTICLE 3 - CONTRACTOR

Add the following to paragraph 3.4.1: "3.4.1.1: In the employment of labor and use of labor, the Contractor(s) shall conform to the following Acts:

- a. Illinois Prevailing Wage Act (Illinois Revised Statutes, Chapter 48, Section 39s-1--12), Public Act 86-799 which provides in part, that the Contractor(s),

Subcontractors, etc., shall pay to all laborers, workmen and mechanics performing work under the Contract, not less than the prevailing rate of wages determined by the Illinois Department of Labor.

- b. Illinois Preference Act (Illinois Revised Statutes, Chapter 48, Section 2201-2207), which provides in part, that the Contractor(s), Subcontractors, etc. shall employ only Illinois laborers on this project as determined by the Illinois Department of Labor.”

Add the following to Subparagraph 3.4.3: "The Contractor shall be responsible for any damages to property or injuries to persons caused by the failure of Contractor's employees to comply with the rules, regulations, and policies of the Owner."

Add the following to Subparagraph 3.6: "This project is exempt from State Sales Tax, Federal Excise Tax, and the cost of a Municipal Building Permit(s)."

Add the following to Subparagraph 3.7.1: Following "licenses and inspections," add the words "approvals, other than those required by the Illinois Life Safety Code,".

Delete Subparagraph 3.7.3 in its entirety.

Add the following as Subparagraph 3.18.3: "'claims, damages, losses and expenses' as these words are used in this Contract shall be construed to include, but not be limited to (1) injury or damage consequent upon the failure of or use or misuse by Contractor, its subcontractors, agents, servants or employees, of any hoist, rigging, blocking, scaffolding, or any and all other kinds of items of equipment whether or not the same be owned, furnished or loaned by Owner; (2) All attorneys' fees and costs incurred in defense of the claim or in bringing an action to enforce the provision of this indemnity or any other indemnity contained in the contract document; and (3) All costs, expenses, lost time, opportunity costs, etc. incurred by the party being indemnified or its employees, agents or consultants."

Add the following as paragraph 3.18.4: "Contractor's indemnity obligations hereunder shall, but not by way of limitation, specifically include all claims and judgments which may be made against the indemnities under federal or state law or the law of other governmental bodies having jurisdiction, and further, against claims and judgments arising from violation of public ordinances and requirements of governing authorities due to Contractor's or contractor's employees' method of execution of the work."

4. ARTICLE 4 - ADMINISTRATION OF THE CONTRACT

Modify Subparagraph 4.1.2 as follows: In last line of subparagraph, delete the word "Contractor".

Modify Subparagraph 4.1.3 as follows: Delete the words "against whom the Contractor makes no reasonable objection and".

At the end of Subparagraph 4.2.9 after the phrase "certificate for payment", add the following: "and approval of the Owner."

Delete all text following the first sentence in Subparagraph 4.2.12.

5. ARTICLE 7 – CHANGES IN THE WORK

Delete subparagraph 7.3.4 in its entirety.

6. ARTICLE 8 - TIME

In Subparagraph 8.3.1, replace “Architect determines” with “Owner determines”; replace “Architect may determine” with “Owner may determine”.

Add the following subparagraphs to Subparagraph 8.3.1: "8.3.1.1 No such extension of time shall be made for any delay unless the Contractor, within 3 days after the beginning of the delay, shall have informed the Owner in writing of the nature of the delay, its cause, and its estimated duration. The Owner will ascertain the facts regarding the delay and notify the Contractor within a reasonable time of its decision in the matter."

"8.3.1.2 No claim for damage or any claim other than for extension of time as herein provided shall be made or asserted against the Owner by reason of any delays caused by the reasons hereinabove mentioned."

Delete Subparagraph 8.3.2 in its entirety.

Delete Subparagraph 8.3.3 in its entirety.

7. ARTICLE 9 - PAYMENTS AND COMPLETION

Add the following to Subparagraph 9.3.2: "The Owner shall have no responsibility or liability to the Contractor for the safekeeping of materials and equipment stored at the site or off the site."

Modify Subparagraph 9.4.2 as follows: Delete Clause "(3)".

Add the following to Subparagraph 9.6.1: "Payment shall be made in accordance with the provisions of the *Illinois Governmental Prompt Payment Act* and interest shall be paid on unpaid sums as provided therein."

Add the following Subparagraphs to 9.6.1: "9.6.1.1: Until Substantial Completion, the Owner will pay ninety (90) percent of the amount due the Contractor on account of progress payments.

"9.6.1.2: Payments To Subcontractors By The Owner: If the Owner fails to approve an Application for Payment for a cause which the Owner determines is the fault of the Contractor and not the fault of a particular Subcontractor, or if the Contractor fails to make a payment which is properly due to a particular Subcontractor, the Owner may pay such Subcontractor directly, less the amount of the retained under his Subcontract. Any amount so paid by the Owner shall be repaid to the Owner by the Contractor in the manner set forth in Paragraph 2.4.

.1 The Owner shall have no obligation to pay, or to see to the payment of, any monies to any Subcontractor. Nothing contained in Paragraph 5.3 shall be deemed to create any contractual relationship between the Owner and any

Subcontractor against the Owner."

Delete Subparagraph 9.7.1 in its entirety.

8. ARTICLE 10 - PROTECTION OF PERSONS AND PROPERTY

In Subparagraph 10.6.1, at the last section, delete the words, "Article 15 and"

9. ARTICLE 11 - INSURANCE AND BONDS

Add the following to Subparagraph 11.1.1:

.9 The Contractor shall maintain the following limits of Insurance under this Article as a minimum, and shall include the following coverage:

1. Statutory Liability Insurance: Worker's Compensation and Employer's Liability Insurance with statutory limits as provided by the State or other political subdivision in which this Contract is performed, and Employer's Liability Insurance with a limit of not less than \$500,000.00 for all damage or bodily injury from one or more claims arising from each accident or occupational disease.

2. Comprehensive General Liability Insurance: This coverage shall be in the form of Comprehensive Liability Insurance which shall include protection against liability assumed in a "hold harmless agreement" and shall include protection against liability included in (a), (b), (c), (d), and (e) following, but not limited or restricted by insurance carrier:

(a) Operations and Premises: Liability on account of:

(1) Bodily injury to or death of persons or on account of damage to or destruction of property, resulting from execution of work provided for in this Contract; or due or arising in any manner from any omission or any act or negligence of the Contractor or any Subcontractor and their respective employees or agents including damage to adjacent property.

(2) Bodily injury to or death of Contractor or any Subcontractor or any of their respective employees or agents, due to the condition or state of repair of the premises or other property of the Owner or Architect, upon, about, or in connection with which any work incidental to the execution of this Contract is performed.

(b) Elevator Liability: Liability on account of any or all loss, damage or expense because of injury to or death of persons because of damage to or destruction of property resulting from operation of any elevator or material hoists, if either or both are operated on or in connection with Work under this Contract.

- (c) Product Liability (Including completed operations): Liability on account of any defects in materials, products or equipment installed under this Contract, which may become evident within one year after acceptance of the building including damage to building or its content.
- (d) Contractor's Protective Liability: Liability for acts or omissions of any Subcontractors the Contractor may employ.
- (e) Contractor's Contractual Liability Coverage: Each and every policy for liability insurance, carried by each Contractor and Subcontractor, as required under this Paragraph 2, shall include "Contractual Liability Coverage" endorsement and each certificate evidencing any such coverage shall indicate that the policy to which it pertains contains such endorsement.
- (f) Limits of Coverage: Policies for Comprehensive General Liability Insurance under Paragraph (a), (b), (c), (d), and (e) above shall be written in the following limits of liability:
 - (1) Bodily injury, including death resulting therefrom, \$1,000,000.00 for any one person injured or killed, and \$1,000,000.00 for any one accident or occurrence where more than one person is injured or killed.
 - (2) \$1,000,000.00 combined single limit bodily injury and property damage as a result of any one occurrence, \$2,000,000.00 aggregate limit applicable to all coverages.

3. Comprehensive Automobile Liability Insurance:

Contractor shall take out and maintain, and shall require each Subcontractor to take out and maintain, for the life of this Contract, comprehensive automobile injury liability covering owned, non-owned or hired vehicles, and including loading and unloading thereof, with limits of \$500,000.00 combined single limit for bodily injury and property damage.

NOTE: Bodily injury coverage under both comprehensive general and comprehensive automobile forms shall include "occurrence" basis wording, which means unexpectedly caused injury during the policy period.

4. Comprehensive Catastrophe Liability Policy:

Contractor shall purchase and maintain a Commercial Catastrophe Liability Policy with minimum limits of coverage of \$2,000,000.00 per occurrence for bodily injury and property damage, with a \$10,000.00 self

insured retention. This coverage will be excess above Contractor's Worker's Compensation and Employer's Liability Insurance, Comprehensive General Liability (including products and contractual) and Comprehensive Automobile Liability (including owned and non-owned vehicles).

5. Qualifications of Insurers:

No insurance required under this section of the Contract shall be carried with an insurer not authorized to do business in the state in which this Contract is performed or one who is not satisfactory to the Owner and Architect.

- .10 The Contractor shall be solely responsible for all injuries to persons or damage to property occurring on account of or in connection with the work hereunder, and shall protect, defend, indemnify and save harmless the Owner and the Architect (jointly and severally) from and against liability, loss and expense because of liability, loss and expense (including, but not limited to, loss and expense because of liability for the payment of Worker's Compensation and Employer's Liability Law) arising out of injuries (including death) to persons (including but not limited to, respective employees of the Owner, Architect and Contractor) or damage to property (including, but not limited to, property of the Owner or the Architect) occurring on account of or in connection with the work hereunder irrespective of the actual cause of the accident, and irrespective of whether it shall have been due, in whole or in part, to negligence of the Contractor or the Owner or the Architect or their respective agents, servants, or employees.
- .11 The Contractor shall purchase and maintain insurance of such types and such amounts as are necessary to cover his responsibilities and liabilities on a project of the character contemplated under this Contract, and will protect the Owner and the Architect and their agents and employees from and against all claims, damages, losses and expenses, including attorney's fees, arising out of or resulting from the performance of the work, provided that any such claim, damage, or expense: (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor or Subcontractors or anyone directly or indirectly employed by any of them or anyone for whose acts of them they may be liable, regardless of whether or not it is caused in part by a party to whom insurance is afforded pursuant to this paragraph. Contractor shall submit endorsement to the General Contractor's Liability Policy that states: Owner and Architect have been named as additional insured's; any exclusions pertaining to professional liability; and a copy of the "Other Insurance" clause.
- .12 In any and all claims against the Owner or the Architect or any of their agents or employees by any employee of the Contractor, any Subcontractor or Subcontractors or anyone directly or indirectly employed by any one of them or anyone for whose acts any of them may be liable, the insurance obligation under this paragraph shall not be limited in any way by any limitation on the amount or

type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor or Subcontractors under Worker's and Employer's Compensation and Liability Acts, disability benefit acts or other employee benefit acts.

- .13 The liability of the Contractor under the foregoing provisions is absolute and is not dependent upon any question of negligence on the part of the Contractor, or the Owner or the Architect, or their respective agents, employees, servants or Contractors. The approval by the Architect of the methods of doing the Work, or the failure of the Architect to call attention to improper or inadequate methods, or to require a change in methods or to refrain from doing any particular thing shall not excuse the Contractor in case of any such injury to persons or damage to property. The foregoing provisions are for the benefit of the Owner and architect, respectively, each of whom shall have a separate, independent and direct right of action, thereon, and for the enforcement thereof.
- .14 The insurance obligations of the Contractor under this Paragraph shall not extend to the liability of the Architect, his agents or employees arising out of (1) opinions, reports, 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 provided such giving or failure to give is the primary cause of the injury or damage.
- .15 The Contractor shall require all of his Subcontractors to carry similar insurance.
- .16 Contractor shall not commence work under this Contract until he has obtained all insurance required under this Article and such insurance has been approved by the Owner and the architect, nor shall any Subcontractor commence work on his Subcontract until appropriate insurance has been obtained by the Subcontractor. Each and every Contractor shall maintain all insurance required under Subparagraphs (a), (b), (c), (d), and (e) of Paragraph 2, hereof, for not less than one year after completion of this Contract.
- .17 If requested by Owner and/or Architect, Contractor shall furnish Owner and/or architect with true copies of each policy required of him or his Subcontractors.
- .18 If the Contractor fails to purchase or maintain or require to be purchased and maintained the liability insurance specified by Subparagraph 11.1.1, the Owner may (but shall not be obligated to) purchase such insurance on the Contractor's behalf and shall be entitled to be repaid for any premiums paid therefor by the Contractor in the manner set forth in Paragraph 2.4.

Add the following to Subparagraph 11.1.3:

- ".1 Duplicate copies of certificates, called for above, evidencing coverage carried by the Contractor and the Owner, shall be filed with the Architect before the commencement of Construction. Each certificate shall contain a clause stating that the policy will not be canceled without a 30 day written notice having first been sent to the Owner, the Contractor and the Architect.
- .2 If requested by the Owner, each certificate shall have attached to it a true copy of

policies to which it refers.

- .3 Verification of Coverage: The Owner shall inspect and approve Contractor's insurance coverage specified above. Should Owner deem it advisable to modify this coverage in any way, he shall so instruct the Contractor in writing and pay costs of any increased coverage or take credit for any decreases as may be appropriate.
- .4 Notices: It shall be the duty of each of the parties to this Contract to advise the other of the nature and extent of its coverage and the names of the companies insuring the risk."

Add the following Subparagraph to 11.1: "11.1.5: Contractor Tools and Equipment: It is understood and agreed that all equipment and tools that are owned and/or leased by the Contractor or Subcontractors incidental to the construction of the Work, are to be insured by the parties involved."

Subparagraph 11.3.1, delete last sentence only (beginning with "This insurance shall...")

Subparagraph 11.3.2, delete second half of first sentence (beginning after semi-colon with "This insurance shall...")

Delete Subparagraph 11.3.3 in its entirety.

Delete Subparagraph 11.3.5 in its entirety.

Delete Subparagraph 11.3.6 in its entirety.

Delete Subparagraph 11.3.7 in its entirety.

Delete Subparagraph 11.3.9 in its entirety.

Delete Subparagraph 11.3.10 in its entirety, and add the following: "11.3.10.: The Owner as trustee shall have power to adjust and settle any loss with the Insurers."

At Subparagraph 11.4.1, in the fourth line after the word "thereunder", add the following: "(i. e., a performance bond and a labor and material payment bond)".

Add the following as paragraph 11.4.1.1: "The amount of the performance bond and the labor and material payment bond should both be 100% of the full amount of the contract sum."

Add the following as paragraph 11.4.1.2: "All insurance coverage required of the Contractor shall be maintained and continued in effect for at least 60 days following the date of final payment."

Add the following Subparagraph 11.4.3 to Paragraph 11.4: "11.4.3: The Contractor shall supply a Performance Bond and a Labor and Material Payment bond in the amount of the Contract with surety acceptable to the Owner, which bonds shall contain the following verbatim provision: "THIS BOND COVERS FULL PERFORMANCE OF ALL THE

CONTRACTOR'S OBLIGATIONS UNDER THE CONTRACT, AND IN THE EVENT OF A CONFLICT BETWEEN THE TERMS AND PROVISIONS OF THIS BOND AND THE TERMS AND PROVISIONS OF OTHER CONTRACT DOCUMENTS, THE TERMS AND PROVISIONS OF SAID CONTRACT DOCUMENTS SHALL PREVAIL". Said bonds shall cover all materials and labor used in the Work whether by Subcontractor or otherwise. Said bonds shall remain in full force and effect during the life of the Contract(s) and during the term of warranty or warranties required by the Contract Documents."

10. ARTICLE 13- MISCELLANEOUS PROVISIONS

Delete Paragraphs 13.6 and 13.7 in their entirety.

11. ARTICLE 14- TERMINATION OR SUSPENSION OF THE CONTRACT

Delete Subparagraphs 14.1.1, 14.1.2, 14.1.3 and 14.1.4 in their entirety.

12. ARTICLE 15- CLAIMS AND DISPUTES

Delete Article 15 in its entirety and replace with the following:

“ARTICLE 15- EQUAL OPPORTUNITY

15.1 The Contractor shall maintain policies of employment as follows: "15.1.1: The Contractor and all Subcontractors shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin or age. The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, religions, color, sex, national origin or age. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the policies of non-discrimination.

15.1.2: The Contractor and all Subcontractors shall, in all solicitations or advertisements for employees placed by them or on their behalf, state that all qualified applicants will receive consideration for employment without regard to race, religion, color, sex, national origin or age.

15.1.3: No person shall be refused or denied employment in any capacity on the ground of unlawful discrimination, as that term is defined in the Illinois Human Rights Act, nor be subjected to unlawful discrimination in any manner, in connection with the contracting for or the performance of any work or service of any kind under this Contract, by, for, on behalf of, or for the benefit of the Owner.

15.1.3.1: The Illinois Human Rights Act applies fully to this Contract.

15.2: It is hereby stipulated that all laborers, workers and mechanics performing work under the Contract shall not be paid less than the prevailing wage as found by the Illinois Department of Labor and that Contractor and all subcontractors shall in all other respects

comply with the *Prevailing Wage Act* in carrying out work under the Contract. If during the course of work under this Contract, the Department of Labor revises the prevailing rate of hourly wages to be paid under this Contract, Contractor shall have the sole responsibility and duty to ensure that the revised prevailing rate of hourly wages is paid by Contractor and all subcontractors to each worker to whom a revised rate is applicable. Revisions to the prevailing wage as set forth above shall not result in an increase in the contract sum. Contractor shall protect, defend, indemnify and hold the Owner harmless for any claims or demands made as a result of Contractor's failure to comply with this paragraph.”

END OF SECTION 00800

DOCUMENT 00 73 46 - WAGE DETERMINATION SCHEDULE:

A. PREVAILING RATE OF WAGES:

1. Pursuant to Public Act 86-799 (effective January 1, 1990), these specifications list on the following pages, the prevailing rate of wages for the county where the contract is being performed and for each craft or type of worker needed to execute the contract.

END OF DOCUMENT 00 73 46

Will County Prevailing Wage for March 2015

Trade Name	RG	TYP	C	Base	FRMAN	M-F>8	OSA	OSH	H/W	Pensn	Vac	Trng		
=====	==	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====		
ASBESTOS ABT-GEN		ALL		38.200	38.700	1.5	1.5	2.0	13.78	10.12	0.000	0.500		
ASBESTOS ABT-MEC		BLD		35.100	37.600	1.5	1.5	2.0	11.17	10.76	0.000	0.720		
BOILERMAKER		BLD		45.650	49.760	2.0	2.0	2.0	6.970	17.81	0.000	0.400		
BRICK MASON		BLD		42.580	46.840	1.5	1.5	2.0	9.850	13.60	0.000	1.030		
CARPENTER		ALL		43.350	47.690	2.0	2.0	2.0	11.85	17.47	0.000	0.630		
CEMENT MASON		ALL		41.000	43.000	2.0	1.5	2.0	9.900	18.34	0.000	0.500		
CERAMIC TILE FNSHER		BLD		35.810	0.000	1.5	1.5	2.0	10.55	8.440	0.000	0.710		
COMMUNICATION TECH		BLD		32.250	33.750	1.5	1.5	2.0	13.42	11.32	0.000	0.720		
ELECTRIC PWR EQMT OP		ALL		46.100	51.100	1.5	1.5	2.0	10.76	14.87	0.000	0.460		
ELECTRIC PWR GRNDMAN		ALL		35.960	51.100	1.5	1.5	2.0	8.390	11.60	0.000	0.360		
ELECTRIC PWR LINEMAN		ALL		46.100	51.100	1.5	1.5	2.0	10.76	14.87	0.000	0.460		
ELECTRICIAN		BLD		40.000	4.600	1.5	1.5	2.0	14.27	16.39	0.000	1.200		
ELEVATOR CONSTRUCTOR		BLD		50.800	57.150	2.0	2.0	2.0	13.57	14.21	4.060	0.600		
GLAZIER		BLD		40.000	41.500	1.5	2.0	2.0	12.49	15.99	0.000	0.940		
HT/FROST INSULATOR		BLD		48.450	50.950	1.5	1.5	2.0	11.47	12.16	0.000	0.720		
IRON WORKER		ALL		41.000	42.000	2.0	2.0	2.0	10.04	21.41	0.000	0.780		
LABORER		ALL		38.000	38.750	1.5	1.5	2.0	13.78	10.12	0.000	0.500		
LATHER		ALL		43.350	47.690	2.0	2.0	2.0	11.85	17.47	0.000	0.630		
MACHINIST		BLD		44.350	46.850	1.5	1.5	2.0	6.760	8.950	1.850	0.000		
MARBLE FINISHERS		ALL		31.400	32.970	1.5	1.5	2.0	9.850	13.10	0.000	0.600		
MARBLE MASON		BLD		41.780	45.960	1.5	1.5	2.0	9.850	13.42	0.000	0.760		
MATERIAL TESTER I		ALL		28.000	0.000	1.5	1.5	2.0	13.78	10.12	0.000	0.500		
MATERIALS TESTER II		ALL		33.000	0.000	1.5	1.5	2.0	13.78	10.12	0.000	0.500		
MILLWRIGHT		ALL		43.350	47.690	2.0	2.0	2.0	11.85	17.47	0.000	0.630		
OPERATING ENGINEER		BLD 1		47.100	51.100	2.0	2.0	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		BLD 2		45.800	51.100	2.0	2.0	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		BLD 3		43.250	51.100	2.0	2.0	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		BLD 4		41.500	51.100	2.0	2.0	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		BLD 5		50.850	51.100	2.0	2.0	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		BLD 6		48.100	51.100	2.0	2.0	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		BLD 7		50.100	51.100	2.0	2.0	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		FLT 1		52.450	52.450	1.5	1.5	2.0	16.60	11.05	1.900	1.250		
OPERATING ENGINEER		FLT 2		50.950	52.450	1.5	1.5	2.0	16.60	11.05	1.900	1.250		
OPERATING ENGINEER		FLT 3		45.350	52.450	1.5	1.5	2.0	16.60	11.05	1.900	1.250		
OPERATING ENGINEER		FLT 4		37.700	52.450	1.5	1.5	2.0	16.60	11.05	1.900	1.250		
OPERATING ENGINEER		FLT 5		53.950	52.450	1.5	1.5	2.0	16.60	11.05	1.900	1.250		
OPERATING ENGINEER		FLT 6		35.000	35.000	1.5	1.5	2.0	16.60	11.05	1.900	1.250		
OPERATING ENGINEER		HWY 1		45.300	49.300	1.5	1.5	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		HWY 2		44.750	49.300	1.5	1.5	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		HWY 3		42.700	49.300	1.5	1.5	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		HWY 4		41.300	49.300	1.5	1.5	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		HWY 5		40.100	49.300	1.5	1.5	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		HWY 6		48.300	49.300	1.5	1.5	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		HWY 7		46.300	49.300	1.5	1.5	2.0	17.10	11.80	1.900	1.250		
PAINTER		ALL		40.750	45.500	1.5	1.5	1.5	10.75	11.10	0.000	0.770		
PAINTER SIGNS		BLD		33.920	38.090	1.5	1.5	1.5	2.600	2.710	0.000	0.000		
PILEDRIIVER		ALL		43.350	47.690	2.0	2.0	2.0	11.85	17.47	0.000	0.630		
PIPEFITTER		BLD		46.000	49.000	1.5	1.5	2.0	9.000	15.85	0.000	1.780		
PLASTERER		BLD		42.250	44.790	1.5	1.5	2.0	11.40	12.19	0.000	0.650		
PLUMBER		BLD		46.650	48.650	1.5	1.5	2.0	13.18	11.46	0.000	0.880		
ROOFER		BLD		40.100	43.100	1.5	1.5	2.0	8.280	10.54	0.000	0.530		
SHEETMETAL WORKER		BLD		44.000	46.000	1.5	1.5	2.0	10.65	13.06	0.000	0.820		
SPRINKLER FITTER		BLD		49.200	51.200	1.5	1.5	2.0	11.75	9.650	0.000	0.550		
STONE MASON		BLD		42.580	46.840	1.5	1.5	2.0	9.850	13.60	0.000	1.030		
SURVEY WORKER	->	NOT	IN EFFECT	ALL	37.000		37.750	1.5	1.5	2.0	12.97	9.930	0.000	0.500
TERRAZZO FINISHER		BLD		37.040	0.000	1.5	1.5	2.0	10.55	10.32	0.000	0.620		
TERRAZZO MASON		BLD		40.880	43.880	1.5	1.5	2.0	10.55	11.63	0.000	0.820		
TILE MASON		BLD		42.840	46.840	1.5	1.5	2.0	10.55	10.42	0.000	0.920		
TRAFFIC SAFETY WRKR		HWY		32.750	34.350	1.5	1.5	2.0	6.550	6.450	0.000	0.500		
TRUCK DRIVER		ALL 1		35.650	36.200	1.5	1.5	2.0	7.250	6.319	0.000	0.250		
TRUCK DRIVER		ALL 2		35.800	36.200	1.5	1.5	2.0	7.250	6.319	0.000	0.250		
TRUCK DRIVER		ALL 3		36.000	36.200	1.5	1.5	2.0	7.250	6.319	0.000	0.250		
TRUCK DRIVER		ALL 4		36.200	36.200	1.5	1.5	2.0	7.250	6.319	0.000	0.250		
TUCKPOINTER		BLD		42.800	43.800	1.5	1.5	2.0	8.180	12.66	0.000	0.650		

Legend:

M-F>8 (Overtime is required for any hour greater than 8 worked each day, Monday through Friday.)

OSA (Overtime is required for every hour worked on Saturday)

OSH (Overtime is required for every hour worked on Sunday)

H/W (Health & Welfare Insurance)

Pensn (Pension)

Vac (Vacation)

Trng (Training)

SECTION 01 11 00 - SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Project consists of General Construction associated with the Phase 1 Remodeling for New State's Attorney Office Facility.
 - 1. Project Location: Will County Court Annex
57 N. Ottawa Street & 57 W. Jefferson St.
Joliet, Illinois
 - 2. Owner: The County of Will
- B. Contract Documents, dated March 17, 2015 were prepared for the Project by Andrew R. Partak, Jr., Architect, 14141 West Bruns Road, Manhattan, Illinois 60442.
- C. Work will be constructed under a single prime contract.

1.3 CONTRACTOR USE OF PREMISES

- A. Use of the Site: Limit use of the premises to work in areas indicated. Confine operations to areas within contract limits indicated. Do not disturb portions of the site beyond the areas in which the Work is indicated.
 - 1. Owner Occupancy: Allow for Owner occupancy.
 - 2. Driveways and Entrances: Keep driveways and entrances serving the premises clear and available to the Owner, the Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- B. Use of the Existing Building: Maintain the existing building in a weathertight condition throughout the construction period. Repair damage caused by construction operations. Take all precautions necessary to protect the building and its occupants during the construction period.

1.4 OCCUPANCY REQUIREMENTS

- A. Partial Owner Occupancy: The Owner reserves the right to occupy and to place and install equipment in completed areas of the building prior to Substantial Completion, provided such occupancy does not interfere with completion of the Work. Such placing of equipment and partial occupancy shall not constitute acceptance of the total Work.

1. The Architect will prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied prior to Owner occupancy.
2. Obtain a Certificate of Occupancy from local building officials prior to Owner occupancy.
3. Prior to partial Owner occupancy, mechanical and electrical systems shall be fully operational. Required inspections and tests shall have been successfully completed. Upon occupancy, the Owner will operate and maintain mechanical and electrical systems serving occupied portions of the building.
4. Upon occupancy, the Owner will assume responsibility for maintenance and custodial service for occupied portions of the building.

1.5 PROJECT PHASING

- A. The Work of the Project shall be phased to provide partial use of the building by the Owner. The phasing strategy and schedule shall be developed during the Pre-Construction Meeting with the Owner and the Architect.

PART 2 - PRODUCTS (Not Applicable)

PART 3 – EXECUTION (Not Applicable)

END OF SECTION 01 11 00

SECTION 01 20 00 - ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division-01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. When allowance amounts are for materials only, include all other costs including installation in base bid price. Other allowances may be lump sum as described in each allowance.
- B. Coordinate allowances with requirements for related and adjacent work.
- C. Notify Owner of date when final decision on allowance items is required to avoid delays in the work.
- D. Furnish certification that quantities of products purchased are the actual quantities needed with reasonable allowance for cutting or installation losses, tolerances, mixing waste and similar margins.
- E. Submit invoices or delivery slips to indicate actual quantities of materials delivered and costs. Indicate amounts of applicable trade discounts.

PART 2 - PRODUCTS - Not Applicable To This Section

PART 3 - EXECUTION

3.1 SCHEDULE

- A. Lump sum allowances:
 - 1. Concealed conditions: \$ 20,000.00
 - 2. Purchase of finish hardware (Section 08710): \$ 15,200.00

END OF SECTION 01 20 00

SECTION 01 23 00 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. List price for each alternate in Bid Form. Include cost of modifications to other work to accommodate alternate. Include related costs such as overhead and profit.
- B. Owner will determine which alternates are selected for inclusion in the Contract.
- C. Alternates are described briefly in this section. The Contract Documents define the requirements for alternates.
- D. Coordinate alternates with related work to ensure that work affected by each selected alternate is properly accomplished.

PART 2 - PRODUCTS (Not Applicable).

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. List of alternates:
 - 1. Alternate No. 1 – For the replacement of the existing rooftop HVAC unit serving the fourth floor.

END OF SECTION 01 23 00

SECTION 01 25 00 – SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division-01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide products from one manufacturer for each type or kind as applicable. Provide secondary materials as recommended by manufacturers of primary materials.
- B. Provide products selected or approved equal. Products submitted for substitution shall be submitted with acceptable documentation, and include costs of substitution including related work.
- C. Conditions for substitution include:
 - 1. An 'or equal' phrase in the specifications.
 - 2. Specified material cannot be coordinated with other work.
 - 3. Specified material is not acceptable to authorities having jurisdiction.
 - 4. Substantial advantage is offered Owner in terms of cost, time, or other valuable consideration.
- D. Substitutions shall be submitted prior to award of contract, unless otherwise acceptable. Approval of shop drawings, product data, or samples is not a substitution approval unless clearly presented as a substitution at the time of submittal.

PART 2 - PRODUCTS - Not Applicable To This Section

PART 3 - EXECUTION - Not Applicable To This Section

END OF SECTION 01 25 00

SECTION 01 29 76 – PROGRESS PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division-01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements governing the Contractor's Applications for Payment.

1.3 APPLICATIONS FOR PAYMENT:

- A. Payment Application Forms: Use AIA Document G 702 and Continuation Sheets G 703 or Frank R. Walker Form 591 or 589, "Sworn Statement for Contractor and Subcontractor to Owner", as the form for Application for Payment.
- B. Transmittal: Submit 2 executed copies of each Application for Payment to the Architect by means ensuring receipt within 24 hours; one copy shall be complete, including waivers of lien and similar attachments, when required.
- C. Waivers of Mechanics Lien: With each monthly Application for Payment, submit partial waivers of mechanics lien in the net amount for period of construction covered by application.
 - 1. The Owner reserves the right to require subcontractor and/or material supplier waivers of lien be submitted with any monthly Application for Payment.
 - 2. The final Application for Payment shall include: final waiver of mechanics lien in total amount of Contract including Contract adjustments; final waivers of mechanics lien from every entity involved with the performance of Work covered by the final application who could lawfully be entitled to a lien.
 - 3. Waiver Forms: Submit waivers of lien on forms, and executed in a manner, acceptable to Owner.
- D. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of the first Application for Payment include the following:
 - 1. List of subcontractors, principal suppliers and fabricators.
 - 2. Door Hardware Schedule and Statement of quantities to be delivered and material costs.
 - 3. Schedule of Values.
 - 4. Partial Waiver of Mechanics Lien for net amount of payment requested.

- E. Application for Payment at Substantial Completion: Following issuance of the Certificate of Substantial Completion, submit an Application for Payment; this application shall reflect any Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.

- F. Final Payment Application: Administrative actions and submittals which must precede or coincide with submittal of the final payment Application for Payment include the following:
 - 1. Completion of Project closeout requirements.
 - 2. Completion of items specified for completion after Substantial Completion.
 - 3. Assurance that unsettled claims will be settled.
 - 4. Assurance that Work not complete and accepted will be completed without undue delay.
 - 5. Transmittal of required Project construction records to Owner.
 - 6. Removal of temporary facilities and services.
 - 7. Removal of surplus materials, rubbish and similar elements.
 - 8. Warranties (guarantees) and maintenance agreements.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 01 29 76

SECTION 01 31 13 - PROJECT COORDINATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide coordination of work.
 - 1. Supervisory personnel.
 - 2. Preconstruction conference.
 - 3. Progress meetings; distribute minutes.
- B. Submit daily and special reports.
- C. Submit progress schedule, bar-chart type, updated monthly.
- D. Prepare submittal schedule; coordinate with progress schedule.
- E. Submit schedule of values.
- F. Submit schedule of required tests including payment and responsibility.
- G. Submit and post a list of emergency telephone numbers and address for individuals to be contacted in case of emergency.
- H. Submit record drawings and specifications; to be maintained and annotated by Contractor as work progresses.
- I. Submit payment request procedures.
- J. Perform quality control during installation.
- K. Clean and protect the work.

PART 2 - PRODUCTS (Not Applicable).

PART 3 - EXECUTION (Not Applicable).

END OF SECTION 01 31 13

SECTION 01 31 19 - PROJECT MEETINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements for project meetings, including, but not limited to, the following:
 - 1. Preconstruction conferences.
 - 2. Progress meetings.
 - 3. Coordination meetings.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 1 Section "Submittals" for submitting the Contractor's Construction Schedule.

1.3 PRECONSTRUCTION CONFERENCE

- A. The Architect will schedule a pre-construction conference and organizational meeting at the Project site or other convenient location no later than 15 days after execution of the Agreement and prior to commencement of construction activities. Architect will conduct meeting to review responsibilities and personnel assignments.
- B. Attendees: Authorized representatives of the Owner, Architect, and their consultants; the Contractor and its superintendent; major subcontractors; manufacturers; suppliers; and other concerned parties shall attend the conference. All participants at the conference shall be familiar with the Project and authorized to conclude matters relating to the Work.
- C. Agenda: Discuss items of significance that could affect progress, including the following:
 - 1. Tentative construction schedule.
 - 2. Critical work sequencing.
 - 3. Designation of responsible personnel.
 - 4. Procedures for processing field decisions and Change Orders.
 - 5. Procedures for processing Applications for Payment.
 - 6. Distribution of Contract Documents.
 - 7. Submittal of Shop Drawings, Product Data, and Samples.
 - 8. Preparation of record documents.
 - 9. Use of the premises.
 - 10. Parking availability.
 - 11. Office, work, and storage areas.
 - 12. Equipment deliveries and priorities.

13. Safety procedures.
14. First aid.
15. Security.
16. Housekeeping.
17. Working hours.

1.4 PROGRESS MEETINGS

- A. Contractor shall conduct progress meetings at the Project Site at regular intervals. Notify the Owner and the Architect of scheduled meeting dates. Coordinate dates of meetings with preparation of the payment request.
- B. Attendees: In addition to representatives of the Owner and the Architect, each subcontractor, supplier, or other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the conference shall be familiar with the Project and authorized to conclude matters relating to the Work.
- C. Agenda: Review and correct or approve minutes of the previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to the status of the Project.
 1. Contractor's Construction Schedule: Review progress since the last meeting. Determine where each activity is in relation to the Contractor's Construction Schedule, whether on time or ahead or behind schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to insure that current and subsequent activities will be completed within the Contract Time.
 2. Review the present and future needs of each entity present, including the following:
 - a. Interface requirements.
 - b. Time.
 - c. Sequences.
 - d. Status of submittals.
 - e. Deliveries.
 - f. Off-site fabrication problems.
 - g. Access.
 - h. Site utilization.
 - i. Temporary facilities and services.
 - j. Hours of work.
 - k. Hazards and risks.
 - l. Housekeeping.
 - m. Quality and work standards.
 - n. Change Orders.
 - o. Documentation of information for payment requests.
- D. Reporting: No later than 3 days after each meeting, distribute minutes of the meeting to each party present and to parties who should have been present. Include a brief summary, in narrative form, of progress since the previous meeting and report.
 1. Schedule Updating: Revise the Contractor's Construction Schedule after each progress

meeting where revisions to the schedule have been made or recognized. Issue the revised schedule concurrently with the report of each meeting.

1.5 COORDINATION MEETINGS

- A. ~~Contractor shall conduct project coordination meetings~~ at regular intervals convenient for all parties involved. Project coordination meetings are in addition to specific meetings held for other purposes, such as regular progress meetings and special preinstallation meetings.
- B. Request representation at each meeting by every party currently involved in coordination or planning for the construction activities involved.
- C. Record meeting results and distribute copies to everyone in attendance and to others affected by decisions or actions resulting from each meeting.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 01 31 19

SECTION 01 33 00 – SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Comply with project format for submittals.
- B. Provide types of submittals listed in individual sections and number of copies required.
 - 1. Contractor's construction schedule.
 - 2. Shop drawings, reviewed and annotated by the Contractor - sepia and two blackline prints.
 - 3. Product data - 4 copies.
 - 4. Samples - 2, plus extra samples as required to indicate range of color, finish, and texture to be expected.
 - 5. Inspection and test reports - 4 copies.
 - 6. Warranties - 4 copies.
 - 7. Closeout submittals - 4 copies.
- C. Provide required resubmittals if original submittals are not approved. Provide distribution of approved copies including modifications after submittals have been approved.
- D. Samples and shop drawings shall be prepared specifically for this project. Shop drawings shall include dimensions and details, including adjacent construction and related work. Note special coordination required. Note any deviations from requirements of the Contract Documents.
- E. Provide warranties as specified; warranties shall not limit length of time for remedy of damages Owner may have by legal statute. Warranties shall be signed by contractor, supplier or installer responsible for performance of warranty.

PART 2 - PRODUCTS (Not Applicable).

PART 3 - EXECUTION - Not Applicable To This Section

END OF SECTION 01 33 00

SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division-01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide temporary services and utilities, including utility costs:
 - 1. Materials Storage.
- B. Provide construction facilities, including utility costs:
 - 1. Construction equipment.
- C. Provide security and protection requirements:
 - 1. Fire extinguishers.
 - 2. Environmental protection.
 - 3. Pest control.
 - 4. Temporary dust partitions.
- D. Provide personnel support facilities:
 - 1. Cleaning and trash removal.

PART 2 - PRODUCTS - Not Applicable To This Section

PART 3 - EXECUTION - Not Applicable To This Section

END OF SECTION 01 50 00

SECTION 01 73 29 - CUTTING AND PATCHING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide cutting and patching work to properly complete the work of the project, complying with requirements for:
 - 1. Structural work.
 - 2. Mechanical/electrical systems.
 - 3. Visual requirements, including detailing and tolerances.
 - 4. Operational and safety limitations.
 - 5. Cleaning.
- B. Do not cut and patch in a manner that would result in a failure of the work to perform as intended, decreased energy performance, increased maintenance, decreased operational life, or decreased safety.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Match existing materials for cutting and patching work with new materials conforming to project requirements.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Inspect conditions prior to work to identify scope and type of work required. Protect adjacent work. Notify Owner of work requiring interruption to building services or Owner's operations.
- B. Perform work with workmen skilled in the trades involved. Prepare sample area of each type of work for approval.
- C. Cutting: Use cutting tools, not chopping tools. Make neat holes. Minimize damage to adjacent work. Check for concealed utilities and structure before cutting.

- D. Patching: Make patches, seams, and joints durable and inconspicuous. Comply with tolerances for new work.
- E. Clean work area and areas affected by cutting and patching operations.

END OF SECTION 01 73 29

SECTION 01 77 00 – CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. The following are prerequisites to substantial completion. Provide the following:
 - 1. Punch list.
 - 2. Warranties.
 - 3. Certifications.
 - 4. Occupancy permit.
 - 5. Start-up and testing of building systems.
 - 6. Change over of locks.
- B. Provide the following prerequisites to final acceptance:
 - 1. Final payment request with supporting affidavits.
 - 2. Completed punch list.
- C. Provide a marked-up set of drawings including changes which occurred during construction.
- D. Provide the following closeout procedures:
 - 1. Submission of record documents.
 - 2. Submission of maintenance manuals.
 - 3. Training and turnover to Owner's personnel.
 - 4. Final cleaning and touch-up.
 - 5. Removal of temporary facilities.

PART 2 - PRODUCTS - Not Applicable To This Section

PART 3 - EXECUTION - Not Applicable To This Section

END OF SECTION 01 77 00

SECTION 01 78 36 - WARRANTIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for warranties required by the Contract Documents, including manufacturers standard warranties on products and special warranties.
 - 1. Refer to the General Conditions for terms of the Contractor's period for correction of the Work.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 01 Section "Submittals" specifies procedures for submitting warranties.
 - 2. Division 01 Section "Contract Closeout" specifies contract closeout procedures.
 - 3. Divisions 02 through 16 Sections for specific requirements for warranties on products and installations specified to be warranted.
 - 4. Certifications and other commitments and agreements for continuing services to Owner are specified elsewhere in the Contract Documents.
- C. Disclaimers and Limitations: Manufacturer's disclaimers and limitations on product warranties do not relieve the Contractor of the warranty on the Work that incorporates the products. Manufacturer's disclaimers and limitations on product warranties do not relieve suppliers, manufacturers, and subcontractors required to countersign special warranties with the Contractor.

1.3 DEFINITIONS

- A. Standard product warranties are preprinted written warranties published by individual manufacturers for particular products and are specifically endorsed by the manufacturer to the Owner.
- B. Special warranties are written warranties required by or incorporated in the Contract Documents, either to extend time limits provided by standard warranties or to provide greater rights for the Owner.

1.4 WARRANTY REQUIREMENTS

- A. Related Damages and Losses: When correcting failed or damaged warranted construction, remove and replace construction that has been damaged as a result of such failure or must be removed and replaced to provide access for correction of warranted construction.
- B. Reinstatement of Warranty: When Work covered by a warranty has failed and been corrected by replacement or rebuilding, reinstate the warranty by written endorsement. The reinstated warranty

shall be equal to the original warranty with an equitable adjustment for depreciation.

- C. Replacement Cost: Upon determination that Work covered by a warranty has failed, replace or rebuild the Work to an acceptable condition complying with requirements of the Contract Documents. The Contractor is responsible for the cost of replacing or rebuilding defective Work regardless of whether the Owner has benefited from use of the Work through a portion of its anticipated useful service life.
- D. Owner's Recourse: Expressed warranties made to the Owner are in addition to implied warranties and shall not limit the duties, obligations, rights, and remedies otherwise available under the law. Expressed warranty periods shall not be interpreted as limitations on the time in which the Owner can enforce such other duties, obligations, rights, or remedies.
 - 1. Rejection of Warranties: The Owner reserves the right to reject warranties and to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
- E. Where the Contract Documents require a special warranty, or similar commitment on the Work or part of the Work, the Owner reserves the right to refuse to accept the Work, until the Contractor presents evidence that entities required to countersign such commitments are willing to do so.

1.5 SUBMITTALS

- A. Submit written warranties to the Architect prior to the date certified for Substantial Completion. If the Architect's Certificate of Substantial Completion designates a commencement date for warranties other than the date of Substantial Completion for the Work, or a designated portion of the Work, submit written warranties upon request of the Architect.
 - 1. When a designated portion of the Work is completed and occupied or used by the Owner, by separate agreement with the Contractor during the construction period, submit properly executed warranties to the Architect within 15 days of completion of that designated portion of the Work.
- B. When the Contract Documents require the Contractor, or the Contractor and a subcontractor, supplier or manufacturer to execute a special warranty, prepare a written document that contains appropriate terms and identification, ready for execution by the required parties. Submit a draft to the Owner, through the Architect, for approval prior to final execution.
 - 1. Refer to Divisions 02 through 16 Sections for specific content requirements and particular requirements for submitting special warranties.
- C. Form of Submittal: At Final Completion compile 2 copies of each required warranty properly executed by the Contractor, or by the Contractor, subcontractor, supplier, or manufacturer. Organize the warranty documents into an orderly sequence based on the table of contents of the Project Manual.
- D. Bind warranties and bonds in heavy-duty, commercial-quality, durable 3-ring, vinyl-covered loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch (115-by-280-mm) paper.
 - 1. Provide heavy paper dividers with celluloid covered tabs for each separate warranty. Mark the tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product, and the name, address, and telephone number of the Installer.

2. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project title or name, and name of the Contractor.
3. When warranted construction requires operation and maintenance manuals, provide additional copies of each required warranty, as necessary, for inclusion in each required manual.

PART 2 - PRODUCTS (Not Applicable)

PART 3 – EXECUTION (Not Applicable)

END OF SECTION 01 78 36

SECTION 02 41 19 - SELECTIVE STRUCTURE DEMOLITION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide selective demolition as required.
 - 1. Demolish interior and exterior systems, and building components designated to be removed.
 - 2. Protect portions of building adjacent to or affected by selective demolition.
 - 3. Remove abandoned utilities.
 - 4. Remove and legally dispose of demolished materials off-site.
 - 5. Notify Owner prior to shut-off of existing utilities. Cap off utilities to be discontinued in use.
- B. Asbestos and hazardous materials demolition or removal work is not part of this contract.

1.3 SUBMITTALS

- A. Submit for approval selective demolition schedule, including schedule and methods for capping and continuing utility service.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Use experienced workmen.

1.5 PROJECT CONDITIONS

- A. Immediate areas of work will not be occupied by Owner's personnel during selective demolition.

PART 2 - PRODUCTS - Not Applicable To This Section

PART 3 - EXECUTION

3.1 DEMOLITION

- A. Do not damage building elements and improvements indicated to remain. Items of salvage value and not included on schedule of salvage items to be returned to Owner may be removed from structure. Storage or sale of items at project site is prohibited.
- B. Do not close or obstruct streets, walks, drives or other occupied or used spaces or facilities without the written permission of the owner and authorities having jurisdiction. Do not interrupt utilities serving occupied or used facilities without the written permission of the owner and authorities having jurisdiction. If necessary, provide temporary utilities.
- C. Cease operations if public safety or remaining structures are endangered. Perform temporary corrective measures until operations can be continued properly.

END OF SECTION 02 41 19

SECTION 03 30 00 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide cast-in-place concrete for general building construction, including, without limitation:
 - 1. Equipment pad.

1.3 SUBMITTALS

- A. Submit for approval shop drawings, product data, mix design proposed for use, test reports.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
- B. Testing: Employ an independent testing agency acceptable to Owner to design concrete mixes and to perform material evaluation tests. Provide 7 and 28 day cylinder tests. Comply with ASTM C143, C173, C31 and C39.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Formwork: APA rated B-B Plyform forms sufficient for structural and visual requirements or approved equal.
- B. Reinforcement:
 - 1. Bars: Deformed steel, ASTM A 615, Grade 60.
 - 2. Mesh: Welded steel wire fabric, ASTM A 185.

C. Concrete materials:

1. Cement: Portland cement, ASTM C 150, Type 1.
2. Aggregate: Normalweight aggregates, ASTM C 33.

D. Admixtures, all with less than 1% chloride ions:

1. Water-reducing type and superplasticizer as required for workability; Euclid, Sika, LM Scofield or approved equal.
2. Air-entraining type for use in exterior concrete and foundations exposed to freeze-thaw; Euclid, Sika, LM Scofield or approved equal.

E. Miscellaneous Materials:

1. Vapor barrier under slab on grade: 6 mil polyethylene.
2. Hardener: Non-metallic, quartz-silica, interior/exterior type; Euclid Surfex or approved equal.
3. Grout: Non-metallic, non-shrink type.
4. Waterstops: Dumbbell shaped, rubber or PVC waterstops.
5. Non-slip finish: Aluminum oxide grit.
6. Interior concrete topping: General purpose featheredged topping mortar;
 - a. Sonopatch 100, sonneborn chemrex, inc.
 - b. EMACO R, Master Builders, Inc.
 - c. Approved Equivalent

F. Concrete Mixes:

1. 4000 psi for piers and foundation walls.
2. 3000 psi for placing on metal deck and for footings.
3. 3000 psi for slabs.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Comply with ACI 301, 304, 305, 306, 311, 318, 347, CRSI "Manual of Standard Practice", and ASTM C94. Do not change mix design without approval. Calcium chloride admixtures are not permitted.
- B. Chamfer exposed edges/corners to provide straight lines.
- C. Tolerance: Plus 1/8" in 10' for grade, alignment, and straightness.
- D. Construction Joints: Use keyways, continue reinforcement through joint.

- E. Expansion Joints: For exterior work locate 30' o.c. at approved locations. Provide smooth dowels across joint which permit 1" horizontal movement and no vertical shear movement.
- F. Isolation Joints: Provide between slabs and vertical elements such as columns and structural walls.
- G. Control Joints: Provide sawn or tooled joints or removeable insert strips; depth equal to 1/4 slab thickness. Spacing as required and approved.
- H. Slab Finishes: Obtain sample approval before beginning work.
 - 1. Trowel: Hard, smooth, uniform surface for areas to receive resilient flooring, carpet, or other thin finish material.
 - 2. Non-Slip Aggregate: After trowel finishing, uniformly trowel 25 lbs/100 s.f. of damp non-slip aggregate into surface. Cure, then rub lightly to expose aggregate. Use for interior exposed concrete stairs and ramps.
 - 3. Hardener Finish: For exposed interior concrete floors. Follow manufacturer's directions.
- I. Cure and protect work. Report defective work in writing.

END OF SECTION 03 30 00

SECTION 05 41 00 - COLD-FORMED METAL FRAMING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide cold-formed metal framing:
 - 1. Non-Loadbearing metal studs.
 - 2. C-shaped joists.
- B. Applications:
 - 1. Non-bearing walls or partitions.
 - 2. Interior wall panels.

1.3 SUBMITTALS

- A. Submit for approval shop drawings, product data, deflection criteria.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Steel: ASTM A 446, A 570, or A 611.
 - 1. 16 gage and heavier: 40,000 psi yield strength.
 - 2. 18 gage and lighter: 33,000 psi yield strength.
 - 3. Galvanize lightgage framing components: ASTM A 525, G90.
- B. Components:

1. C-shaped studs.
2. Punched channel type studs.
3. Steel joists, C-shaped type.
4. Miscellaneous materials: Stud manufacturer's standard runners, clip angles, shoes, reinforcements, fasteners, blocking, lintels.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with work of other sections.
- B. Comply with requirements of ASTM C1007 for installation of steel studs and accessories and Metal Lath/Steel Framing Association Lightweight Steel Framing Systems Manual.
- C. Restore damaged components. Protect work from damage.

END OF SECTION 05 41 00

SECTION 06 01 000 - ROUGH CARPENTRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide rough carpentry work:
 - 1. Nailers, blocking, furring, and sleepers.

1.3 SUBMITTALS

- A. Submit for approval product data.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Lumber, finished 4 sides, 19% maximum moisture content:
 - 1. Light framing: Construction grade Douglas Fir or Southern Pine, appearance grade where exposed.
 - 2. Structural framing: Louisiana Pacific LVL members, Fb = 2,950 psi, Fv = 290 psi, E = 2,000,000.
 - 3. Boards: Construction grade.
- B. Wood for nailers, blocking, furring and sleepers: Construction grade, finished 4 sides, 19% maximum moisture content. Pressure preservative treat items in contact with roofing, flashing, waterproofing, masonry, concrete or the ground. Provide blocking for all mounted items, including:

1. Casework and shelving.
 2. Handrails and railings.
 3. Toilet accessories.
 4. Window treatment.
- C. Plywood, APA rated for use and exposure:
1. Combination subfloor/underlayment: APA Sturd-I-Floor, Exposure 1.
 2. Subflooring: APA sheathing.
 3. Wall sheathing: APA sheathing, C-D plugged, Exterior.
 4. Roof sheathing: APA sheathing, Exterior.
 5. Backing panels: APA C-D plugged interior with exterior glue, fire-retardant treated, 3/4" thick.
 6. Underlayment.
- D. Building paper: Asphalt saturated felt, non-perforated, ASTM D 226, Type 1.
- E. Air infiltration barrier: DuPont Tyvek or approved equal.
- F. Wood treatment:
1. Preservative treatment: Pressure-treated with waterborne preservatives, to comply with AWPB LP-2 for above-ground items LP-22 for ground contact items. Kiln dry after treatment to 19% max. moisture content for lumber and 15% for plywood. Treat above-ground wood exposed to deterioration by moisture and all wood in contact with the ground or fresh water.
 2. Fire-retardant treatment: Pressure impregnated, to comply with AWWA C20 for lumber and AWWA C27 for plywood; provide where indicated and where required by code. Do not use fire-retardant treatment containing ammonium phosphates.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Wood framing: Comply with recommendations of NFPA Manual for House Framing, NFPA Recommended Nailing Schedule, and NFPA National Design Specifications for Wood Construction.
- B. Plywood: Comply with recommendations of APA Design and Construction Guide - Residential and Commercial.
- C. Provide nailers, blocking and grounds where required. Set work plumb, level and accurately cut.
- D. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with other work.
- E. Comply with manufacturer's requirements for cutting, handling, fastening and working treated

materials.

F. Restore damaged components. Protect work from damage.

END OF SECTION 06 01 00

SECTION 06 20 00 - FINISH CARPENTRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Provide custom millwork with shop finish:
 - 1. Countertops.

1.3 SUBMITTALS

- A. Submit for approval samples, shop drawings, product data, mock-ups of typical trim and moldings.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Quality standard for fabrication and products: Architectural Woodwork Institute Quality Standards, Premium grade unless noted otherwise.
- B. Interior finish carpentry and millwork:
 - 1. Plastic laminate, sills and countertops: NEMA LD-3, 0.05" thick horizontal grade on ¾" thick plywood substrate.
- C. Millwork finishes:
 - 1. Plastic laminate finish: AWI premium grade.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Provide work to sizes, shapes, and profiles indicated. Install work to comply with quality standards referenced. Back prime work and install plumb, level and straight with tight joints; scribe work to fit.
- B. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Use non-corrosive fasteners for exterior work. Coordinate with work of other sections.
- C. Comply with manufacturer's requirements for cutting, handling, fastening and working treated materials.
- D. Repair minor damage, clean and protect.

END OF SECTION 06 20 00

SECTION 07 21 00 - BUILDING INSULATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Provide building insulation of board, blanket, and loose-fill types as applicable:
 - 1. Interior frame walls, acoustic batts.
 - 2. Rigid insulation at existing exterior wall.

1.3 SUBMITTALS

- A. Submit for approval product data, test reports.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Acoustic insulation: Fiberglass sound attenuation batt insulation, Owens Corning Fiberglass Corp or approved equal.
- B. Rigid insulation: AP foil-faced polyisocyanurate foam sheathing. Manufacturer: Johns-Manville. R-value 6.5 per inch of thickness.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with work of other sections. Provide full thickness in one layer over entire area, tightly fitting around penetrations.
- B. Protect installed insulation.

END OF SECTION 07 21 00

SECTION 07 84 00 - FIRESTOPPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Provide firestopping insulation and caulking to prevent passage of flame and products of combustion through concealed spaces, openings between and around floors, and in fire-rated assemblies.

1.3 SUBMITTALS

- A. Submit for approval product data, test reports.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Firestopping insulation:
 - 1. Blanket firestopping, mineral fiber type; Thermafiber Safing Insulation by U. S. Gypsum or approved equal.
 - 2. Ceramic blanket: Ceramic wool with 2300 degree temperature rating.
- B. Caulking; CP-25 Fire Barrier Caulk by 3M or approved equal.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Review extent of work with authorities having jurisdiction and obtain approval of installation thicknesses and methods.
- B. Sequence work to avoid need for removal of firestopping by work of other trades.
- C. Comply with manufacturers' instructions and recommendations. Securely anchor insulations with safing clips. Install firestops without gaps or voids.
- D. Protect, inspect and repair work until final acceptance.

END OF SECTION 07 84 00

SECTION 07 92 00 - JOINT SEALANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Provide joint sealants at intersection of building components and at control and expansion joints.

1.3 SUBMITTALS

- A. Submit for approval samples, product data.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Joints designed for expansion and movement conditions at site:
 - 1. Interior joints: Acrylic latex; Tremco Acrylic Latex or approved equal.
 - 2. Primers, bond breakers, and backer rods compatible with sealant and adjacent surfaces.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Examine substrate; report unsatisfactory conditions in writing. Beginning work means acceptance of substrates.
- B. Provide sealants in colors as selected from manufacturer's standards.

- C. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections. Clean and prime joints, and install bond breakers, backer rods and sealant as recommended by manufacturers.
- D. Depth shall equal width up to 1/2" wide; depth shall equal 1/2 width for joints over 1/2" wide.
- E. Cure and protect sealants as directed by manufacturers. Replace or restore damaged sealants. Clean adjacent surfaces to remove spillage.

END OF SECTION 07 92 00

SECTION 08 11 13 – HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide hollow metal door frames.

1.3 SUBMITTALS

- A. Submit for approval samples, shop drawings, product data.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Frames: Cold-rolled steel sheet, gage as follows:
 - 1. Interior frames: 16 gage up to 5' wide, 14 gage over 5' wide.
 - 2. Frame construction: Fully welded, mitered corners.
 - 3. Frame construction: Knock-down type, mitered corners.
- B. Louvers: Sightproof, stationary type, 24 gage cold rolled steel in 20 gage frame.
- C. Finish: Rust-inhibiting primer.
- D. Fire rating: UL labelled, fire-rated assembly where required.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Fabricate work to be rigid, neat and free from seams, defects, dents, warp, buckle, and exposed fasteners. Install doors and frames in compliance with SDI-100, NFPA 80, and requirements of authorities having jurisdiction.
- B. Hardware: Prepare doors and frames to receive hardware on final schedule. Provide for 3 silencers on single door frames; 2 on double door frames.
- C. Shop Finish: Clean, treat and prime paint all work with rust-inhibiting primer comparable with finish paint specified in Division 9 section. Provide asphalt emulsion sound deadening coating on concealed frame interiors.
- D. Touch-up damaged coatings and leave ready to receive finish painting.

END OF SECTION 08 11 13

SECTION 08 14 16 - FLUSH WOOD DOORS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide flush wood doors.

1.3 SUBMITTALS

- A. Submit for approval samples, shop drawings, product data, warranty.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Solid core flush wood door with AWI PC-5 or PC-7 particleboard core for interior use; AWI premium grade.
 - 1. Face for transparent finish: Rift cut red oak veneer, book matched for transparent finish. End match transoms.
- B. Fire rating: UL labelled, fire-rated assembly where required.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Comply with NWMA I.S.-1 and AWI quality standard. Prefit doors to frames. Premachine doors for hardware listed on final schedules. Factory bevel doors.
- B. Install doors with not more than 1/8" clearance at top and sides, 1/4" at bottom. Comply with NFPA 80 for rated assemblies.
- C. Shop Finish: Sand and provide first coat of finish system specified in painting section. Wrap and protect.
- D. Adjust, clean, and protect.

END OF SECTION 08 14 16

SECTION 08 71 00 - DOOR HARDWARE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide door hardware for swinging doors.
- B. Refer to Section 01020 - Allowances.
- C. Refer to Section 01027 – Applications for Payment.

1.3 SUBMITTALS

- A. Submit for approval samples, product data, hardware schedule proposed for use based on Owner's requirements.
- B. Submit statement of quantities to be delivered and material costs with hardware schedule.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Hinges, butts and pivots: Full-mortise, 5 knuckle ball-bearing type; Stanley or approved equal.
- B. Locksets and latchsets:
 - 1. Heavy duty (commercial and institutional): Schlage D Series or approved equal.
- C. Lock cylinders and keying: Interchangeable-core pin tumbler lock cylinders and nickel silver keys.
- D. Bolts and coordinators: Ives or approved equal.

- E. Closers:
 - 1. High frequency doors (fire-labelled doors): LCN 4010/4110 series or approved equal.
- F. Stops: Ives or approved equal.
- G. Exit devices: Von Duprin or approved equal.
- H. Thresholds: Reese or approved equal.
- I. Finish:
 - 1. US 26D, Satin chrome.
- J. Controlled Exit Device: Von Duprin "Chexit" or approved equal.
- K. Silencers: Rubber, 1/2" dia. 11/16" Length.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Follow guidelines of DHI "Recommended Locations for Builder's Hardware for Standard Steel Doors and Frames" and hardware manufacturers' instructions.
- B. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
- C. Adjust operation, clean and protect.

END OF SECTION 08 71 00

SECTION 09 21 16 - GYPSUM BOARD ASSEMBLIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide gypsum board assemblies work including metal support systems:
 - 1. Interior walls, partitions, and ceilings.

1.3 SUBMITTALS

- A. Submit for approval product data.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
- B. Tolerances: Not more than 1/16" difference in true plane at joints between adjacent boards before finishing. After finishing, joints shall be not be visible. Not more than 1/8" in 10' deviation from true plane, plumb, level and proper relation to adjacent surfaces in finished work.
- C. Fire resistance: Provide fire-rated assemblies with ratings as determined by ASTM E 119.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Gypsum board:
 - 1. Interior use: ASTM C 36, 5/8" thick regular, water resistant, fire resistant, and foil-backed types as required; U. S. Gypsum, Gold Bond Div. National Gypsum, Georgia Pacific Gypsum or approved equal.

- B. Metal Framing: See Section 05400, Cold Formed Metal Framing.
- C. Fasteners: ASTM C 514 and ASTM C 646. Provide Type S bugle head screws at interior, cadmium plated at humid and exterior areas. Provide additional anchors and fasteners as required.
- D. Joint reinforcement: ASTM C 587 paper or fiberglass tape and ready-mixed vinyl compound.
- E. Accessories: Galvanized steel corner beads, casing beads, control joints; U. S. Gypsum 800 series as applicable.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Comply with ASTM C 840 and GA 216 - Recommended Specifications for the Application and Finishing of Gypsum Board. Fill wall cavities with insulation. Except as otherwise indicated, extend fire-rated partitions to underside of deck above ceiling and extend other partitions at least 3" above ceilings. Include blocking for grab bars, accessories and similar items.
- B. Provide fire-rated systems where indicated and where required by authorities having jurisdiction.
- C. Install boards vertically. Do not allow butt-to-butt joints and joints that do not fall over framing members.
- D. Install trim and 3-coat joint treatment in strict compliance with manufacturer's instructions and recommendations. Joint treatment is required at all fasteners and edges between boards. Fill all surface defects. Sand between and after joint treatment coatings and leave ready for finish painting or wall treatment.

END OF SECTION 09 21 16

SECTION 09 51 13 - ACOUSTICAL PANEL CEILINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide acoustical panel ceilings, trim and metal suspension system.
- B. Match existing acoustical ceilings.
- C. Remove and remodel existing ceilings and provide new material as required.

1.3 SUBMITTALS

- A. Submit for approval samples, product data, extra stock.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Acoustical panels, exposed suspension: 5/8" thick, felted, medium fissured mineral tile; Armstrong Minaboard, Celotex Celotex, U.S.Gypsum Auratone or approved equal.
 - 1. Panel size: 24" by 48" (Type ACP1).
 - 2. Panel edge: Square edge; flush mount with grid.
 - 3. Align pattern in same direction.
- B. Match existing acoustical ceilings and suspension with new materials.
- C. Exposed grid suspension system: Intermediate duty painted steel, white color.

1. T-grid.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install materials and suspension systems in accordance with manufacturer's instructions and recommendations, and ASTM C636. Coordinate installation with location of mechanical and electrical work to ensure proper locations.
- B. Level ceiling to within 1/8" in 10' in both directions. Scribe and cut panels to fit accurately. Measure and layout to avoid less than half panel units.
- C. Removal and reinstallation at existing ceilings: Remove and store materials for reuse. Handle with white gloves and avoid damaging corners and edges. Clean tiles and grid system which have been removed. Provide additional materials to complete the work and to replace damaged existing materials. New materials shall exactly match existing materials as approved.
- D. Adjust, clean, and touch-up all system components.
- E. Provide wrapped and labeled maintenance stock of new material equal to 2 percent of ceiling panels, tile, and suspension installed.

END OF SECTION 09 51 13

SECTION 09 65 13 - RESILIENT WALL BASE AND ACCESSORIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide resilient wall base and accessories.

1.3 SUBMITTALS

- A. Submit for approval samples, product data, extra stock.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
- B. Provide materials and adhesives which do not contain asbestos.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Wall base: Vinyl, 4" high (and 6" high where noted), 1/8" thick, matte finish.
 - 1. Wall base profile: Straight at carpet, coved at resilient tile.
 - 2. Corners: Pre-formed.
- B. Resilient accessories: Rubber, vinyl, for resilient flooring reducing strips, carpet nosings, cap for cove carpet.
- C. Adhesive: Waterproof.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Comply with manufacturer's instructions and recommendations. Install in proper relation to adjacent work.
- B. Prepare surfaces by cleaning, leveling and priming as required. Test adhesive for bond before general installation. Level to 1/8" in 10' tolerance.
- C. Install base and accessories to minimize joints. Install base with joints as far from corners as practical.
- D. Clean, polish, and protect.

END OF SECTION 09 65 13

SECTION 09 65 19 - RESILIENT TILE FLOORING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide resilient tile flooring.

1.3 SUBMITTALS

- A. Submit for approval samples, product data, extra stock.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
- B. Provide materials and adhesives which do not contain asbestos.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Tile flooring:
 - 1. Vinyl composition tile: 12" by 12" by 1/8"; Imperial Excelon by Armstrong World Industries or approved equal.
- B. Accessories:
 - 1. Metal edge strips: Extruded aluminum, mill finish, width and height required to protect exposed edge of tiles, and in maximum lengths to minimize joints.
 - 2. Adhesive: Waterproof.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Comply with manufacturer's instructions and recommendations. Install in proper relation to adjacent work.
- B. Prepare surfaces by cleaning, leveling and priming as required. Test adhesive for bond before general installation. Level to 1/8" in 10' tolerance.
- C. Install tile with tight joints and with one-way pattern. Layout to prevent less than 1/2 tile units.
- D. Clean, polish, and protect.

END OF SECTION 09 65 19

SECTION 09 68 16 –SHEET CARPET

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Provide carpeting:
 - 1. Carpet for adhesive installation.

1.3 SUBMITTALS

- A. Submit for approval samples, product data, warranty, maintenance data, extra stock, proposed seaming layout.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
- B. Provide carpet materials meeting applicable fire regulations.

1.5 WARRANTIES

- A. Manufacturer's standard 25 year wear warranty.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Carpet: Manufacturer shall be C & A.

1. Carpet:

- a. Style name: Crayon, Explorer, Infinity or Sail Away.
- b. Construction: Textured Loop or Textured Patterned Loop.
- c. Gauge: 1/13.
- d. Pile Units per Inch: 7.8 to 9.5
- e. Pile Height Average: .109 or .117 inch.
- f. Fiber System: TDX Nylon or Dynex SD Dynex BCF Nylon
- g. Dye Method: 100% Solution Dyed, 60% Solution/40% Yarn Dyed or 55% Solution/45% Yarn Dyed.
- h. Soil/Stain Protection: Ensure.
- i. Product Width: 6 ft.
- j. Primary Tufting Substrate: Synthetic Non-Woven.
- k. Fusion Coat: Sealant Vinyl.
- l. Powerbond Cushion Backing: Closed Cell Vinyl Cushion.
Weight: 35.5 oz/sq yd
Density: 18.5 lbs/cu ft
Thickness: 0.156 inch
Compression Set: Max. 10%
Compression Deflection: Min. 7 lbs/sq inch @ 25%, Max. 25 lbs/sq inch @ 25%
- m. RS Adhesive System: Microencapsulated Tackifier applied to 100% of backing during manufacturing.
- n. Total Product Weight: 102.9 to 108.9 oz/sq yd +/- 5%.
- o. Surface Flammability: Passes CPSC FF 1-70 (ASTMD-2859)
- p. Flooring Radiant Panel: Class 1 (mean average CRF: 0.45 w/sq cm or higher) (ASTM E-648)
- q. Electrostatic Propensity: 3.0 kV or lower, Permanent Conductive Fiber (AATCC 134)
- r. Colorfastness to Light: Less than or equal to 4 after 100 hours (AATCC 16E)
- s. Fluorine: Min. 500 ppm after two AATCC 171: Min. 400 ppm (CRI TM-102)

B. Mounting:

1. Adhesive.

C. Accessories:

1. Edge guard: Heavy-gage aluminum.
2. Reducer strip: Vinyl or rubber.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Comply with recommendations of Carpet and Rug Institute "Specifier's Handbook".
- B. Prepare surfaces and install materials in accordance with manufacturer's instructions and approved submittals. Clean, patch, and level substrate. Install materials in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
- C. Install edge guards and reducer strips as required; clean and protect.

END OF SECTION 09 68 16

SECTION 09 91 00 - PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide surface preparation and painting for all unfinished interior surfaces, including electrical and mechanical equipment with shop primed surfaces.
- B. Provide surface preparation and painting for existing surfaces and items in areas of remodeling.

1.3 SUBMITTALS

- A. Submit for approval samples, product data, extra stock.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. First-line standard products for all systems by Duron, Sherwin-Williams, Glidden or approved equal. Match color chips selected.

B. Interior paint systems:

1. Drywall and plaster (heavy duty): Latex primer, 1 coat; interior latex (semi-gloss egg-shell finish), 2 coats.
2. Ferrous metal: Alkyd metal primer, 1 coat; alkyd enamel (semi-gloss finish), 2 coats.
3. Wood for transparent finish: oil stain, 1 coat; sanding sealer, 1 coat; alkyd varnish (satin finish), 2 coats.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Inspect surfaces, report unsatisfactory conditions in writing; beginning work means acceptance of substrate.
- B. Comply with manufacturer's instructions and recommendations for preparation, priming and coating work. Coordinate with work of other sections.
- C. At existing areas to be repainted, remove blistered or peeling paint to sound substrates. Remove chalk deposits and mildew and wash all surfaces with mild detergent. Perform related minor preparation including caulk and glazing compounds. Spot prime bare areas before priming and painting as specified.
- D. Re-coat or remove and replace work which is not uniform or shows loss of adhesion. Clean up, touch up and protect work.

END OF SECTION 09 91 00

SECTION 10 14 00 - SIGNAGE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide specialty building signage.
- B. Refer to Section 01 20 00 - Hardware Allowance.

1.3 SUBMITTALS

- A. Submit for approval samples, shop drawings, product data.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Panel signs; Vomar Products or approved equal:
 - 1. Unframed type.
 - 2. Plastic laminate fabrication.
 - 3. Raised letter graphics.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install materials and systems in accordance with manufacturer's instructions and approved submittals.

Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.

- B. Restore damaged finishes. Clean and protect work from damage.

END OF SECTION 10 14 00

SECTION 10 21 13 - TOILET COMPARTMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Provide toilet compartments and screens.
 - 1. Floor-supported compartments.

1.3 SUBMITTALS

- A. Submit for approval samples, shop drawings, product data.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Metal compartments:
 - 1. Steel with powder coated baked enamel finish; ASTM A 591, Class C, galvanized and bonderized; Accurate Partitions Corp.
- B. Fittings: Door latches and coat hook on inside face of door.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
- B. Limit openings between panels, doors and pilasters to less than 1/2".
- C. Adjust hardware, clean, and protect work.

END OF SECTION 10 21 13

SECTION 10 28 13 - TOILET ACCESSORIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide toilet accessories.

1.3 SUBMITTALS

- A. Submit for approval samples, product data, accessory schedule.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Units: Stainless steel fabrication with NAAMM No. 4 bright directional polish finish; Bobrick Washroom Equipment, Inc. Bradley, McKinney/Parker, or approved equal. Surface mounting as indicated.
- B. Types and quantities:
 - 1. Grab bars; 1 pair per handicapped stall.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install materials and systems in accordance with manufacturer's instructions and approved submittals.

Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.

- B. Restore damaged finishes and test for proper operation. Clean and protect work from damage.

END OF SECTION 10 28 13

SECTION 10 44 16 - FIRE EXTINGUISHERS, CABINETS AND ACCESSORIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide portable fire extinguishers cabinets and accessories. Provide mounting brackets where no cabinet is indicated.

1.3 SUBMITTALS

- A. Submit for approval shop drawings, product data.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Fire extinguishers: UL listed and labelled units; J. L. Industries or approved equal:
 - 1. Multi-purpose dry chemical type, 4A 60 BC.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install with wall-hung brackets at locations and heights indicated and acceptable to authorities having jurisdiction.
- B. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform

appearance. Coordinate with work of other sections.

- C. Restore damaged finishes and test for proper operation. Clean and protect work from damage.

END OF SECTION 10 44 16

SECTION 21 13 00 - FIRE SUPPRESSION SPRINKLER SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Extend existing fire protection systems including:
 - 1. Sprinkler.
- B. Modify and extend existing service to accommodate new work. Relocate existing heads as required for new system.
- C. Maintain fire alarm system in operation during construction.
- D. Coordinate with Owner's room uses to provide adequate system for all contract areas.
- E. Coordinate location of fire protection systems to avoid interference with location of designated lighting fixture locations. Notify Owner prior to construction of conflicts which cannot be resolved.

1.3 SUBMITTALS

- A. Submit for approval shop drawings, product data, record documents.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
- B. Arrangement of systems indicated on the drawings is diagrammatic, and indicates the minimum requirements for fire protection work. Site conditions shall determine the actual arrangement of runs, bends, offsets, and similar items. Take field measurements before fabrication. Be responsible for accuracy of dimensions and layout. Overhead piping shall be laid out to obtain maximum head room.
- C. Provide complete sprinkler coverage per NFPA 13.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Provide sprinkler systems components including standpipes, backflow preventers, and all required accessories.
- B. Pipe and fittings: Schedule 40 steel with threaded ends meeting NFPA requirements.
- B. Valves: Bronze construction; 2" and smaller with bronze bodies and bonnets with screwed ends; 2-1/2" and larger flanged. Fire valves by Grinnell, Elkhart or approved equal.
- C. Sprinkler heads: Style as approved by Grinnell, Viking, Automatic Sprinkler Corporation, or approved equal.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials in proper relation with adjacent construction and with uniform appearance for exposed work. Coordinate with work of other sections. Comply with applicable regulations and building code requirements.
- B. Center ceiling-mounted elements in center of ceiling tiles as applicable.
- C. Clearly label all valves and components.
- D. Restore damaged finishes. Test all systems for proper operation in accordance with NFPA 13, 14, and 20. Clean and protect work from damage.
- E. Instruct Owner's personnel in proper operation of systems.

END OF SECTION 21 13 00