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# PCC Garage Façade Project #23-1103

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## Invitation to Bid

June 15<sup>th</sup>, 2023

**PROJECT DIRECTORY**

**OWNER**

**SOUTHCENTRAL FOUNDATION**

4501 DIPLOMACY DRIVE  
ANCHORAGE, AK 99508  
P (907) 729-4955

**PROJECT MANAGER**

**SOUTHCENTRAL FOUNDATION**

MAX DOLCHOK  
PROJECT MANAGER  
4155 TUDOR CENTRE DRIVE  
ANCHORAGE, AK 99508  
P (907) 729-3378

**CONTRACT ADMINISTRATOR**

**SOUTHCENTRAL FOUNDATION**

KATE LYNCH  
7033 E TUDOR ROAD  
ANCHORAGE, AK 99507  
P (907) 729-3007  
[SCFContracts@southcentralfoundation.com](mailto:SCFContracts@southcentralfoundation.com)

**ARCHITECT**

**SPARK DESIGN**

5401 CORDOVA STREET, SUITE 301  
ANCHORAGE, AK 99518  
P (907) 344-3424

**STRUCTURAL ENGINEER**

**REID MIDDLETON**

4300 B STREET, SUITE 302  
ANCHORAGE, AK 99503  
P (907) 562-3439

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- A104-2017 – SCF SAMPLE (draft contract)

## INVITATION TO BIDDERS – SCF PCC Parking Garage Façade Project

**ISSUE DATE: 6/15/2023**

Southcentral Foundation will receive electronic (PDF) for the Southcentral Foundation (SCF) PCC Garage Façade Project, located at 4320 Diplomacy Drive, Anchorage Alaska, 99508. Bids should be sent to Southcentral Foundation's Contracts Administrator, Kate Lynch, at [scfcontracts@southcentralfoundation.com](mailto:scfcontracts@southcentralfoundation.com). **Bids must be received by July 13, 2023, at 2:00 PM Alaska Standard Time (AKST).** Bids will then be opened and will be evaluated by select Southcentral Foundation Staff. Bids submitted after the date and time listed above will not be considered. A notification email will be sent to all bidders upon evaluation and selection of the winning bidder.

**General Scope of Work:** Southcentral Foundation is adding a brick façade to the exterior walls of the PCC Parking Garage located at 4320 Diplomacy Drive. The work shall begin in the spring of 2024 and be completed no later than August 31, 2024. Contractors will review existing conditions and prepare a bid based on the information contained in the drawings (supplementary pdf) dated March 31, 2021, and information included in these Bid Documents. Additionally, the contractor shall comply with Southcentral Foundation's administrative requirements of the contract, including the submission of a project schedule, safety plan, schedule of values, daily reports, submittals, and other tasks required under the contract. The Bid documents and Construction documents files are available on SCF's website at: <https://www.southcentralfoundation.com/about-us/procurement/>. It is the bidder's responsibility to check this site regularly for addenda and other information related to this Invitation to Bid.

The non-mandatory Pre-bid conference will be held on **June 22, 2023, 11:00 AM AKST** at the PCC Parking Garage, 4320 Diplomacy Drive, Anchorage Alaska, 99508. Meet the Project Manager at the main garage entrance on Diplomacy Drive for a tour of the garage and work areas.

Alaska Native / American Indian (AN/AI) preference in contracting is applicable and bidders stating native preference must provide a completed statement and proof of Native ownership with the bid. AN/AI owned firms will be awarded a 5% preference. Award of a firm, fixed-price contract for the specified work will be made in accordance with Southcentral Foundation's procurement policies. No bid shall be withdrawn for a period of thirty (30) days subsequent to the submission date without the written consent of Southcentral Foundation.

Performance and Payment Bonds are required in an amount equal to 100% of the total Bid Price. Use AIA Payment and Performance Bond forms A312-2010. All costs for Payment and Performance Bonds shall be included in the Total Stipulated Sum Bid Price.

Southcentral Foundation reserves the right to reject any and all bids, accept other than the lowest bid, and/or waive informalities or irregularities in bids received whenever such rejection, acceptance, and/or waiver is in the best interest of Southcentral Foundation.

## **PART 1 - GENERAL**

### **1.01 PROJECT GENERAL DESCRIPTION**

Southcentral Foundation is adding a Façade to the Parking Garage that serves the Primary Care Clinic at 4320 Diplomacy Drive. Contractors will review existing conditions and prepare a bid based on the information contained in this project manual and the drawings dated March 31, 2021.

Additionally, the contractor shall comply with all administrative requirements of the contract, including the submission of a project schedule, safety plan, schedule of values, daily reports, submittals, and other tasks required under the contract. Due to the occupied nature of the adjacent building, non-disruptive work may commence Monday – Friday from 6:00 AM to 6:00 PM. Any disruptive work must be completed outside the hours indicated above.

#### *Project Site*

SCF's PCC Parking Garage is located at 4320 Diplomacy Drive on Southcentral Foundation's main campus in Anchorage, Alaska, 99508.

#### *Project Schedule*

Construction is anticipated to begin in spring of 2024, with substantial completion by August 31, 2024. This project is being bid early to allow ample time for submission, approval, and procurement of long lead materials during the fall of 2023 and spring of 2024.

#### *Alaska Native/American Indian Preference*

Alaska Native/American Indian "AN/AI" preference in contracting is applicable and bidders stating native preference must provide a completed statement and proof of Native ownership with the bid. AN/AI owned firms will be awarded a 5% preference. Award of a firm, fixed-price contract for the specified work will be made in accordance with Southcentral Foundation's procurement policies. No bid shall be withdrawn for a period of thirty (30) days subsequent to the submission date without the written consent of Southcentral Foundation.

#### *Owner Background*

Southcentral Foundation (SCF) is an Alaska Native-owned healthcare organization serving an estimated 56,146 Alaska Native and American Indian people living in Anchorage, the Matanuska-Susitna Valley, and 60 rural villages in the Anchorage Service Unit (ASU). SCF's first P.L. 638 contract with the Alaska Area Native Health Service began in 1984 to provide dentistry, optometry, community health representatives and injury control services. Substance abuse treatment was added in 1987.

In 1998, SCF assumed ownership and management of the Anchorage Native Primary Care Center, which serves the entire Native population of the state - an estimated 130,682 people. In January 1999, SCF and the Alaska Native Tribal Health Consortium signed an agreement to take over management of the Alaska Native Medical Center from the Indian Health Service.

With this transition, Alaska became the first state in the nation to have all its health facilities for Native Americans managed by Native organizations.

### **Project Team Members**

SCF will hold the construction contracts for the project.

The project scope includes coordination with SCF's Staff through SCF's Project Manager. The Contractor is also responsible for project closeout including the provisions of Operations and Maintenance Manuals and assignment of written warranties and guarantees as required in the contract.

The SCF Project Manager will issue and evaluate all bids responding to this Invitation to Bid (ITB), negotiate a contract with the successful Bidder in coordination with the SCF Contracts Department, and administer the planning and construction of the project.

This Invitation to Bid (ITB) invites Bidders to respond to a fixed set of criteria for the project and a Stipulated Price contract form. Within the framework of this ITB, the SCF Project Manager will review bids to assess each Bidder's submitted price and capabilities to deliver a quality and efficient project that is the most advantageous to the owner. This set of qualifications described in detail in this ITB, will be considered a baseline by which submitted bids will be evaluated.

## **1.02 SPECIFIED DATES**

Public Advertisement	June 15, 2023
Registration Deadline	June 21, 2023
Pre-bid Conference	June 22, 2023
Deadline to Submit Questions	June 30, 2023, by 3PM
Bids Due	July 13, 2023, by 2PM
Anticipated Notice of Intent to Award	July 19, 2023
Anticipated Notice to Proceed	May 1, 2024

## **1.03 RECEIPT AND OPENING OF BIDS**

### **A. Electronic Submission of Bids:**

Bidders shall submit an electronic copy by email to the SCF Contract Administrator at [SCFContracts@southcentralfoundation.com](mailto:SCFContracts@southcentralfoundation.com) before the deadline. It is the bidder's responsibility to assure bid is received by SCF.

### **B. Time and Opening:**

Bids must be submitted prior to the time specified in section 001116 of this ITB, and the exact date and time of receipt will be recorded. Late submittals will not be considered but will be held unopened until the time of notice of intent to award

and then returned to the sender unless other methods of disposition are requested or agreed to by the sender. Bids will be opened at the location specified in section 001116 of this ITB.

**C. Facsimile/telegraphic/telephonic Bids**

Facsimile/telegraphic/telephonic bids will not be considered.

**D. Officer's Responsibility**

No responsibility will attach to an officer or agent of Southcentral Foundation for the premature opening of, or the failure to open a bid not properly addressed and identified.

**E. Bidder's Responsibility**

Bidder shall register with Southcentral Foundation. Register by confirming your intent to provide a bid, by emailing [SCFContracts@southcentralfoundation.com](mailto:SCFContracts@southcentralfoundation.com) and include both the ITB number and title in your email when you register. The bidder is also responsible for checking SCF's procurement website to obtain any issued addenda, changes, and/or updates to the Invitation to Bid, prior to submitting your bid, to assure compliance with the most up to date information.

**1.04 WITHDRAWAL OF BIDS**

Bids may be withdrawn on written or telegraphic requests received from a Bidder prior to the time specified for submittal. Bids not withdrawn prior to the specified time may not be withdrawn for a period of thirty (30) days following the date specified for submittal.

**1.05 EXAMINATION OF PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS**

- A. The Bidder shall review all the proposed contract documents to ascertain all of the requirements of the work.
- B. In addition to the Pre-bid Conference, Bidders may schedule time to examine the site with the SCF Project Manager. During the site examination, Bidders or their subcontractors may perform destructive investigation to mitigate unknown or covered work scope. Any destructive investigation on the part of the Bidder must not interrupt service in the rest of the building.
- C. The Bidder shall examine carefully this ITB and contract forms before submitting a bid. The submission of a bid shall be an admission that the Bidder has made such examination and is satisfied as to the conditions to be encountered in performing the work and as to the requirements and terms of the contract, and Southcentral Foundation will rely on such admissions.
- D. For the convenience of interested prospective Bidders, complete sets of the



bid documents are on file at the following locations.

[www.southcentralfoundation.com/about-us/procurement/](http://www.southcentralfoundation.com/about-us/procurement/)

- E. Southcentral Foundation will not issue sets of bid documents.

#### **1.08 METHOD FOR CLARIFICATION**

- A. Any Bidder in doubt as to the true meaning of any part of the documents may submit to SCF a written request for an interpretation thereof. All requests must be submitted within the timeframe allowed by Section 002113 – Instructions to Bidders. Questions can be emailed to:  
[SCFContracts@SouthcentralFoundation.com](mailto:SCFContracts@SouthcentralFoundation.com)
- B. Questions, which in the opinion of the SCF Project Manager require a reply, will be answered by issuing an addendum to all Bidders prior to the public bid opening. Southcentral Foundation will not be responsible for any other explanation or interpretation of the documents made or given prior to opening the bids.

#### **1.09 PREPARATION AND SUBMISSION OF BIDS**

- A. Preparation and Submission:

Bids must be submitted on the forms furnished or copies thereof, and in accordance with the Instructions to Bidders and must be manually or electronically signed. To secure consideration, the bid must be submitted as described in 1.03 A. The bid forms are provided within these bid documents.

**NOTICE TO BIDDERS: PLEASE REMOVE THIS SECTION AND FORMS LISTED BELOW  
FROM THE REST OF THE MANUAL FOR SUBMISSION ON THE BID DUE DATE**

All responsive Bids MUST contain the following:

- |    |   |                          |
|----|---|--------------------------|
| 1. | 00 41 13 Bid Form – Stipulated Sum            | <input type="checkbox"/> |
| 2. | 00 43 13 Bid Security Form                    | <input type="checkbox"/> |
| 3. | 00 45 14 Statement of Bidder's Qualifications | <input type="checkbox"/> |
| 4. | 00 45 19 Non-Collusion Affidavit              | <input type="checkbox"/> |

**BID FORM, STIPULATED SUM****Project: PCC Garage Facade****Location: ANCHORAGE, ALASKA****Owner: Southcentral Foundation (SCF)**

- 1) The undersigned, having familiarized (himself/herself) (themselves) with the local conditions affecting the cost of work, and with the Specifications, including the Invitation To Bid (ITB), this Bid Form, the Form Of Contract A104-2017, the SCF Revision/Amendments to A104-2017, the SCF Statement of American Indian/Alaska Native Preference Requirements, the General Scope of the Work, and the Technical Specifications and Drawings, as prepared by SCF, and on file in the office of SCF, hereby proposes to furnish all labor, material, equipment and services required to construct and complete the project:

Bidder to submit fixed prices to complete the PCC Garage Façade work shown in the attached drawings and the project manual. The work will occur next to an active medical campus; thus, noise mitigation, disruption planning is required.

- |    |    |  |       |
|----|----|--|-------|
| 1. | a) | Total Stipulated Sum, Bid Price  | <hr/> |
|    |    |  | \$    |
| 2. | a) | <u>Only if claiming AN/AI Preference, record amount shown in 1. a) less 5%</u> | <hr/> |
|    |    |  | \$    |
| 3. | a) | <b>TOTAL BASE BID PRICE [1. a) or 2. a) from above]</b>                        | <hr/> |
|    |    |  | \$    |

- 2) By submitting this bid, it is understood/acknowledged that the right is reserved by SCF to reject any and all bids at its sole discretion and for its convenience or benefit. The bidder agrees to execute and deliver to SCF a contract in the prescribed form within ten (10) days after the date SCF mails or otherwise delivers to bidder SCF's written acceptance of this bid as the successful bid and the initial contract for review and signature.
- 3) I/We have enclosed with this Bid a Statement of American Indian/Alaska Native Ownership, if applicable and AI/AN preference is claimed.
- 4) I /We have enclosed with the bid the documents identified on the Bidder's Checklist in the forms provided in the project manual.
- 5) I/We further acknowledge receipt of the following addenda:
- Addendum No.:\_\_\_\_\_Dated:\_\_\_\_\_
- Addendum No.:\_\_\_\_\_Dated:\_\_\_\_\_
- Addendum No.:\_\_\_\_\_Dated:\_\_\_\_\_
- Addendum No.:\_\_\_\_\_Dated:\_\_\_\_\_
- Addendum No.:\_\_\_\_\_Dated:\_\_\_\_\_
- Addendum No.:\_\_\_\_\_Dated:\_\_\_\_\_
- Addendum No.:\_\_\_\_\_Dated:\_\_\_\_\_
- Addendum No.:\_\_\_\_\_Dated:\_\_\_\_\_
- 6) I/We further understand the penalty for making false statements in offers is prescribed by federal law in 18 U.S.C. 1001.

NAME OF BIDDER

OFFICIAL ADDRESS

---

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BY:

---

Print Name and Title

---

---

Signature

---

Date

## BID SECURITY FORM

KNOW ALL MEN BY THESE PRESENTS, that we,  
\_\_\_\_\_, as PRINCIPAL, and  
\_\_\_\_\_, as SURETY, are held firmly bound into  
Southcentral Foundation hereinafter called SCF, five percent (5%) of the Base Bid, in  
the penal sum of (\$\_\_\_\_\_), lawful money of the United States,  
for the payment of which sum will and truly to be made, we bind ourselves, our heirs,  
executors, administrators, successors and assigns, jointly and severally, firmly by these  
presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that, whereas the Principal has submitted  
the accompanying bid, dated \_\_\_\_\_ 2023, for

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

NOW, THEREFORE, if the Principal shall not withdraw said bid within the period specified  
therein after the opening of the same, or, if no period be specified, within thirty (30) days after  
the bid opening, and shall within the period specified therefore, or, if no period be specified  
within ten (10) days after the prescribed forms are presented to him for signature, enter into a  
written contract with SCF in accordance with the bid, as accepted, and give the required  
performance and payment security, for the faithful performance and proper fulfillment of such  
contract; or in the event of the withdrawal of said bid within the period specified, or the failure to  
enter into such contract and give such security within the time specified, if the Principal shall pay  
SCF the difference between the amount specified in said bid and the amount for which SCF  
may procure the required work or supplies or both, if the latter amount be in excess of the  
former, then the above obligation shall be void and of no effect; otherwise to remain in full force  
and virtue.

IN WITNESS WHEREOF, the above bound parties have executed this instrument under their  
several seals this \_\_\_\_\_ day of \_\_\_\_\_, 2023 the name and  
corporate seal of each corporate party being hereto affixed and these present duly signed by its  
undersigned representative, pursuant to authority of its governing body.

In presence of:

_____	_____ (Principal)
_____	_____ (Corporate) (Seal)
_____	_____ (Surety)

## **MINIMUM BIDDER'S QUALIFICATION**

Bidders are required to meet the minimum qualifications listed below and must complete 00 45 14 Statement of Bidder's Qualifications. Bidders that do not meet these minimum qualifications should NOT submit a bid. The threshold values are listed below and represent the minimum requirements for a responsive bid. Bids from contractors who cannot document the required experience and qualifications will be returned after opening and not considered for award.

- a. A contractor must have successfully completed a minimum of three (3) projects of similar scope and size valued over \$250,000 each for projects that involve the installation of brick or building facades. Bidder must provide a list of the projects and client name and current phone contact for each project on the Statement of Bidder's Qualifications.

### **STATEMENT OF BIDDER'S QUALIFICATION**

All questions must be answered, and the data given must be clear and comprehensive. This statement must be notarized. Attach additional pages if needed.

1. Name of bidder.
2. Names of principals.
3. Names of authorized signatories.
4. Permanent main office address.
5. When organized.
6. Where incorporated.
7. How many years have you been engaged in the contracting business under your present name?

8. Previous names of companies in which the principals listed above (#2) have engaged in the contracting business.
9. List all active projects.
10. Have you ever defaulted on a contract?      Yes      No  
If so, where, and why?
11. Have you ever refused to sign a contract at your original bid?      Yes      No  
If yes, explain.



12. Names, background experience and current workload of the principal members of your firm (including the officer and lead personnel assigned to this project).

<u>Name</u>	<u>Background</u>	<u>Years in Contracting</u>	<u>Current Workload</u>
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13. Attach list of comparable construction contracts completed, indicating contract amount, project size, location, owner, start and end date, contact person and telephone number. Refer to Minimum Bidder's Qualifications, Section 00 45 13.
14. Attach a list of your primary subcontractors for this project.
15. Furnish written evidence of amount and type of credit available.
16. Attach 2021 year-end and 2022 current Financial Statements.
17. Attach proof of Alaska Native / American Indian Ownership.
18. Will you, upon request, fill out a detailed Financial Statement and furnish any other information that may be required by Southcentral Foundation? Yes No.

19. The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by Southcentral Foundation, in verification of the recitals comprising this Statement of Bidder's Qualification.

Dated at \_\_\_\_\_, this \_\_\_\_\_ 2023.  
(place) (day) (month)

(Name of Bidder)

By:  
(Signature of Bidder's Representative)

Title:

State of ALASKA)

County of )ss  
)

\_\_\_\_\_, being duly sworn, deposes and says he is  
(individual signing above)

he is \_\_\_\_\_ of \_\_\_\_\_  
(Title) (Name of Organization)

and that the answers to the foregoing questions and all statements therein contained are true and correct.

Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
(Date) (Month)

(Notary Public)

My Commission Expires: \_\_\_\_\_(Date)

**FORM OF NON-COLLUSIVE AFFIDAVIT****AFFIDAVIT****(PRIME BIDDER)**

State of: \_\_\_\_\_

\_\_\_\_\_, Judicial District

\_\_\_\_\_, being first duly sworn, deposes and says:

"That he/she is the bidder, or a partner or officer of the firm, party, etc., making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or a sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communications or conference, with any person, to fix the bid price of affiant or any other bidder, or to fix any overhead, profit or cost element or said bid price, or of that of any other bidder, or to secure any advantage against the Southcentral Foundation or any person interested in the proposed contract; and that all statements in said proposal or bid are true."

Signature of: \_\_\_\_\_  
Bidder, if the bidder is an individual\_\_\_\_\_  
Partner, if the bidder is a partnership\_\_\_\_\_  
Officer, if the bidder is a corporation

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**IMPORTANT NOTE:**

The Agreement between the two parties will be the AIA Document A104 – 2017, Owner-Contractor Standard Abbreviated Agreement, which is available for review here:

<https://www.aiacontracts.org/contract-documents/25121-owner-contractor-agreement>

SCF will provide an edited version of this document for review and signing by the selected bidder. See included SCF Sample Draft Contract A104-2017.

**SOUTHCENTRAL FOUNDATION TENANT IMPROVEMENT  
REVISIONS/AMENDMENTS TO  
AGREEMENT (A104-2017)**

**A. ADD FOLLOWING NEW SECTIONS TO GENERAL CONDITIONS:**

**1. Conflict of Interest.** Construction Manager shall not refer work to itself or to any prohibited entity in violation of the Stark anti-kickback provisions of federal law. During the term of this Agreement, at any time and from time to time, Construction Manager agrees to immediately notify Owner's Contract Administrator of all situations that fall within the scope of these provisions. If any conflicts exist at the time of the execution of this Agreement, Construction Manager agrees to submit a separate attachment to this Agreement for approval.

**2. Lobbying.** The undersigned representative of Construction Manager certifies, to the best of his or her knowledge and belief, that:

**2.1** No Federal appropriated funds have been paid or will be paid, by or on behalf of Construction Manager, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract; the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

**2.2** If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, Construction Manager shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

**2.3** Construction Manager shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, or cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

**3. Debarment.** Construction Manager hereby certifies that it, its principals, and, if applicable, its subcontractors are not suspended, debarred, or otherwise determined to be ineligible for award of contract by any federal, state, or other governmental body. During the term of this Agreement, Construction Manager further agrees to immediately notify Owner if it, its principals, or any of its subcontractors, are suspended, debarred, or otherwise determined to be ineligible for award of contract, by any federal, state, or other governmental body.

**4. Americans with Disabilities Act.** All facilities must be constructed in compliance with the Americans with Disabilities Act, Public Law 101-336, and with the Uniform Federal Accessibility Standards (“UFAS”).

**5. Federal Tort Claims Act.** To the extent that this Contract or any portion of it comes within the coverage of Public Law 101-512 and the Federal Tort Claims Act, 28 U.S.C. §§ 2671- 2680, as implemented (the “FTCA”), all claims for damages by any person alleged to have been caused while carrying out this Agreement by the employees of Owner and/or its subsidiaries, servants, agents, representatives, affiliates, or contractors, including without limitation personal service contractors, shall be governed by the terms and to the extent provided by the FTCA, and such claims shall be made in accordance with 28 C.F.R. Part 14 and related laws.

**6. Liens.** Construction Manager, any of its subcontractors, suppliers, materialmen, and their agents, employees, servants, or subcontractors (collectively, “Subcontractors”) shall not permit the placing of any lien or any other encumbrance against any premises, work, or equipment as the result of Construction Manager’s failure to pay for all labor expended or equipment, supplies or materials used on the work under this Agreement. If any such lien or other encumbrance attaches, Construction Manager shall take immediate steps to have it removed or, ten (10) days after notice to Construction Manager, Owner shall have the absolute right to remove any such liens and Construction Manager shall pay Owner for all amounts paid, including costs and fees for removing such liens, without regard to the merits of the underlying claim or of any defenses thereto.

**7. Media Contact.** Construction Manager, its employees, agents, and subcontractors shall not contact any member of the media as a representative of Owner without the prior written approval of the President/CEO of Owner or the Owner Authorizing Official, nor shall they use Owner’s name in any advertising, publications, promotional materials, or publicity release concerning this Agreement or the work performed pursuant to it.

**8. Alaska Native/American Indian Preference In Employment and Training.** Pursuant to Section 7(B) of P.L. 93-638, 25 U.S.C. §450e(b), the Indian Self-Determination and Education Assistance Act, Construction Manager shall give preference in all phases of employment and training for all work performed under this Agreement to qualified Alaska Natives and/or American Indians regardless of age, marital status, religion, sex, or “qualified individual disability status,” consistent with prevailing law.

**9. Amendments/Modifications.** In addition, the following amendments and/or revisions are made to the General Conditions:

**9.1 Modification of Mediation.** Section 21.5 is hereby amended to delete all references to the “American Arbitration Association” (“AAA”) and the “Construction Industry Mediation Procedures” or Rules of the AAA. Any mediation conducted under the Standard Agreement or the General Conditions, shall be conducted in accordance with the custom and practice in effect at the time in Anchorage, Alaska. Any such mediation shall be held in Anchorage, Alaska. Contractor and Owner shall agree on a person to serve as mediator and, if unable to agree, shall present three (3) names each to a court or other neutral party to select a mediator.

9.2      **Lien Waivers Required.** Contractor shall provide Owner with lien waivers/releases, in a form acceptable to Owner, from Contractor and from all of its subcontractors, suppliers, materialmen, and their agents, employees, servants, or subcontractors (collectively, “Subcontractors”) evidencing that Contractor and all such Subcontractors have been paid in full. Such lien waivers/releases shall be a condition precedent for Contractor to receive final payment in accordance with Sections 9.10 and 9.10.2.

9.3      **Hazardous Materials.** Section 16.2 will be amended to include the following: “The Owner shall not be responsible under this Section 16.2 for materials or substances the Contractor brings to the site.” “Owner shall not indemnify or hold harmless Contractor with respect to hazardous materials, except as provided and set forth in Section 16.2.2.” Section 16.2.3 is also deleted in its entirety.

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

### **PART 1 – GENERAL**

#### **1.01 SECTION INCLUDES**

- A. Work Summary

#### **1.02 RELATED REQUIREMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.

### **PART 2 – PRODUCTS – NOT USED**

### **PART 3 – EXECUTION**

#### **3.1 WORK COVERED BY CONTRACT DOCUMENTS**

- A. Work Summary:  
Contractors will review existing conditions and prepare a bid for the PCC Garage Façade Project based on the information contained in this Project Manual and the Drawings dated March 21, 2021, and associated Sheet Specifications. Additionally, the contractor shall comply with all administrative requirements of the contract, including the submission of a Contractor's Construction Schedule, safety plan, Schedule of Values, daily reports, Submittals, and other deliverables required under the contract.

#### **3.2 METHOD**

- A. Construct the Work under a Stipulated Sum Contract.

#### **3.3 WORK BY OWNER**

- A. Not Applicable

#### **3.4 CONTRACTOR'S USE OF PREMISES**

- A. **The Southcentral Foundation Campus is a Tobacco Free campus. No smoking is permitted on the campus or in any Areas of Work.**
- B. The Contractor will coordinate with SCF for area of use.
- C. Limit use of premises for the Work and for storage to allow for:
  - 1. Owner occupancy.
  - 2. Public use.



3. Coordinated use of premises under direction of Owner.
  4. Full responsibility for protection and safekeeping of products under this Contract stored at Project Site.
  5. Moving any stored products, under Contractor's control, which interfere with operations of Owner or separate Contractor(s).
- D. Obtain and pay for use of any additional storage or work areas needed for operations.

### **3.5 OWNER'S OCCUPANCY**

- A. The Owner will continue to occupy and operate all areas of the building not covered by this contract. The Contractor shall coordinate with the Owner to allow normal operations to continue.
- B. Contractor shall schedule any work which could interfere with the Owner operations after normal work hours (06:00AM – 06:00PM).
- C. Cooperate with the Owner in construction operations to minimize conflict and to facilitate Owner usage.
- D. After substantial completion, schedule work to maintain Owner's operation. Include in contract sum sufficient funds as may be required for any "after hours" work caused by this requirement. No additional payment to Contractor will be authorized because of Contractor's failure to anticipate required "after hours work".
- E. Contractor shall conduct operations to insure the least inconvenience to staff, visitors, and the general public.

### **3.6 EXCESSIVE NOISE**

- A. Minimize noise during Owner's normal working hours. Notify Owner at least 72 hours prior to noisy operations.

### **3.7 USE OF OWNER'S PROPERTY AND EQUIPMENT**

- A. Use of Owner's property or equipment such as tools, ladders, furniture, janitorial equipment and supplies etc., is strictly prohibited.

### **END OF SECTION**

## **SECTION 01 20 00 PRICE AND PAYMENT PROCEDURES**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.
- B. Section 01 11 00 - Summary of Work
- C. Section 01 26 00 - Contract Modification Procedures
- D. Section 01 33 00 - Submittal Procedures
- E. Section 01 60 00 - Product Requirements
- F. Section 01 77 00 – Closeout Procedures
- G. Section 01 78 00 – Closeout Submittals

#### **1.2 SCHEDULE OF VALUES**

- A. Coordinate with Contractor's construction schedule and Application for Payment.
- B. Submit typed Schedule of Values using form AIA G703-1992 or other form acceptable to Owner.
- C. Submit Schedule of Values to the Architect and Owner within the timeframe required by the Contract.
- D. Format: Utilize the Table of Contents of this Project Manual and include other significant work items. Break plumbing and electrical lighting into rough-in and finish work.
  - 1. Identify each line item with number and title of the Specification Section. Identify site mobilization, bonds, and insurance.
  - 2. Tabular form indicating:
    - a. Related Specification Section or Division.
    - b. Description of Work.
    - c. Name of subcontractor.
    - d. Name of manufacturer or fabricator.
    - e. Name of supplier

- f. Change Orders (numbers) that affect value.
    - g. Dollar value.
      - 1) Percentage of Contract Sum to nearest one-hundredth percent, adjusted to total 100 percent.
  - 3. Provide a breakdown of the Contract Sum in sufficient detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with the Project Manual table of contents. Break principal subcontract amounts down into several line items.
  - 4. Round amounts to nearest whole dollar; the total shall equal the Contract Sum.
  - 5. Provide a separate line item in the Schedule of Values for each part of the Work where an Application for Payment may include materials or equipment, purchased or fabricated and stored, but not yet installed.
    - a. Differentiate between items stored on-site and items stored off-site. Include requirements for insurance and bonded warehousing, if required.
  - 6. Provide separate line items on the Schedule of Values for initial cost of the materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
  - 7. Margins of Cost: Show line items for indirect costs and margins on actual costs only when such items are listed individually in Applications for Payment. Each item in the Schedule of Values and Applications for Payment shall be complete. Include the total cost and proportionate share of general overhead and profit margin for each item.
    - a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the Schedule of Values or distributed as general overhead expense, at the Contractor's option.
  - 8. Schedule Updating: Update and resubmit the Schedule of Values prior to the next Application for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.
- E. Include within each line item, a directly proportional amount of Contractor's overhead and profit.
- F. Provide sub schedule for each separate stage of work specified in Section 01 11 00 - Summary of Work.
- G. Revise schedule to list approved Change Orders, with each Application for Payment.

### **1.3 APPLICATIONS FOR PAYMENT**

- A. Each Application for Payment shall be consistent with previous applications and payments as certified by the Architect and paid for by the Owner.
  - 1. The initial Application for Payment, the Application for Payment at time of Substantial Completion, and the final Application for Payment involve additional requirements.
- B. Payment-Application Times: Each progress-payment date is indicated in the Agreement. The period of construction Work covered by each Application for Payment is the period indicated in the General Conditions.
- C. Payment-Application Form or similar format approved by Owner: Use AIA Document G702-1992 and Continuation Sheets G703-1992 as the form for Applications for Payment.
- D. Application Preparation: Complete every entry on the form. Include notarization and execution by a person authorized to sign legal documents on behalf of the Contractor. The Architect will return incomplete applications without action.
  - 1. Entries shall match data on the Schedule of Values and the Contractor's Construction Schedule. Use updated schedules if revisions were made.
  - 2. Include amounts of Change Orders and Construction Change Directives issued prior to the last day of the construction period covered by the application.
- E. Transmittal: Submit 1 completed, signed, and notarized copy of each Application for Payment to the Architect by a method pre-approved by the Owner, including waivers of lien and similar attachments, when required.
  - 1. Transmit each copy with a transmittal form listing attachments and recording appropriate information related to the application, in a manner acceptable to the Architect and Owner.
- F. 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.
  - 2. List of principal suppliers and fabricators.
  - 3. Approved Schedule of Values.
  - 4. Contractor's Construction Schedule (preliminary if not final).
  - 5. Submittal Schedule (preliminary if not final).
  - 6. Certificates of insurance and insurance policies.
- G. Applications for Progress Payments
  - 1. Payment Period: Submit at intervals stipulated in Contract.

2. Electronic media printout including equivalent information will be considered in lieu of standard form specified: submit sample to Architect for approval.
  3. Submit Applications for Payment to the Architect and Owner on an approved form per the Contract.
  4. For each item, provide a column for listing each of the following:
    - a. Item Number.
    - b. Description of work.
    - c. Scheduled Values.
    - d. Previous Applications.
    - e. Work in Place and Stored Materials under this application.
    - f. Authorized Change Orders.
    - g. Total Completed and Stored to Date of Application.
    - h. Percentage of Completion.
    - i. Balance to Finish.
    - j. Retainage.
  5. Execute certification by signature of authorized officer and notarize payment applications.
  6. Use data from approved Schedule of Values. Provide dollar value in each column for each line item for portion of work performed and for stored products.
  7. List each authorized Change Order as a separate line item, listing Change Order number and dollar amount as for an original item of Work.
  8. Submit Application for Payment utilizing Owner's project information management software.
  9. Include the following with the application:
    - a. Construction Progress Schedule; revised and current as specified in Section 01 32 00 Construction Progress Documentation.
  10. When Architect or Owner requires substantiating information, submit data justifying dollar amounts in question. Provide data with cover letter for each copy of submittal. Show application number and date, and line item by number and description.
- H. Application for Payment at Substantial Completion: Following issuance of the Certificate of Substantial Completion, submit an Application for Payment.
1. This application shall reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.
  2. Administrative actions and submittals that shall precede or coincide with this application include those required for Substantial Completion as outlined in Section 01 70 00 Execution and Closeout Requirements.
- I. Final Payment Application: Administrative actions and submittals that

must precede or coincide with submittal of the final Application for Payment including Section 01 70 00 - Execution and Closeout Requirements and Section 01 78 00 – Closeout Submittals.

**PART 2 - PRODUCTS - NOT USED**

**PART 3 - EXECUTION - NOT USED**

**END OF SECTION**

## **SECTION 012300 ALTERNATES**

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. Description of Alternates.

#### **1.02 RELATED REQUIREMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.
- B. Document 005213 – Agreement Form
- C. Document 002113 - Instructions to Bidders: Instructions for preparation of pricing for Alternates.

#### **1.03 ACCEPTANCE OF ALTERNATES**

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.
- B. Coordinate related work and modify surrounding work to integrate the Work of each Alternate.

#### **1.04 SCHEDULE OF ALTERNATES**

- A. Alternate No. \_\_\_\_ - \_\_\_\_:
1. Base Bid Item: Section \_\_\_\_ and Drawing number \_\_\_\_ including \_\_\_\_.
  2. Alternate Item: Section \_\_\_\_ and Drawing number \_\_\_\_ including \_\_\_\_.
- B. Alternate No. \_\_\_\_ - \_\_\_\_:
1. Base Bid Item: Section \_\_\_\_ and Drawing number \_\_\_\_ including \_\_\_\_.
  2. Alternate Item: Section \_\_\_\_ and Drawing number \_\_\_\_ including \_\_\_\_.
- C. Alternate No. \_\_\_\_ - \_\_\_\_:
1. Base Bid Item: Section \_\_\_\_ and Drawing number \_\_\_\_ including \_\_\_\_.
  2. Alternate Item: Section \_\_\_\_ and Drawing number \_\_\_\_ including \_\_\_\_.
- D. Alternate No. \_\_\_\_ - \_\_\_\_:
1. Base Bid Item: Section \_\_\_\_ and Drawing number \_\_\_\_ including \_\_\_\_.
  2. Alternate Item: Section \_\_\_\_ and Drawing number \_\_\_\_ including \_\_\_\_.

**PART 2 PRODUCTS - NOT USED**

**PART 3 EXECUTION - NOT USED**

**END OF SECTION**



## **SECTION 012500 SUBSTITUTION PROCEDURES**

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. Procedural requirements for proposed substitutions.

#### **1.02 RELATED REQUIREMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.
- B. Section 002113 - Instructions to Bidders: Restrictions on timing of substitution requests.
- C. Section 012300 - Alternates, for product alternatives affecting this section.
- D. Section 013000 - Administrative Requirements: Submittal procedures, coordination.
- E. Section 016000 - Product Requirements: Fundamental product requirements, product options, delivery, storage, and handling.

#### **1.03 DEFINITIONS**

- A. Substitutions: Changes from Contract Documents requirements proposed by Contractor to materials, products, assemblies, and equipment.
  - 1. Substitutions for Cause: Proposed due to changed Project circumstances beyond Contractor's control.
    - a. Unavailability.
    - b. Regulatory changes.
  - 2. Substitutions for Convenience: Proposed due to possibility of offering substantial advantage to the Project.
    - a. Substitution requests offering advantages solely to the Contractor will not be considered.
- B. Substitutions: See General Conditions for definition.

### **PART 2 PRODUCTS - NOT USED**

### **PART 3 EXECUTION**

#### **3.01 GENERAL REQUIREMENTS**

- A. A Substitution Request for products, assemblies, materials, and equipment constitutes a representation that the submitter:
  - 1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product, equipment, assembly, or system.
  - 2. Agrees to provide the same warranty for the substitution as for the specified product.
  - 3. Agrees to provide same or equivalent maintenance service and source of replacement parts, as applicable.

4. Agrees to coordinate installation and make changes to other work that may be required for the work to be complete, with no additional cost to Owner.
  5. Waives claims for additional costs or time extension that may subsequently become apparent.
  6. Agrees to reimburse Owner and Architect for review or redesign services associated with re-approval by authorities.
- B. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents. Burden of proof is on Contractor.
- C. Content: Include information necessary for tracking the status of each Substitution Request, and information necessary to provide an actionable response.
1. No specific form is required. Contractor's Substitution Request documentation must include the following:
    - a. Project Information:
      - 1) Official project name and number, and any additional required identifiers established in Contract Documents.
      - 2) Owner's, Architect's, and Contractor's names.
    - b. Substitution Request Information:
      - 1) Discrete and consecutive Substitution Request number, and descriptive subject/title.
      - 2) Indication of whether the substitution is for cause or convenience.
      - 3) Issue date.
      - 4) Reference to particular Contract Document(s) specification section number, title, and article/paragraph(s).
      - 5) Description of Substitution.
      - 6) Reason why the specified item cannot be provided.
      - 7) Differences between proposed substitution and specified item.
      - 8) Description of how proposed substitution affects other parts of work.
    - c. Attached Comparative Data: Provide point-by-point, side-by-side comparison addressing essential attributes specified, as appropriate and relevant for the item:
      - 1) Physical characteristics.
      - 2) In-service performance.
      - 3) Expected durability.
      - 4) Visual effect.
      - 5) Sustainable design features.
      - 6) Warranties.
      - 7) Other salient features and requirements.
      - 8) Include, as appropriate or requested, the following types of documentation:
        - (a) Product Data:
        - (b) Samples.
        - (c) Certificates, test, reports or similar qualification data.

- (d) Drawings, when required to show impact on adjacent construction elements.
- d. Impact of Substitution:
  - 1) Savings to Owner for accepting substitution.
  - 2) Change to Contract Time due to accepting substitution.
- D. Limit each request to a single proposed substitution item.
  - 1. Submit an electronic document, combining the request form with supporting data into single document, to the Architect and Owner.

### **3.02 SUBSTITUTION PROCEDURES DURING PROCUREMENT**

- A. Submittal Time Restrictions:
  - 1. Owner will consider requests for substitutions only if submitted at least 10 days prior to the date for receipt of bids.

### **3.03 SUBSTITUTION PROCEDURES DURING CONSTRUCTION**

- A. Submit request for Substitution for Cause within 14 days of discovery of need for substitution, but not later than 14 days prior to the time required for review and approval by Architect, in order to stay on approved project schedule.
- B. Submit request for Substitution for Convenience immediately upon discovery of its potential advantage to the project, but not later than 14 days prior to time required for review and approval by Architect and Owner, in order to stay on approved project schedule.
  - 1. In addition to meeting general documentation requirements, document how the requested substitution benefits the Owner through cost savings, time savings, greater energy conservation, or in other specific ways.
  - 2. Document means of coordinating of substitution item with other portions of the work, including work by affected subcontractors.
  - 3. Bear the costs engendered by proposed substitution of:
    - a. Owner's compensation to the Architect for any required redesign, time spent processing and evaluating the request.
- C. Substitutions will not be considered under one or more of the following circumstances:
  - 1. When they are indicated or implied on shop drawing or product data submittals, without having received prior approval.
  - 2. Without a separate written request.

### **3.04 RESOLUTION**

- A. Architect or Owner may request additional information and documentation prior to rendering a decision. Provide this data in an expeditious manner.
- B. Architect will notify Contractor in writing of decision to accept or reject request.
  - 1. Architect's decision following review of proposed substitution will be noted on the submitted form.

**3.05 ACCEPTANCE**

- A. Accepted substitutions change the Work of the Project. They will be documented and incorporated into Work of the project by Change Order, Construction Change Directive, Architectural Supplementary Instructions, or similar instruments provided for in the Conditions of the Contract.

**3.06 CLOSEOUT ACTIVITIES**

- A. See Section 017800 - Closeout Submittals, for closeout submittals requirements.
- B. Include completed Substitution Request Forms as part of the Project record. Include both approved and rejected requests.

**END OF SECTION**

## **SECTION 01 26 00 CONTRACT MODIFICATION PROCEDURES**

### **PART 1 - GENERAL**

#### **1.1 SECTION INCLUDES**

- A. Procedures for documenting and processing contract modifications.

#### **1.2 RELATED SECTIONS**

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.
- B. Section 00 52 13 – Agreement Form.
- C. Section 01 20 00 – Price and Payment Procedures.
- D. Section 01 60 00 - Product Requirements.
- E. Section 01 70 00 – Execution and Closeout Requirements.

#### **1.3 SUBMITTALS**

- A. Submit name of the individual authorized to receive change documents and be responsible for informing others in contractor's employ or subcontractors of changes to the Work.
- B. Proposal Form (for proposed change): AIA Document G709-2018 or another form acceptable to Owner.
- C. Change Order Form: AIA Form G701-2017 - Change Order or other form acceptable to Owner.

#### **1.4 DOCUMENTATION OF CHANGE IN CONTRACT SUM AND CONTRACT TIME**

- A. Maintain detailed records of work done on a time and materials basis. Provide full information required for evaluation of proposed changes, and to substantiate costs of changes in the Work.
- B. Document each quotation for a change in cost or time with sufficient data to allow evaluation of the quotation.
- C. On request, provide additional data to support computations:
  - 1. Quantities of products, labor, and equipment.
  - 2. Taxes, insurance and bonds.

3. Overhead and profit.
  4. Justification for any change in Contract Time.
  5. Credit for deletions from Contract, similarly documented.
- D. Support each claim for additional costs and for work done on a time and materials basis, with additional information:
1. Origin and date of claim.
  2. Dates and times work was performed, and by whom.
  3. Time records and wage rates paid.
  4. Invoices and receipts for products, equipment and subcontracts, similarly documented.

## **1.5 CHANGE PROCEDURES**

- A. Architects Supplemental Instructions: The Architect will advise of minor changes in the Work not involving and adjustment to Contract Sum or Contract Time, by issuing supplemental instructions on AIA Form G710-2017 - Architect's Supplemental Instructions.
- B. Proposal Request: The Owner may issue a Proposal Request (AIA Document G709 or form acceptable to Owner) which includes a detailed description of a proposed change with supplementary or revised Drawings and Specifications, a change in Contract Time for executing the change with a stipulation of any overtime work required and the period of time during which the requested price will be considered valid.
- C. Change Proposal: The Contractor may propose a change by submitting a request for change to the Owner, describing the proposed change and its full effect on the Work, with a statement describing the reason for the change, and the effect on the Contract Sum and Contract Time with full documentation. Document any requested substitutions in accordance with Section 016000 – Product Requirements.
- D. It is the Owners decision whether a change directive is stipulated sum, unit price, or time and materials.

## **1.6 CONSTRUCTION CHANGE AUTHORIZATION**

- A. Architect or Owner may issue a document, signed by the Owner, instructing the Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
1. The document will describe changes in the Work and will designate method of determining any change in Contract Sum or Contract Time.
  2. Promptly execute the change in Work.

**1.7 STIPULATED SUM CHANGE ORDER**

- A. Based on Proposal Request and Contractor's fixed price quotation or Contractor's request for a Change Order as approved by the Owner.

**1.8 TIME AND MATERIAL CHANGE ORDER**

- A. Submit itemized account and supporting data after completion of change, within time limits indicated in the Conditions of the Contract.
- B. Maintain detailed records of work done on time and materials.
- C. Provide full information required for evaluation of proposed changes, and to substantiate costs for changes in the Work.

**1.9 EXECUTION OF CHANGE ORDERS**

- A. Architect may prepare Change Orders for signatures of Owner, Contractor, and Architect as provided in the Conditions of the Contract, Article 7.

**1.10 CORRELATION OF CONTRACTOR SUBMITTALS**

- A. Promptly revise Schedule of Values and Application for Payment Forms to record each authorization Change Order as a separate line item and adjust the Contract Sum.
- B. Promptly revise Construction Progress Schedules to reflect any change in Contract Time, revise sub-schedules to adjust time for other items of work affected by the change, and resubmit.
- C. Promptly enter changes in Project Record Documents.

**PART 2 - PRODUCTS - NOT USED****PART 3 - EXECUTION - NOT USED****END OF SECTION**

## **SECTION 013000 ADMINISTRATIVE REQUIREMENTS**

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. General administrative requirements.
- B. Preconstruction meeting.
- C. Progress meetings.
- D. Construction progress schedule.
- E. Progress photographs.
- F. Submittals for review, information, and project closeout.
- G. Number of copies of submittals.
- H. Requests for Interpretation (RFI) procedures.
- I. Submittal procedures.

#### **1.02 RELATED REQUIREMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.
- B. Section 005213 – Agreement Form.
- C. Section 016000 - Product Requirements.
- D. Section 017000 - Execution and Closeout Requirements.

#### **1.03 REFERENCE STANDARDS**

- A. AIA G716 - Request for Information 2004.
- B. AIA G810 - Transmittal Letter 2001.

#### **1.04 GENERAL ADMINISTRATIVE REQUIREMENTS**

- A. Comply with requirements of Section 017000 - Execution and Closeout Requirements for coordination of execution of administrative tasks with timing of construction activities. Comply with Section 01 33 00, paragraph 1.6, Proposed Products list.
- B. Make the following types of submittals to Architect:
  - 1. Requests for Interpretation (RFI).
  - 2. Requests for substitution.
  - 3. Shop drawings, product data, and samples.
  - 4. Test and inspection reports.
  - 5. Design data.
  - 6. Manufacturer's instructions and field reports.
  - 7. Applications for payment and change order requests.
  - 8. Progress schedules.
  - 9. Coordination drawings.



10. Correction Punch List and Final Correction Punch List for Substantial Completion.
11. Closeout submittals.

## **PART 2 PRODUCTS - NOT USED**

## **PART 3 EXECUTION**

### **3.01 PRECONSTRUCTION MEETING**

- A. Schedule meeting after Notice of Award.
- B. Attendance Required:
  1. Owner.
  2. Architect.
  3. Contractor.
- C. Agenda:
  1. Execution of Owner-Contractor Agreement.
  2. Submission of executed bonds and insurance certificates.
  3. Distribution of Contract Documents.
  4. Submission of list of subcontractors, list of products, schedule of values, and progress schedule.
  5. Submission of initial Submittal schedule.
  6. Designation of personnel representing the parties to Contract, \_\_\_\_\_ and Architect.
  7. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, Change Orders, and Contract closeout procedures.
  8. Scheduling.
- D. Record minutes and distribute copies electronically to Architect, Owner, participants, and those affected by decisions made.

### **3.02 PROGRESS MEETINGS**

- A. Schedule and administer meetings throughout progress of the work at maximum bi-monthly intervals.
- B. Make arrangements for meetings, prepare agenda with copies for participants, preside at meetings.
- C. Attendance Required:
  1. Contractor.
  2. Owner.
  3. Architect.
  4. Special consultants.
  5. Contractor's superintendent.
  6. Major subcontractors.
- D. Agenda:
  1. Review minutes of previous meetings.

2. Review of work progress.
  3. Field observations, problems, and decisions.
  4. Identification of problems that impede, or will impede, planned progress.
  5. Review of submittals schedule and status of submittals.
  6. Review of RFIs log and status of responses.
  7. Maintenance of progress schedule.
  8. Corrective measures to regain projected schedules.
  9. Planned progress during succeeding work period.
  10. Coordination of projected progress.
  11. Maintenance of quality and work standards.
  12. Effect of proposed changes on progress schedule and coordination.
  13. Other business relating to work.
- E. Record minutes and distribute copies within two days after meeting to Architect, Owner, and participants, and those affected by decisions made.

### **3.03 CONSTRUCTION PROGRESS SCHEDULE**

- A. Within 10 days after date of the Agreement, submit preliminary schedule defining planned operations for the first 60 days of work, with a general outline for remainder of work.
- B. If preliminary schedule requires revision after review, submit revised schedule within 10 days.
- C. Within 20 days after review of preliminary schedule, submit draft of proposed complete schedule for review.
  1. Include written certification that major contractors have reviewed and accepted proposed schedule.
- D. Within 10 days after joint review, submit complete schedule.
- E. Submit updated construction schedule with each Application for Payment.

### **3.04 PROGRESS PHOTOGRAPHS**

- A. Submit photographs with each application for payment, taken not more than 3 days prior to submission of application for payment.
- B. Photography Type: Digital; electronic files.
- C. Provide high quality digital photographs of site and construction throughout progress of work.
- D. In addition to periodic, recurring views, take photographs of each of the following events:
  1. Excavations in progress.
  2. Foundations in progress and upon completion.
  3. Structural framing in progress and upon completion.
  4. Enclosure of building, upon completion.

### **3.05 REQUESTS FOR INFORMATION (RFI)**

- A. Definition: A request seeking one of the following:

1. An interpretation, amplification, or clarification of some requirement of Contract Documents arising from inability to determine from them the exact material, process, or system to be installed; or when the elements of construction are required to occupy the same space (interference); or when an item of work is described differently at more than one place in Contract Documents.
  2. A resolution to an issue which has arisen due to field conditions and affects design intent.
- B. Whenever possible, request clarifications at the next appropriate project progress meeting, with response entered into meeting minutes, rendering unnecessary the issuance of a formal RFI.
- C. Preparation: Prepare an RFI immediately upon discovery of a need for interpretation of Contract Documents. Failure to submit a RFI in a timely manner is not a legitimate cause for claiming additional costs or delays in execution of the work.
1. Prepare a separate RFI for each specific item.
    - a. Review, coordinate, and comment on requests originating with subcontractors and/or materials suppliers.
    - b. Do not forward requests which solely require internal coordination between subcontractors.
  2. Prepare in a format and with content acceptable to Owner.
    - a. Use AIA G716-2004 - Request for Information .
  3. Combine RFI and its attachments into a single electronic file. PDF format is preferred.
- D. Reason for the RFI: Prior to initiation of an RFI, carefully study all Contract Documents to confirm that information sufficient for their interpretation is definitely not included.
1. Include in each request Contractor's signature attesting to good faith effort to determine from Contract Documents information requiring interpretation.
  2. Unacceptable Uses for RFIs: Do not use RFIs to request the following:
    - a. Approval of submittals (use procedures specified elsewhere in this section).
    - b. Approval of substitutions (see Section - 016000 - Product Requirements)
    - c. Changes that entail change in Contract Time and Contract Sum (comply with provisions of the Conditions of the Contract).
    - d. Different methods of performing work than those indicated in the Contract Drawings and Specifications (comply with provisions of the Conditions of the Contract).
  3. Improper RFIs: Requests not prepared in compliance with requirements of this section, and/or missing key information required to render an actionable response. They will be returned without a response, with an explanatory notation.
- E. Content: Include identifiers necessary for tracking the status of each RFI, and information necessary to provide an actionable response.

1. Official Project name and number, and any additional required identifiers established in Contract Documents.
  2. Owner's, Architect's, and Contractor's names.
  3. Discrete and consecutive RFI number, and descriptive subject/title.
  4. Issue date and requested reply date.
  5. Reference to particular Contract Document(s) requiring additional information/interpretation. Identify pertinent drawing and detail number and/or specification section number, title, and paragraph(s).
  6. Annotations: Field dimensions and/or description of conditions which have engendered the request.
  7. Contractor's suggested resolution: A written and/or a graphic solution, to scale, is required in cases where clarification of coordination issues is involved, for example; routing, clearances, and/or specific locations of work shown diagrammatically in Contract Documents. If applicable, state the likely impact of the suggested resolution on Contract Time or the Contract Sum.
- F. Attachments: Include sketches, coordination drawings, descriptions, photos, submittals, and other information necessary to substantiate the reason for the request.
- G. RFI Log: Prepare and maintain a tabular log of RFIs for the duration of the project.
1. Indicate current status of every RFI. Update log promptly and on a regular basis.
  2. Note dates of when each request is made, and when a response is received.
  3. Highlight items requiring priority or expedited response.
  4. Highlight items for which a timely response has not been received to date.
- H. Review Time: Architect will respond and return RFIs to Contractor within seven days of receipt. For the purpose of establishing the start of the mandated response period, RFIs received after 2:00PM (Owner's local time) will be considered as having been received on the following regular working day.
1. Response period may be shortened or lengthened for specific items, subject to mutual agreement, and recorded in a timely manner in progress meeting minutes.
- I. Responses: Content of answered RFIs will not constitute in any manner a directive or authorization to perform extra work or delay the project. If in Contractor's belief it is likely to lead to a change to Contract Sum or Contract Time, promptly issue a notice to this effect, and follow up with an appropriate Change Order request to Owner.
1. Response may include a request for additional information, in which case the original RFI will be deemed as having been answered, and an amended one is to be issued forthwith. Identify the amended RFI with an R suffix to the original number.
  2. Do not extend applicability of a response to specific item to encompass other similar conditions, unless specifically so noted in the response.

3. Upon receipt of a response, promptly review and distribute it to all affected parties, and update the RFI Log.
4. Notify Architect within seven days if an additional or corrected response is required by submitting an amended version of the original RFI, identified as specified above.

### **3.06 SUBMITTAL SCHEDULE**

- A. Submit to Architect for review a schedule for submittals in tabular format.
  1. Format schedule to allow tracking of status of submittals throughout duration of construction.
  2. Account for time required for preparation, review, manufacturing, fabrication and delivery when establishing submittal delivery and review deadline dates.
    - a. For assemblies, equipment, systems comprised of multiple components and/or requiring detailed coordination with other work, allow for additional time to make corrections or revisions to initial submittals, and time for their review.

### **3.07 SUBMITTALS FOR REVIEW**

- A. When the following are specified in individual sections, submit them for review:
  1. Product data.
  2. Shop drawings.
  3. Samples for selection.
  4. Samples for verification.
- B. Submit to Architect for review for the limited purpose of checking for compliance with information given and the design concept expressed in Contract Documents.
- C. Samples will be reviewed for aesthetic, color, or finish selection.
- D. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 017000 – Execution and Closeout Requirements.

### **3.08 SUBMITTALS FOR INFORMATION**

- A. When the following are specified in individual sections, submit them for information:
  1. Design data.
  2. Certificates.
  3. Test reports.
  4. Inspection reports.
  5. Manufacturer's instructions.
  6. Manufacturer's field reports.
  7. Other types indicated.
- B. Submit for Architect's knowledge as contract administrator or for Owner.

### **3.09 SUBMITTALS FOR PROJECT CLOSEOUT**

- A. Submit Correction Punch List for Substantial Completion.

- B. Submit Final Correction Punch List for Substantial Completion.
- C. When the following are specified in individual sections, submit them at project closeout in compliance with requirements of Section 017800 - Closeout Submittals:
  - 1. Project record documents.
  - 2. Operation and maintenance data.
  - 3. Warranties.
  - 4. Bonds.
  - 5. Other types as indicated.
- D. Submit for Owner's benefit during and after project completion.

### **3.10 NUMBER OF COPIES OF SUBMITTALS**

- A. Electronic Documents: Submit one electronic copy in PDF format; an electronically-marked up file will be returned. Create PDFs at native size and right-side up; illegible files will be rejected.
- B. Samples: Submit the number specified in individual specification sections; one of which will be retained by Architect.
  - 1. After review, produce duplicates.
  - 2. Retained samples will not be returned to Contractor unless specifically so stated.

### **3.11 SUBMITTAL PROCEDURES**

- A. General Requirements:
  - 1. Use a separate transmittal for each item.
  - 2. Submit separate packages of submittals for review and submittals for information, when included in the same specification section.
  - 3. Transmit using approved form.
    - a. Use Form AIA G810-2001.
  - 4. Sequentially identify each item. For revised submittals use original number and a sequential numerical suffix.
  - 5. Identify: Project; Contractor; subcontractor or supplier; pertinent drawing and detail number; and specification section number and article/paragraph, as appropriate on each copy.
  - 6. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of products required, field dimensions, adjacent construction work, and coordination of information is in accordance with the requirements of the work and Contract Documents.
  - 7. Schedule submittals to expedite the Project, and coordinate submission of related items.
    - a. For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.
    - b. For sequential reviews involving Architect's consultants, Owner, or another affected party, allow an additional 7 days.

- c. For sequential reviews involving approval from authorities having jurisdiction (AHJ), in addition to Architect's approval, allow an additional 30 days.
  8. Identify variations from Contract Documents and product or system limitations that may be detrimental to successful performance of the completed work.
  9. Provide space for Contractor and Architect review stamps.
  10. When revised for resubmission, identify all changes made since previous submission.
  11. Distribute reviewed submittals. Instruct parties to promptly report inability to comply with requirements.
  12. Incomplete submittals will not be reviewed, unless they are partial submittals for distinct portion(s) of the work and have received prior approval for their use.
  13. Submittals not requested will not be recognized or processed.
- B. Product Data Procedures:
1. Submit only information required by individual specification sections.
  2. Collect required information into a single submittal.
  3. Do not submit (Material) Safety Data Sheets for materials or products.
- C. Shop Drawing Procedures:
1. Prepare accurate, drawn-to-scale, original shop drawing documentation by interpreting Contract Documents and coordinating related work.
  2. Do not reproduce Contract Documents to create shop drawings.
  3. Generic, non-project-specific information submitted as shop drawings do not meet the requirements for shop drawings.
- D. Samples Procedures:
1. Transmit related items together as single package.
  2. Identify each item to allow review for applicability in relation to shop drawings showing installation locations.

### **3.12 SUBMITTAL REVIEW**

- A. Submittals for Review: Architect will review each submittal, and approve, or take other appropriate action.
- B. Submittals for Information: Architect will acknowledge receipt and review. See below for actions to be taken.
- C. Architect's actions will be reflected by marking each returned submittal using virtual stamp on electronic submittals.
- D. Architect's and consultants' actions on items submitted for review:
1. Authorizing purchasing, fabrication, delivery, and installation:
    - a. "Approved", or language with same legal meaning.
    - b. "Approved as Noted, Resubmission not required", or language with same legal meaning.
  2. Not Authorizing fabrication, delivery, and installation:
    - a. "Revise and Resubmit".

- b. "Rejected".
- E. Architect's and consultants' actions on items submitted for information:
  - 1. Items for which no action was taken:
    - a. "Received" - to notify the Contractor that the submittal has been received for record only.
  - 2. Items for which action was taken:
    - a. "Reviewed" - no further action is required from Contractor.

**END OF SECTION**



## **SECTION 01 31 00 PROJECT MANAGEMENT AND COORDINATION**

### **PART 1 - GENERAL**

#### **1.1 RELATED SECTIONS**

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.
- B. Section 00 52 13 – Agreement Form
- C. Section 01 30 00 – Administrative Requirements
- D. Section 01 70 00 – Execution and Closeout Requirements

#### **1.2 DEFINITIONS**

- A. Request for Information (RFI): Request from Owner, Architect, or Contractor seeking information required by a clarification of the Contract Documents.
- B. Architect's Supplemental Instructions (ASI): Information provided by Architect to clarify scope of work in Contract Documents.

#### **1.3 PROJECT SCHEDULE**

- A. Provide a project schedule for approval by the Architect and Owner prior to starting work. The Project Schedule shall use the Critical Path Method "CPM" or other Owner approved method. The Schedule shall have adequate detail that provides information on the planned work and tasks and shall be relationship driven using either predecessor or successor relationships. The schedule shall be updated and submitted with every Application for Payment.

#### **1.4 COORDINATION**

- A. Coordination: Coordinate construction operations included in different Sections of the Specifications and with other contractors and entities that depend on each other for proper installation, connection, and operation to ensure efficient and orderly installation of each part of the Work.
  - 1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
  - 2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
  - 3. Make adequate provisions to accommodate items scheduled for

later installation.

- B. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.
  - 1. Prepare similar memoranda for Owner and separate contractors if coordination of their Work is required.
- C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
  - 1. Preparation of Contractor's construction schedule.
  - 2. Preparation of the schedule of values.
  - 3. Installation and removal of temporary facilities and controls.
  - 4. Delivery and processing of submittals.
  - 5. Progress meetings.
  - 6. Preinstallation conferences.
  - 7. Startup and adjustment of systems.
  - 8. Project closeout activities.
- D. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials. Coordinate use of temporary utilities to minimize waste.
  - 1. Salvage materials and equipment involved in performance of, but not actually incorporated into, the Work. Refer to other Sections for disposition of salvaged materials that are designated as Owner's property.

## 1.5 COORDINATION DRAWINGS

- A. General: Prepare coordination drawings in accordance with requirements in individual Sections, where installation is not completely shown on Shop Drawings, where limited space availability necessitates coordination, or if coordination is required to facilitate integration of products and materials fabricated or installed by more than one entity.
  - 1. Content: Project-specific information, drawn accurately to a scale large enough to indicate and resolve conflicts. Do not base coordination drawings on standard printed data. Include the following information, as applicable:
    - a. Use applicable Drawings as a basis for preparation of coordination drawings. Prepare sections, elevations, and details as needed to describe relationship of various systems and components.
    - b. Coordinate the addition of trade-specific information to the

- coordination drawings in a sequence that best provides for coordination of the information and resolution of conflicts between installed components before submitting for review.
- c. Indicate functional and spatial relationships of components.
  - d. Indicate space requirements for routine maintenance and for anticipated replacement of components during the life of the installation.
  - e. Show location and size of access doors required for access to concealed dampers, valves, and other controls.
  - f. Indicate required installation sequences.
  - g. Specifically note dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Architect indicating proposed resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.

## **1.6 KEY PERSONNEL**

- A. Key Personnel Names: Within 15 days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site. Identify individuals and their duties and responsibilities; list addresses and telephone numbers, including home, office, and cellular telephone numbers and email addresses. Provide names, addresses, and telephone numbers of individuals assigned as standbys in the absence of individuals assigned to Project.
  - 1. Post copies of list in project meeting room, in temporary field office, on Project Website, and by each temporary telephone. Keep list current at all times.

## **1.7 PROJECT MEETINGS**

- A. General: Contractor will schedule and conduct meetings and conferences at Project site, unless otherwise indicated.
  - 1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times.
  - 2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
  - 3. Minutes: Entity responsible for conducting meeting will record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect, within two days of the meeting.

- B. Preconstruction Conference: Contractor will schedule and conduct a

preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than 20 days after execution of the Agreement.

1. Conduct the conference to review responsibilities and personnel assignments.
2. Attendees: Authorized representatives of Owner, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
3. Agenda: Discuss items of significance that could affect progress, including the following:
  - a. Tentative construction schedule.
  - b. Phasing.
  - c. Critical work sequencing and long-lead items.
  - d. Designation of key personnel and their duties.
  - e. Lines of communications.
  - f. Procedures for processing field decisions and Change Orders.
  - g. Procedures for RFIs and ASIs.
  - h. Procedures for testing and inspecting.
  - i. Procedures for processing Applications for Payment.
  - j. Distribution of the Contract Documents.
  - k. Submittal procedures.
  - l. Sustainable design requirements.
  - m. Preparation of record documents.
  - n. Use of the premises [and existing building if applicable].
  - o. Work restrictions.
  - p. Working hours.
  - q. Owner's occupancy requirements.
  - r. Responsibility for temporary facilities and controls.
  - s. Procedures for moisture and mold control.
  - t. Procedures for disruptions and shutdowns.
  - u. Construction waste management and recycling.
  - v. Parking availability.
  - w. Office, work, and storage areas.
  - x. Equipment deliveries and priorities.
  - y. First aid.
  - z. Security.
  - aa. Progress cleaning.

C. Pre-installation Conferences: Conduct a pre-installation conference at Project site before each construction activity that requires coordination with other construction.

1. Attendees: Installer and representatives of manufacturers and fabricators involved in or affected by the installation and its coordination or integration with other materials and installations

- that have preceded or will follow, shall attend the meeting. Advise Architect of scheduled meeting dates.
2. Agenda: Review progress of other construction activities and preparations for the activity under consideration, including requirements for the following:
    - a. Contract Documents.
    - b. Options.
    - c. Related RFIs and ASIs.
    - d. Related Change Orders.
    - e. Purchases.
    - f. Deliveries.
    - g. Submittals.
    - h. Review of mockups.
    - i. Possible conflicts.
    - j. Compatibility problems.
    - k. Time schedules.
    - l. Weather limitations.
    - m. Manufacturer's written recommendations.
    - n. Warranty requirements.
    - o. Compatibility of materials.
    - p. Acceptability of substrates.
    - q. Temporary facilities and controls.
    - r. Space and access limitations.
    - s. Regulations of authorities having jurisdiction.
    - t. Testing and inspecting requirements.
    - u. Installation procedures.
    - v. Coordination with other work.
    - w. Required performance results.
    - x. Protection of adjacent work.
    - y. Protection of construction and personnel.
  3. Record significant conference discussions, agreements, and disagreements, including required corrective measures and actions.
  4. Reporting: Distribute minutes of the meeting to each party present and to other parties requiring information.
  5. Do not proceed with installation if the conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the Work and reconvene the conference at earliest feasible date.
- D. Progress and Coordination Meetings: Contractor will conduct progress meetings at appropriate intervals.
1. Coordinate dates of meetings with preparation of payment requests.
  2. Attendees: Each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning,

coordination, or performance of future activities shall be represented at these meetings. All participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.

3. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
    - a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
      - 1) Review schedule for next period.
    - b. Review present and future needs of each entity present, including the following:
      - 1) Interface requirements.
      - 2) Sequence of operations.
      - 3) Status of submittals and RFI's
      - 4) Off-site fabrication and deliveries.
      - 5) Site access and utilization.
      - 6) Temporary facilities and controls.
      - 7) Progress cleaning.
      - 8) Quality and work standards.
      - 9) Status of correction of deficient items.
      - 10) Field observations.
      - 11) Status of proposal requests.
      - 12) Pending changes.
      - 13) Status of Change Orders.
      - 14) Pending claims and disputes.
      - 15) Documentation of information for payment requests.
  4. Minutes: Entity responsible for conducting the meeting will record and distribute the meeting minutes to each party present and to parties requiring information.
    - a. Schedule Updating: Revise Contractor's construction schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.
- E. Project coordination meetings are to be held weekly. Project coordination meetings are in addition to specific meetings held for other purposes, such as progress meetings and pre-installation conferences.

**PART 2 - PRODUCTS (NOT USED)**

**PART 3 – EXECUTION (NOT USED)**

**END OF SECTION**

## **SECTION 01 40 00 QUALITY REQUIREMENTS**

### **PART 1 - GENERAL**

#### **1.1 SECTION INCLUDES**

- A. Quality assurance, mockup, delegated design and testing and inspection requirements, as well as acceptable tolerances.

#### **1.2 RELATED REQUIREMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.
- B. Document 00 52 13 – Agreement Form: Inspection and testing required by governing authorities for permits.
- C. Section 01 60 00 - Product Requirements: Requirements for Material and Product Quality.

#### **1.3 QUALITY ASSURANCE CONTROL OF INSTALLATION**

- A. Specific quality requirements are specified in the specification sections that require these activities.
- B. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality.
- C. Comply with manufacturer's instructions, including performance of each step, in sequence.
- D. Should manufacturer's instructions conflict with Contract Documents, request clarification from Architect before proceeding.
- E. Comply with specified standards as a minimum quality for the Work except when more stringent codes or specified requirements indicate higher standards or more precise workmanship.
- F. Perform work by persons qualified to produce workmanship of specified quality.
- G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, or disfigurement.

#### **1.4 DELEGATED DESIGN**



- A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.
  - 1. If criteria indicated are not sufficient to perform services of certification required, submittal written request for additional information.

## **1.5 TOLERANCES**

- A. Monitor tolerance control of installed products to produce acceptable work. Do not permit tolerances to accumulate.
- B. Comply with manufacturer's tolerances. Should manufacturer's tolerances conflict with Contract Documents, request clarification from Architect before proceeding.
- C. Adjust products to appropriate dimensions; position before securing products in place.

## **1.6 APPLICABLE PUBLICATIONS**

- A. Conform to reference standard by date of issue current as of date of Contract Documents.
- B. Obtain copies of standards referenced by Contract Documents. Maintain copy at job site during progress of the Work.
- C. Should specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding. Most stringent requirements of code authorities shall apply.

## **1.7 FIELD MOCKUP**

- A. Install field mockup samples at the site as required by individual Specification Sections for review.
- B. Acceptable mockups are representative of the quality level for the Work.
- C. Where field sample is specified in individual sections to be removed, clear area after field sample has been accepted by the Architect.

## **1.8 INSPECTION AND TESTING LABORATORY SERVICES**

- A. Contractor shall employ and pay for services of an Independent Inspection and Testing Firm, with a required minimum of three years' experience, to perform inspections, tests, and other services required by

various Specification Sections.

1. Owner may employ and pay for services of additional inspection and testing firm, not required by Contract Documents. Owner will employ and pay for building code required "Special Inspection". Contractor shall provide special inspection access with lifts and scaffolding if required.
- B. The independent firm will perform inspections, tests, and other services specified in individual Specification Sections and as required by governing authorities.
  1. Final reports shall be signed by an Alaskan Registered Engineer.
- C. Reports will be submitted by the independent firm to the ARCHITECT, in duplicate, indicating observations and results of tests and indicating compliance or non-compliance with Contract Documents.
- D. Cooperate with independent firm; allow work access, furnish samples of materials, design mix, equipment, tools, storage, and assistance as requested:
  1. Notify Architect and independent firm twenty-four (24) hours prior to expected time for operations requiring services.
  2. Make arrangements with independent firm and pay for additional samples and tests required for Contractor's use.
- E. Re-testing required because of non-conformance to specified requirements shall be performed by the same independent firm on instructions by the Architect at no additional cost to the Owner.

## **1.9 MANUFACTURER'S FIELD SERVICES AND REPORTS**

- A. When specified in individual Specification Sections, require material or product suppliers or manufacturers to provide qualified personnel to observe site conditions, conditions of surfaces and installation, quality of workmanship, and to initiate instructions when necessary.
- B. Submit qualifications of observer to the Owner & Architect thirty (30) days in advance of required observations. Observer subject to approval of Owner.
- C. Manufacturer's representative shall report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to manufacturer's written instructions.
- D. Submit reports within seven (7) days of observation to the Owner & Architect for review.

## **1.10 IBC SPECIAL INSPECTION**

- A. Owner will provide Special Inspector required by International Building Code (IBC) Section 1704.

## **PART 2 - PRODUCTS - NOT USED**

## **PART 3 – EXECUTION**

### **3.1 ACCESS**

- A. Provide access for special inspectors.

### **3.2 REPAIR OF TEST AREAS**

- A. On completion of testing, repair any finishes damaged by inspections.

**END OF SECTION**

## **SECTION 01 40 10 CLEAN CONSTRUCTION PROCEDURES**

### **PART 1 - GENERAL**

#### **1.1 SECTION INCLUDES**

- A. Clean Construction procedures, policies, and best practices and requirements.

#### **1.2 RELATED REQUIREMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.

#### **1.3 PURPOSE**

- A. To outline the process for selecting and implementing proper controls to reduce risk and to minimize impact of construction or renovation activities throughout Southcentral Foundation (SCF) facilities.

#### **1.4 SCOPE**

- A. This applies to all direct hire employees, Civil Service and Commissioned Corps Officers working under contractual agreements with Southcentral Foundation (SCF) and volunteers. Individuals and business entities that have entered into contractual agreements with Southcentral Foundation (SCF) are not exempt, unless otherwise stated in their contracts.

#### **1.4 DEFINITIONS**

- A. Customer-owner: Individuals who seek and receive services at SCF's programs and departments. The following terms may be used by SCF programs and departments in referring to customers:
  - 1. Patients
  - 2. Residents
  - 3. Students
  - 4. Members
  - 5. Beneficiaries
  - 6. Guests
  - 7. Event Participants
  - 8. Clients
- B. Infection Control Risk Assessment (ICRA) – A risk assessment tool that incorporates the facility's customer-owner population and type of construction work to reduce the risk of infection through phases of facility planning, design, construction, renovation, and maintenance.

## 1.5 PROCEDURE

- A. The Clean Construction Procedure with the accompanying Infection Control Risk Assessment (ICRA) Construction Permit will apply to all projects, including small construction and maintenance work.
- B. The ICRA will be implemented in the planning phase of each project and will be assessed by the Manager of Facilities or designee, in consultation with the Project Manager, Safety Manager and Quality Assurance (QA) Nurse Manager or designee.
- C. The Manager of Facilities or designee will provide updated documentation of the risk assessment throughout planning, design, and construction.
- D. Performance Standards
  - 1. ICRA will be initiated and maintained by the Manager of Facilities or designee, in consultation with the QA Nurse Manager or designee, and Safety Manager at all appropriate construction sites and areas with Infection Control (IC) deficiencies.
  - 2. Selected ICRA will be monitored by the Manager of Facilities in consultation with the QA Nurse Manager or designee, Safety Manager and Security Officers on weekends and holidays.
  - 3. The Manager of Facilities or designee, will provide briefings to the affected employees, including construction workers, to inform the staff of the particular ICRA for areas where they work.
- E. Manager of Facilities Responsibilities:
  - 1. The Manager of Facilities in consultation with the QA Nurse Manager or designee and the Safety Manager will select and implement appropriate infection control measures/actions for existing hazards that violate infection control standards and/or guidelines.
  - 2. The Manager of Facilities or designee will ensure the ICRA measures/actions are maintained and enforced.
    - a. The Manager of Facilities or designee will consult with the QA Nurse Manager or designee and the Safety Manager for all Type C and Type D projects as defined in this procedure.
  - 3. The Manager of Facilities or designee will ensure that ICRA measures/actions are incorporated into all contractor negotiations and contracts.
  - 4. The Manager of Facilities or designee will ensure that contractors and maintenance employees adhere to the implemented ICRA measures/actions.
  - 5. Contractors are responsible for training their employees and enforcing ICRA measures/actions with their employees.
  - 6. Employees are responsible for adhering to established ICRA measures/actions and for reporting any violations of this procedure to the Manager of Facilities or designee.

## F. Project Assessment

1. Each project will be assessed for risk during the planning phase by Facilities.
  - a. The project will be assigned a risk group to include employees from Corporate QA, Facilities, and the affected program and will be matched with a project type that will determine a class of precautions to be implemented.
2. The class of precautions will be determined by using the Type of Work Matrix described in this procedure.
3. Type of Projects (Work)
  - a. Type A (Minor) - Inspection and non-invasive projects including, but not limited to:
    - a) Removal of ceiling tiles for visual inspection
    - b) Painting with no sanding
    - c) Wall covering
    - d) Electrical trim work
    - e) Minor plumbing and
    - f) Other activities that do not generate dust
  - b. Type B (Maintenance) – Short duration / minimal dust projects which include, but are not limited to:
    - a) Setting brackets
    - b) Hanging items
    - c) Cutting of walls or ceilings where dust migration can be controlled to the immediate work area and the duration is less than one (1) work shift
    - d) Cutting of walls or ceilings where dust migration can be controlled, and the duration is less than one (1) work shift
  - c. Type C (Moderate) – Short duration / minor dust projects, including, but is not limited to:
    - a) Sanding
    - b) Removal of floor coverings, ceiling tiles, and casework
    - c) New wall construction
    - d) Minor duct work or electrical work above the ceiling
    - e) Major cabling activities
  - d. Type D (Major) – Projects that generate dust or require demolition of fixed building components which include, but are not limited to:
    - a) Activities which require consecutive work shifts
    - b) Require heavy demolition and/or removal of a complete cabling system
    - c) New construction
4. Type of Area
  - a. Low Risk:

- a) Plant area and other areas not intended for customer-owner use
- b) Warehouse
- c) Office areas
- d) Living quarters at residential treatment programs
- e) Food service or kitchen areas
- b. Medium Risk:
  - a) Physical Therapy
  - b) Radiology
  - c) Outpatient Clinics (not including office areas)
  - d) Dental Clinics
  - e) Pharmacy
  - f) Employee Family Center
- c. High Risk:
  - a) Endoscopy
  - b) Laboratory
- d. Highest Risk
  - a) Dental Sterile Processing

## 5. Risk Group Classifications

Risk Group Classification	Type A	Type B	Type C	Type D
Low Risk	I	I/II	II	III/IV
Medium Risk	I	I/II	III	IV
High Risk	I	I/II	III/IV	IV
Highest Risk	I/II	III/IV	III/IV	IV

Note: Infection Control approval will be required when the construction activity and risk level indicate that **Class III** or **Class IV** control procedures are necessary.

## 6. Infection control measure based on class:

	During Construction Project	Upon Completion of Project
<b>Class I</b>	<ol style="list-style-type: none"> <li>1. Execute work by methods to minimize raising dust from construction operations.</li> <li>2. Immediately replace any ceiling tile displaced for visual inspection.</li> </ol>	<ol style="list-style-type: none"> <li>1. Clean work area upon completion of work.</li> </ol>
<b>Class II</b>	<ol style="list-style-type: none"> <li>1. Provide active means to prevent air-borne dust from dispersing into atmosphere.</li> <li>2. Water mist work surfaces to control dust while cutting.</li> <li>3. Seal unused doors with tape.</li> <li>4. Block off and seal air vents.</li> <li>5. Remove or isolate heating, ventilation, and air conditioning (HVAC) system in areas where work is being performed.</li> </ol>	<ol style="list-style-type: none"> <li>2. Wipe work surfaces with disinfectant.</li> <li>3. Contain construction waste before transport in tightly covered containers.</li> <li>4. Wet mop and/or vacuum with High-Efficiency Particulate Air (HEPA) filtered vacuum before leaving work area.</li> <li>5. Remove isolation of HVAC system in areas where work is being performed.</li> </ol>

Class III	<ol style="list-style-type: none"> <li>1. Remove or isolate HVAC system in area where work is being done to prevent contamination of duct system.</li> <li>2. Complete all critical barriers i.e. sheetrock, plywood, plastic, to seal area from non-work area or implement control cube method (cart with plastic covering and sealed connection to work site with HEPA vacuum for vacuuming prior to exit) before construction begins.</li> <li>3. Maintain negative air pressure within the work site utilizing HEPA equipped air filtration units.</li> <li>4. Contain construction waste before transport in tightly covered containers.</li> <li>5. Cover transport receptacles or carts. Tape covering unless solid lid.</li> </ol>	<ol style="list-style-type: none"> <li>1. Do not remove barriers from work area until completed project is inspected by the Manager of Facilities, Safety Manager and QA Nurse Manager or designee, and is thoroughly cleaned by housekeeping.</li> <li>2. Remove barrier materials carefully to minimize spreading of dirt and debris associated with construction.</li> <li>3. Vacuum work area with HEPA filtered vacuums.</li> <li>4. Wet mop area with disinfectant.</li> <li>5. Remove isolation of HVAC system in areas where work is being performed.</li> </ol>
Class IV	<ol style="list-style-type: none"> <li>1. Isolate HVAC system in area where work is being done to prevent contamination of duct system.</li> <li>2. Complete all critical barriers i.e. sheetrock, plywood, plastic, to seal area from non-work area or implement control cube method (cart with plastic covering and sealed connection to work site with HEPA vacuum for vacuuming prior to exit) before construction begins.</li> <li>3. Maintain negative air pressure within work site utilizing HEPA equipped air filtration units.</li> <li>4. Seal holes, pipes, conduits, and punctures appropriately.</li> <li>5. Construct anteroom and require all personnel to pass through this room so they can be vacuumed using a HEPA vacuum cleaner before leaving work site or they can wear cloth or paper coveralls that are removed each time they leave the work site.</li> <li>6. All personnel entering work site are required to wear shoe covers. Shoe covers must be changed each time the worker exits the work area.</li> <li>7. Do not remove barriers from the work area until completed project is inspected by owner's Safety Department and Infection Control Department and thoroughly cleaned by owner's Environmental Services Department.</li> </ol>	<ol style="list-style-type: none"> <li>1. Do not remove barriers from work area until completed project is inspected by the Manager of Facilities, Safety Manager and QA Nurse Manager or designee, and is thoroughly cleaned by Environmental Services Department.</li> <li>2. Remove barrier material carefully to minimize spreading of dirt and debris associated with construction.</li> <li>3. Contain construction waste before transport in tightly covered containers.</li> <li>4. Cover transport receptacles or carts. Tape covering unless solid lid.</li> <li>5. Vacuum work area with HEPA filtered vacuums.</li> <li>6. Wet mop area with disinfectant.</li> <li>7. Remove isolation of HVAC system in areas where work is being performed.</li> </ol>

## 7. Environmental monitoring:



- a. The Manager of Facilities will conduct field inspections at any time during the life of the project with the assistance of the QA Nurse Manager or designee and Safety Manager.
  - b. The Manager of Facilities will monitor air quality throughout project as needed.
8. Implementation of Infection Control Measures
  - a) Temporary construction barriers and closures will be dust-tight.
  - b) Removal of debris will be in tightly covered containers.
  - c) Adhesive walk-off mats will be placed at all entrances to work site, as needed.
  - d) Any dust tracked outside of the barrier will be removed immediately.
  - e) Any ceiling access panels opened for investigation beyond sealed areas will be replaced immediately when unattended.
  - f) Block off all ventilation and return ducts within the construction area.
  - g) Method of capping ducts will be dust tight and airflow to those devices will be shut off (either with the direct digital control (DDC) and/or damper).
  - h) Removal of construction barriers and ceiling protection will be done carefully.
  - i) Vacuum and clean all surfaces free of dust after the removal.
  - j) Housekeeping will be notified to do a follow up cleaning of the area.
  - k) When access panels are opened in occupied areas requiring protection, for work above ceilings, use a polyethylene enclosure around ladder, sealing off opening.
  - l) The device will be fitted/sealed tightly to the ceiling and floor per manufacturers' instructions.
9. Enforcement of Infection Control Measures
  - a. The Manager of Facilities, QA Nurse Manager or designee, or Safety Manager may stop the work if this procedure is violated.
    - a) Work will not resume until all violations of this procedure are corrected and verified in writing.
  - b. The Manager of Facilities will record the following:
    - a) Document each violation with photographs and written reports
    - b) Extract contractor or department information from the work log
    - c) Maintain a record of all infection control violations

- c. Violations of this procedure may affect status as a responsible contractor for bidding future work.

## **1.6 REFERENCES**

- A. Attachment A – Specification Section 01 40 10.01 – Infection Control Risk Assessment Construction Permit.
- B. Facility Guidelines Institute, Guidelines for Design and Construction of Healthcare Facilities (2022).

**END OF SECTION**

## Infection Control Risk Assessment Construction Permit

Project Title: \_\_\_\_\_

ICRA Rating: \_\_\_\_\_

### PART I: PROJECT EVALUATION

Review the project using the following criteria and indicate whether each item is applicable by marking the appropriate box. For any “YES” responses, review the required action under each section to determine the required actions/measures to provide sufficient Infection Control.

In PART II, document specifically how the required measures will be implemented for this particular project.

In Part III, list the areas and personnel affected by the implemented measures for the Infection Control Risk Assessment.

<b>A. Utilities</b>			
<b>Does the project have the potential of affecting any of the essential services to customer-owners and/or employees?</b>	<b>Yes</b>		<b>No</b>
• Electricity			
• Water			
• HVAC			
• Telephone			
• Fire Alarm			
• Medical Gases			
• Suction			
• Data Systems			
<b>Required Actions:</b> Temporary utilities may need to be provided to establish equal infection control measures, verify.			
<b>B. Customer-owners Relocation</b>	<b>Yes</b>		<b>No</b>
Will any customer-owners need to be relocated due to construction activities?			
<b>Required Actions:</b> Customer-owners relocation will need to be coordinated with staff from each unit to assure proper infection control measures are implemented during and after relocation.			
<b>C. Temporary Barriers</b>			
<b>Will temporary barriers be used to protect customer-owners or employees from air-borne contaminants?</b>	<b>Yes</b>		<b>No</b>
<b>Required Actions:</b> Temporary walls will need to be constructed with all seams and joints properly sealed to provide proper containment of dust and air borne pathogens.			
<b>D. Water-Borne Pathogens</b>			
<b>Will the domestic water system be impacted in such a manner to increase</b>	<b>Yes</b>		<b>No</b>

**CLEAN CONSTRUCTION PROCEDURES  
ATTACHMENT A**

<b>the potential for water borne opportunistic pathogens?</b>			
<b>Required Actions:</b> Necessary infection control measures will need to be implemented for all susceptible customer-owners.			
<b>E. Isolation Rooms</b>			
<b>Will additional air borne infection isolation or protective environment rooms be required?</b>	<b>Yes</b>		<b>No</b>
<b>Required Actions:</b> Additional rooms will need to have HVAC renovations prior to usage to provide necessary air movement relationships.			
<b>F. Noise and Vibration</b>			
<b>Does the project have the potential to cause noise or vibration levels that will adversely affect customer-owner care?</b>	<b>Yes</b>		<b>No</b>
<b>Required Actions:</b> Work causing excessive noise and vibrations will need to be scheduled with staff from all impacted areas to eliminate the chance of adversely affecting customer-owner care.			

**PART II – INFECTION CONTROL ACTIONS/MEASURES SUMMARY**

Provide a list/plan of all Infection Control actions/measures as indicated and required in Part I. Describe in detail how each of these measures will be implemented for this particular project.

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**PART III – PERSONNEL OR AREAS WHERE THESE INFECTION CONTROL ACTIONS/MEASURES WILL BE IMPLEMENTED**

The following personnel are responsible for the implementation, monitoring, and control of all of the infection control measures described in Part II.

Signature and Title of Evaluator/Contractor	Print Name	Date
Signature of Manager of Facilities	Print Name	Date
Signature QA Nurse Manager	Print Name	Date

## **SECTION 014100 REGULATORY REQUIREMENTS**

### **PART 1 GENERAL**

#### **1.01 SUMMARY OF REFERENCE STANDARDS**

- A. Regulatory requirements applicable to this project are the following:
- B. 36 CFR 1191 - Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines current edition.
- C. ADA Standards - 2010 ADA Standards for Accessible Design 2010.
- D. 29 CFR 1910 - Occupational Safety and Health Standards Current Edition.
- E. NFPA 101 - Life Safety Code Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- F. ICC (IBC) - International Building Code Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

#### **1.02 RELATED REQUIREMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.
- B. Section 005213 – Agreement Form.
- C. Section 014000 - Quality Requirements.

### **PART 2 PRODUCTS - NOT USED**

### **PART 3 EXECUTION - NOT USED**

**END OF SECTION**

## **SECTION 01 42 00**

### **REFERENCE STANDARDS AND DEFINITIONS**

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

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

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.
- B. Section 005213 – Agreement Form.
- C. Construction Drawings, Technical Specifications, Architect's Supplemental Instructions, Requests for Information, and Addenda.

##### **1.2 DEFINITIONS**

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

### 1.3 INDUSTRY STANDARDS

- A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.
- B. Publication Dates: Comply with standards in effect as of date of the Contract Documents, unless otherwise indicated. Comply with standard dates referenced in the International Building Code (IBC) 2021 edition.
- C. Copies of Standards: Each entity engaged in construction on Project shall be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.
  - 1. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source and make them available on request.
- D. Abbreviations and Acronyms for Standards and Regulations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the standards and regulations in the specification section.

### 1.4 USE OF REFERENCES

- A. References: The Drawings and Specifications contain references to various standards, standard specifications, codes, practices and requirements for products, execution, tests and inspections. These reference standards are published and issued by the agencies, associations, organizations and societies listed in this Section or identified in individual product specification Sections.
  - 1. Wherever term "Agency" occurs in Standard Specifications, it shall be understood to mean the term used for Southcentral Foundation for purposes of the Contract.
  - 2. Wherever term "Engineer" occurs in Standard Specifications, it shall be understood to mean Architect or other responsible design professional for purposes of the Contract.
  - 3. Where reference is made to Standard Details, such reference shall be to the Standard Details accompanying the Standard Specifications.

- B. Relationship to Drawings and Specifications: Such references are incorporated into

and made a part of the Drawings and Specifications to the extent applicable.

- C. Referenced Grades Classes and Types: Where an alternative or optional grade, class or type of product or execution is included in a reference but is not identified on the Drawings or in the Specifications, provide the highest, best, and greatest of the alternatives or options for the intended use and prevailing conditions.
- D. Copies of Reference Standards:
  - 1. Reference standards are not furnished with the Drawings and Specifications because it is presumed that the Contractor, subcontractors, manufacturers, suppliers, trades and crafts are familiar with these generally-recognized standards of the construction industry.
  - 2. Copies of reference standards may be obtained from publishing sources.

**PART 2 - PRODUCTS - NOT USED**

**PART 3 - EXECUTION - NOT USED**

**END OF SECTION**



## **SECTION 01 50 00 TEMPORARY FACILITIES AND CONTROLS**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 01 Specifications apply to this section.
- B. Document 00 52 13 – Agreement Form.

#### **1.2 SUBMITTALS**

- A. Submit schedule of proposed connection and termination dates 15 days before implementation.
- B. Submit site plan showing temporary facilities, utility connections, and construction personnel parking areas.

#### **1.3 QUALITY ASSURANCE**

- A. Arrange and pay for Authorities Having Jurisdiction to approve each temporary utility before use. Obtain necessary certifications and permits.

#### **1.4 PROJECT CONDITIONS**

- A. Assume responsibility for operation, maintenance, and protection.

### **PART 2 - PRODUCTS**

#### **2.1 FIRE EXTINGUISHERS**

- A. Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.

#### **2.2 TEMPORARY ELECTRICITY**

- A. If required, Contractor shall provide and shall pay for power service required from utility source. Contractor may utilize existing power outlets.
- B. Provide power outlets for construction operations, with branch wiring and distribution boxes. Provide flexible power cords as required.
- C. Provide main service disconnect and overcurrent protection at

convenient location.

## **2.3 TEMPORARY LIGHTING**

- A. Provide and maintain lighting for constructions operations.
- B. Permanent building lighting may be utilized during construction.

## **2.4 TEMPORARY HEAT**

- A. Provide and pay for heat devices and heat as required to maintain specified conditions for construction operations. Use equipment that will not have harmful effect on completed installation.
  - 1. Use permanent heating system, or provide vented, self-contained, liquid- propane-gas or fuel-oil heaters with individual space thermostatic control.
  - 2. Use of gasoline-burning space heaters, open-flame heaters, or salamander-type heating units is prohibited.
  - 3. Heating Units: Listed and labeled for type of fuel being consumed, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
  - 4. Prior to operation of permanent equipment for temporary heating purposes, verify that installation is approved for operation, equipment is lubricated, and filters are in place. Provide and pay for operation, maintenance, and regular replacement of filters and worn or consumed parts.
- B. Maintain minimum ambient temperature of 50 degrees F. in areas where construction is in progress, unless indicated otherwise in Specifications.

## **2.5 HUMIDITY CONTROL**

- A. Ventilate enclosed areas to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases.

## **2.6 TELEPHONE SERVICE**

- A. Provide, maintain, and pay for mobile telephone service to field supervisor(s) at time of project mobilization through project completion.

## **2.7 COMPUTER AND COPY SERVICE**

- A. Provide, maintain, and pay for computer service to field office at time of project mobilization.
- B. Provide, maintain, and pay for 8-1/2 11-inch copy machine in field

office.

## **2.8 TEMPORARY WATER SERVICE**

- A. Existing water service may be used. Owner will pay cost of water used. Exercise measures to conserve water.
- B. If Owner provided water is not available or adequate, provide, maintain, and pay for suitable quality water required for construction.
  - 1. Extend branch piping with outlets located so water is available by hoses with threaded connections.
  - 2. Sterilize temporary water piping prior to use.

## **2.9 TEMPORARY SANITARY FACILITIES**

- A. Provide and maintain self-contained facilities and enclosures including toilets, wash facilities and drinking water, for use of construction persons.

## **2.10 BARRIERS**

- A. Provide barriers to prevent unauthorized entry to construction areas and to protect adjacent properties from damage from construction operations. Coordinate all requirements for infection control with the Owner.
- B. Provide barricades and covered walkways required by governing authorities for public rights-of-way.
- C. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

## **2.11 FIELD OFFICES AND SHEDS**

- A. Office: Suitable for Contractor field management and tool storage, weather-tight, with lighting, electrical outlets, heating equipment and equipped with sturdy furniture, drawing rack, and drawing display table.
- B. Provide space for project meetings, with table and chairs necessary to accommodate all attendees.
- C. Locate offices and sheds a minimum distance of 20 feet from existing structures, unless Owner approves in writing.
- D. Provide fire resistant rated walls where closer than 30 feet to other permanent buildings or interior property lines. Not required at public right of way.

## **PART 3 - EXECUTION**

### **3.1 INSTALLATION, GENERAL**

- A. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.

### **3.2 WEATHER CONTROL**

- A. Provide temporary insulated weather-tight closure of exterior openings to accommodate acceptable working conditions and protection for products, to allow for temporary heating and maintenance of required ambient temperatures identified in individual Specifications Sections, and to prevent entry of unauthorized persons. Provide access doors with self-closing hardware and locks.

### **3.3 PROTECTION OF INSTALLED WORK**

- A. Protect installed Work and provide special protection where specified in individual Specifications Sections.
- B. Provide temporary and removable protection for installed products. Control activity in immediate work area to minimize damage.
- C. Provide protection covering at walls, projections, jambs, sills, and soffits of openings.
- D. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.
- E. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.
- F. Prohibit traffic from landscaped areas.

### **3.4 SECURITY**

- A. Provide security and facilities to protect Work from unauthorized entry, vandalism, or theft.
- B. Coordinate with Owner's security program.

### **3.5 PARKING**

- A. Coordinate with Owner to arrange for parking areas to accommodate

construction personnel.

- B. When site space is not adequate, provide additional off-site parking.
- C. Designate one parking space onsite for the Owner.

### **3.6 PROGRESS CLEANING**

- A. Maintain work and storage area free of waste materials, debris, and rubbish. Maintain site in a clean and orderly conditions to maintain site passage and exits, and to avoid fire hazard.
- B. Provide waste-collection containers in sizes adequate to handle construction waste.
- C. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other closed or remote spaces, prior to enclosing the spaces.
- D. Broom and vacuum clean interior areas prior to start of surface finishing and continue cleaning to eliminate dust.
- E. Remove waste materials, debris, and rubbish from site periodically at least once weekly and dispose off-site.
- F. Open free-fall chutes not permitted. Terminate closed chutes into appropriate containers with lids.

### **3.7 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS**

- A. Remove temporary above grade or buried utilities, equipment, facilities, materials, prior to Substantial Completion Inspection.
- B. Remove underground installations to a minimum depth of two feet. Grade site as indicated.
- C. Clean and repair damage caused by installation or use of temporary work.
- D. Restore existing facilities used during construction to original condition.

**END OF SECTION**

## **SECTION 01 60 00 PRODUCT REQUIREMENTS**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.
- B. Section 00 52 13 – Agreement Form
- C. Section 01 40 00 - Quality Requirements
- D. Section 01 77 00 - Closeout Procedures

#### **1.2 DEFINITIONS**

- A. Products: New material, machinery, components, equipment, fixtures, and systems forming the Work. Products do not include machinery and equipment used for preparation, fabrication, conveying and erection of the Work.
- B. Products may also include existing materials or components required for reuse where specified.
  - 1. Provide interchangeable components of the same manufacturer, for similar use products.
- C. Substitutions: Changes in products from those required by the Contract documents, proposed by the Contractor.
  - 1. Substitutions will not be accepted during Bidding.

#### **1.3 PRODUCT SUBMITTALS**

- A. Product List: Submit a list, showing proposed products. Include manufacturer's name and proprietary product names for each product.
  - 1. Coordinate product list with Contractor's Construction Schedule and the Submittals Schedule.
  - 2. Form: Tabulate information for each product under the following column heading:
    - a. Specification Section number and title.
    - b. Generic name used in the Contract Documents.
    - c. Proprietary name, model number, and similar designations.
    - d. Manufacturer's name and address.
    - e. Supplier's name and address.

- f. Installer's name and address.
    - g. Projected delivery date or time span of delivery period.
    - h. Identification of items that require early submittal approval for scheduled delivery date.
  - 3. Initial Submittal: With 30 days after notice to proceed, submit initial product list. Include a written explanation for omissions of data and for variations from Contract requirements.
    - a. At Contractor's option, initial submittal may be limited to product selections and designations that must be established early in Contract period.
  - 4. Completed List: Within 60 days after notice to proceed, submit product list. Include a written explanation for any omissions of data and for variations from Contract requirements.
  - 5. Architect's Action: Architect will respond in writing Contractor within 7 days of receipt of completed product list. Architect's response will include a list of unacceptable product selections and a brief explanation of reasons for this action. Architect's response, or lack of response, does not constitute a waiver of requirement to comply with the Contract Documents.
- B. Substitution Requests: Submit one request for each proposed substitution. Include Specification Section number and title and Drawing numbers and titles.
- 1. Documentation: Show compliance with requirements for substitutions.
  - 2. Show history of product in Alaska.
- C. Comparable Product Requests: Submit for each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
- D. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within 7 days of receipt.

## **1.4 QUALITY ASSURANCE**

- A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, product selected shall be compatible with products previously selected, even if previously selected products were also options.

## **1.5 PRODUCT DELIVERY, STORAGE, AND HANDLING**

- A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft. Comply with manufacturer's written instructions.

- B. Delivery and Handling:
  - 1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
  - 2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
  - 3. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
  - 4. Inspect products on delivery to ensure compliance with the Contract Documents and to ensure that products are undamaged and properly protected.
- C. Storage:
  - 1. Store products to allow for inspection and measurement of quantity or counting of units.
  - 2. Store materials in a manner that will not endanger Project structure.
  - 3. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.
  - 4. Store cementitious products and materials on elevated platforms.
  - 5. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
  - 6. Protect stored products from damage and freezing.

## **1.6 PRODUCT WARRANTIES**

- A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract.

## **PART 2 – PRODUCTS**

### **2.1 PRODUCT SELECTION PROCEDURES**

- A. General Product Requirements: Provide products that comply with the Contract Documents, that are undamaged and, unless otherwise indicated, that are new at time of installation.
  - 1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
  - 2. Standard Products: If available, and unless custom



products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects. Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.

3. Where products are accompanied by the term “as selected,” Architect will make selection.
4. Where products are accompanied by the term “match,” sample to be matched is Architect’s or existing construction.
5. Descriptive, performance, and reference standard requirements in the Specifications establish “salient characteristics” of products.
6. Or Equal: Where products are specified by name and accompanied by the term “or equal” or “or approved,” comply with product specification.

**B. Product Selection Procedures:**

1. Available Products: Where Specifications include a list of names of both products and manufacturers, provide one of the products listed, or an unnamed product, that complies with requirements.
2. Available Manufacturers: Where Specifications include a list of manufacturers, provide a product by one of the manufacturers listed, or with an unnamed manufacturer, that complies with requirements.
3. Visual Selection Specification: Where Specifications include the phrase “as selected from manufacturer’s colors, patterns, textures” or a similar phrase, select a product that complies with specified requirements.
  - a. Standard Range: Where Specifications include the phrase “standard range of colors, patterns, textures” or similar phrase, Architect will select color pattern, density, or texture from manufacturer’s product line that does not include premium items.
  - b. Full Range: Where Specifications include the phrase “full range of colors, patterns, textures” or similar phrase, Architect will select color, pattern, density, or texture from manufacturer’s product line that includes both standard and premium items.

## **2.2 PRODUCT SUBSTITUTIONS**

- A. See Specification Section 01 25 00 – Substitution Procedures.

## **PART 3 - EXECUTION - NOT USED**

### **END OF SECTION**

## **SECTION 017000 EXECUTION AND CLOSEOUT REQUIREMENTS**

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. Examination, preparation, and general installation procedures.
- B. Cutting and patching.
- C. Surveying for laying out the work.
- D. Cleaning and protection.
- E. Starting of systems and equipment.
- F. Demonstration and instruction of Owner personnel.
- G. Closeout procedures, including Contractor's Correction Punch List, except payment procedures.
- H. General requirements for maintenance service.
- I. Project record documents.
- J. Operation and maintenance data.
- K. Warranties and bonds.

#### **1.02 RELATED REQUIREMENTS**

- A. Drawings and General Provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.
- B. Section 00 52 13 – Agreement Form
- C. Section 011000 – Summary of Work: Limitations on working in existing building; continued occupancy; work sequence; identification of salvaged and relocated materials.
- D. Section 01 20 00 – Price and Payment Procedures.
- E. Section 013000 - Administrative Requirements: Submittals procedures.
- F. Section 014000 - Quality Requirements: Testing and inspection procedures.
- G. Section 015000 - Temporary Facilities and Controls: Temporary exterior enclosures.
- H. Section 015000 - Temporary Facilities and Controls: Temporary interior partitions.
- I. Section 017419 - Construction Waste Management and Disposal: Additional procedures for trash/waste removal, recycling, salvage, and reuse.
- J. Section 017610 - Temporary Protective Coverings: Materials for protection of installed work.
- K. Section 017900 - Demonstration and Training: Demonstration of products and systems to be commissioned and where indicated in specific specification sections.

- L. Section 018100 – Commissioning.
- M. Section 078400 - Firestopping.
- N. Individual Product Sections: Specific requirements for operation and maintenance data.
- O. Individual Product Sections: Warranties required for specific products or Work.

### **1.03 SUBMITTALS**

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Survey work: Submit name, address, and telephone number of Surveyor before starting survey work.
  - 1. On request, submit documentation verifying accuracy of survey work.
  - 2. Submit a copy of site drawing signed by the Land Surveyor, that the elevations and locations of the work are in compliance with Contract Documents.
  - 3. Submit surveys and survey logs for the project record.
- C. Cutting and Patching: Submit written request in advance of cutting or alteration that affects:
  - 1. Structural integrity of any element of Project.
  - 2. Integrity of weather exposed or moisture resistant element.
  - 3. Efficiency, maintenance, or safety of any operational element.
  - 4. Visual qualities of sight exposed elements.
  - 5. Work of Owner or separate Contractor.
  - 6. Include in request:
    - a. Identification of Project.
    - b. Location and description of affected work.
    - c. Necessity for cutting or alteration.
    - d. Description of proposed work and products to be used.
    - e. Effect on work of Owner or separate Contractor.
    - f. Written permission of affected separate Contractor.
    - g. Date and time work will be executed.
- D. Project Record Documents: Submit documents to Architect with claim for final Application for Payment.
- E. Operation and Maintenance Data:
  - 1. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit completed documents within ten days after acceptance.
  - 2. Submit one copy of completed documents 15 days prior to final inspection. This copy will be reviewed and returned after final inspection, with Architect comments. Revise content of all document sets as required prior to final submission.
  - 3. Submit two sets of revised final documents in final form within 10 days after final inspection.
- F. Warranties and Bonds:

1. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within 10 days after acceptance.
2. Make other submittals within 10 days after Date of Substantial Completion, prior to final Application for Payment.
3. For items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within 10 days after acceptance, listing the date of acceptance as the beginning of the warranty period.

#### **1.04 QUALIFICATIONS**

- A. For surveying work, employ a land surveyor registered in the State in which the Project is located and acceptable to Architect. Submit evidence of surveyor's Errors and Omissions insurance coverage in the form of an Insurance Certificate. Employ only individual(s) trained and experienced in collecting and recording accurate data relevant to ongoing construction activities,

#### **1.05 PROJECT CONDITIONS**

- A. Ventilate enclosed areas to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases.
- B. Erosion and Sediment Control: Plan and execute work by methods to control surface drainage from cuts and fills, from borrow and waste disposal areas. Prevent erosion and sedimentation.
- C. Noise Control: Provide methods, means, and facilities to minimize noise produced by construction operations.
- D. Pollution Control: Provide methods, means, and facilities to prevent contamination of soil, water, and atmosphere from discharge of noxious, toxic substances, and pollutants produced by construction operations. Comply with federal, state, and local regulations.

#### **1.06 COORDINATION**

- A. Coordinate scheduling, submittals, and work of the various sections of the Project Manual to ensure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.
- B. Notify affected utility companies and comply with their requirements.
- C. Verify that utility requirements and characteristics of new operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.
- D. Coordinate space requirements, supports, and installation of mechanical and electrical work that are indicated diagrammatically on drawings. Follow routing indicated for pipes, ducts, and conduit, as closely as practicable; place runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.

- E. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.
- F. Coordinate completion and clean-up of work of separate sections.
- G. After Owner occupancy of premises, coordinate access to site for correction of defective work and work not in accordance with Contract Documents, to minimize disruption of Owner's activities.

## **1.07 CLOSEOUT PROCEDURES**

- A. Comply with procedures stated in General Conditions of the Contract for issuance of Certificate of Substantial Completion and including the following:
  - 1. Certificate of Substantial Completion: AIA Form G704-2017 or similar shall be used.
  - 2. Contractors Affidavit of Payment of Debts and Claims: AIA Form G706-1994 or similar shall be used.
  - 3. Contractors Affidavit or Release of Liens: AIA Form G706A-1994 or similar shall be used.
  - 4. Consent of Surety Company to Final Payment: AIA Form G707-1994 shall be used, sample follows.
- B. OWNER may occupy portions of the project for its use, under provisions to be stated in Certificate of Substantial Completion.
- C. Submit final Application for Payment identifying total adjusted Contract Sum, previous payments, and sum remaining due.

## **1.08 SUBSTANTIAL COMPLETION**

- A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete in request.
  - 1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.
  - 2. Advise Owner of pending insurance changeover requirements.
  - 3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
  - 4. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, boiler operating certificates, and similar releases.
  - 5. Prepare and submit Project Record Documents, operation and

- maintenance manuals, property surveys, and similar final record information.
6. Deliver tools, spare parts, extra materials, and similar items to location designated by Owner. Label with manufacturer's name and model number where applicable.
  7. Make final changeover of permanent locks to Owner. Advise Owner's personnel of changeover.
  8. Complete startup testing of systems.
  9. Submit test/adjust/balance records.
  10. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
  11. Advise Owner of changeover in heat and other utilities.
  12. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
- B. Inspection: Submit a written request for inspection for Substantial Completion. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.
1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
  2. Results of completed inspection will form the basis of requirements for Final Completion.

## 1.09 FINAL COMPLETION

- A. Preliminary Procedures: Before requesting final inspection for determining date of Final Completion, complete the following:
1. Submit a final Application for Payment according to Section 01 20 00 – Price and Payment Procedures.
  2. Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or otherwise resolved for acceptance.
  3. Submit evidence of final, continuing insurance coverage complying with insurance requirements.
  4. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.
- B. Inspection: Submit a written request for final inspection for acceptance. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final

Certificate for Payment after inspection or notify Contractor of construction that must be completed or corrected before certificate will be issued.

1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.

## **1.10 LIST OF INCOMPLETE ITEMS (PUNCH LISTS)**

- A. Preparation and Submit List: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.

## **1.11 WARRANTIES**

- A. Submittal Time: Submit written warranties on request of Architect for designated portions of the Work where commencement of warranties other than date of Substantial Completion is indicated.
- B. Partial Occupancy: Submit properly executed warranties within 15 days of completion of designated portions of the Work that are completed and occupied or used by Owner during construction period by separate agreement with Contractor.
- C. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.
  1. Bind warranties and bonds in heavy-duty, 3-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8 ½ by-11-inch paper.
  2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address, and telephone number of Installer.
  3. Identify each binder on the front and spine with the typed or printed title "Warranties," Project name, and name of Contractor.
- D. Provide additional copies of each warranty to include in operation and maintenance manuals.
- E. In addition to 3 hard copies, also provide one PDF electronic copy of warranty manual.

## 1.12 REINSPECTION FEES

- A. Should status of completion of Work require reinspection by Contracting Officer due to failure of Work to comply with Contractor's claims on initial inspection, Owner will deduct the amount of costs for reinspection services from final payment to the Contractor.

## 1.13 ADJUSTING

- A. Adjust operating products and equipment to ensure smooth and unhindered operation.

## 1.14 PROJECT RECORD DOCUMENTS

- A. Maintain on site, one set of the following Record Documents; record actual revisions to the Work differing from Contract Drawings:
  - 1. Contract Drawings: full size.
  - 2. Specifications.
  - 3. Addenda.
  - 4. Change Orders and other modifications to the Contract.
  - 5. Reviewed shop drawings, product data, and samples.
  - 6. Manufacturer's instructions for assembly, installation, and adjusting.
- B. Store Record Documents separate from documents used for construction.
- C. Record information concurrent with construction progress.
- D. Record Specifications: Legibly mark and record at each product section description of actual products installed, particularly concealed products, including the following:
  - 1. Manufacturer's name and product model and number.
  - 2. Product substitutions or alternates utilized.
  - 3. Changes made by Addenda and Modifications.
- E. Contract Drawings and Shop Drawings: Legibly mark each item to record actual construction graphically to scale including:
  - 1. Measured depths of foundations in relation to finish first floor datum.
  - 2. Measured horizontal and vertical locations of underground utilities



- and appurtenances, referenced to permanent surface improvements.
  - 3. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of the Work.
  - 4. Field changes of dimension and detail.
  - 5. Details not on original Contract Drawings.
- F. Final Documentation after completion of work.
- 1. Transfer drawing annotations to a clean copy of the drawings titled Contract As-Built Drawings.
  - 2. Transfer record document annotations to paper copies of Contract As-Built Specifications.
  - 3. Annotations shall be in ink with minimum 1/8-inch-high hand or typewritten lettering of quality equal to original documents.
- G. Before final Application for Payment, submit contractor record annotations on Contract Documents to Architect with dated transmittal letter containing project title, list of documents and signature of Contractor certifying that all concealed changes have been recorded before final Application for Payment.

## **1.15 SPARE PARTS AND MAINTENANCE MATERIALS**

- A. Provide products, spare parts, maintenance, and extra materials in quantities specified in individual Specification Sections.
- B. Deliver to project site and place in location as directed, obtain receipt prior to final payment.

## **PART 2 PRODUCTS**

### **2.1 PATCHING MATERIALS**

- A. New Materials: As specified in product sections; match existing products and work for patching and extending work.
- B. Type and Quality of Existing Products: Determine by inspecting and testing products where necessary, referring to existing work as a standard.
- C. Product Substitution: For any proposed change in materials, submit request for substitution described in Section 016000 - Product Requirements.

### **2.2 CLEANING MATERIALS**

- A. Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

## **PART 3 EXECUTION**

### **3.1 EXAMINATION**

- A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Start of work means acceptance of existing conditions.
- B. Verify that existing substrate is capable of structural support or attachment of new work being applied or attached.
- C. Examine and verify specific conditions described in individual specification sections.
- D. Take field measurements before confirming product orders or beginning fabrication, to minimize waste due to over-ordering or mis-fabrication.
- E. Verify that utility services are available, of the correct characteristics, and in the correct locations.
- F. Prior to Cutting: Examine existing conditions prior to commencing work, including elements subject to damage or movement during cutting and patching. After uncovering existing work, assess conditions affecting performance of work. Beginning of cutting or patching means acceptance of existing conditions.

### **3.2 PREPARATION**

- A. Clean substrate surfaces prior to applying next material or substance.
- B. Seal cracks or openings of substrate prior to applying next material or substance.
- C. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond.

### **3.3 LAYING OUT THE WORK**

- A. Verify locations of survey control points prior to starting work.
- B. Promptly notify Architect of any discrepancies discovered.
- C. Protect survey control points prior to starting site work; preserve permanent reference points during construction.
- D. Promptly report to Architect the loss or destruction of any reference point or relocation required because of changes in grades or other reasons.
- E. Replace dislocated survey control points based on original survey control. Make no changes without prior written notice to Architect.
- F. Utilize recognized engineering survey practices.
- G. Establish elevations, lines, and levels. Locate and lay out by instrumentation and similar appropriate means:
  - 1. Site improvements including pavements; stakes for grading, fill and topsoil placement; utility locations, slopes, and invert elevations.
  - 2. Grid or axis for structures.
  - 3. Building foundation, column locations, and ground floor elevations.
- H. Periodically verify layouts by same means.

- I. Maintain a complete and accurate log of control and survey work as it progresses.

### **3.4 GENERAL INSTALLATION REQUIREMENTS**

- A. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and to avoid waste due to necessity for replacement.
- B. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.
- C. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.
- D. Make consistent texture on surfaces, with seamless transitions, unless otherwise indicated.
- E. Make neat transitions between different surfaces, maintaining texture and appearance.

### **3.5 CUTTING AND PATCHING**

- A. Whenever possible, execute the work by methods that avoid cutting or patching.
- B. Perform whatever cutting and patching is necessary to:
  - 1. Complete the work.
  - 2. Fit products together to integrate with other work.
  - 3. Provide openings for penetration of mechanical, electrical, and other services.
  - 4. Match work that has been cut to adjacent work.
  - 5. Repair areas adjacent to cuts to required condition.
  - 6. Repair new work damaged by subsequent work.
  - 7. Remove samples of installed work for testing when requested.
  - 8. Remove and replace defective and non-complying work.
- C. Execute work by methods that avoid damage to other work and that will provide appropriate surfaces to receive patching and finishing. In existing work, minimize damage and restore to original condition.
- D. Employ original installer to perform cutting for weather exposed and moisture resistant elements, and sight exposed surfaces.
- E. Cut rigid materials using masonry saw or core drill. Pneumatic tools not allowed without prior approval.
- F. Restore work with new products in accordance with requirements of Contract Documents.
- G. Fit work airtight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.
- H. At penetrations of fire rated walls, partitions, ceiling, or floor construction, completely seal voids with fire rated material in accordance with Section 078400, to full thickness of the penetrated element.

- I. Patching:
  - 1. Finish patched surfaces to match finish that existed prior to patching. On continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.
  - 2. Match color, texture, and appearance.
  - 3. Repair patched surfaces that are damaged, lifted, discolored, or showing other imperfections due to patching work. If defects are due to condition of substrate, repair substrate prior to repairing finish.

### **3.6 PROGRESS CLEANING**

- A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.
- B. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other closed or remote spaces, prior to enclosing the space.
- C. Broom and vacuum clean interior areas prior to start of surface finishing and continue cleaning to eliminate dust.
- D. Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.

### **3.7 PROTECTION OF INSTALLED WORK**

- A. Protect installed work from damage by construction operations.
- B. Provide special protection where specified in individual specification sections.
- C. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.
- D. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.
- E. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.
- F. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.
- G. Remove protective coverings when no longer needed; reuse or recycle coverings if possible.

### **3.8 SYSTEM STARTUP**

- A. Coordinate with requirements of Section 018100 - Commissioning.
- B. Coordinate schedule for start-up of various equipment and systems.
- C. Verify that each piece of equipment or system has been checked for proper lubrication, drive rotation, belt tension, control sequence, and for conditions that may cause damage.
- D. Verify tests, meter readings, and specified electrical characteristics agree with those required by the equipment or system manufacturer.

- E. Verify that wiring and support components for equipment are complete and tested.
- F. Execute start-up under supervision of applicable Contractor personnel and manufacturer's representative in accordance with manufacturers' instructions.
- G. Submit a written report that equipment or system has been properly installed and is functioning correctly.

### **3.9 DEMONSTRATION AND INSTRUCTION**

- A. See Section 017900 - Demonstration and Training.

### **3.10 ADJUSTING**

- A. Adjust operating products and equipment to ensure smooth and unhindered operation.

### **3.11 FINAL CLEANING**

- A. Execute final cleaning prior to final project assessment.
  - 1. Clean areas to be occupied by Owner prior to final completion before Owner occupancy.
- B. Use cleaning materials that are nonhazardous.
- C. Clean interior and exterior glass, surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.
- D. Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment.
- E. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.
- F. Clean filters of operating equipment.
- G. Clean debris from roofs, gutters, downspouts, scuppers, overflow drains, area drains, and drainage systems.
- H. Clean site: sweep paved areas, remove petrochemical spills, rake clean landscaped surfaces.
- I. Remove waste, surplus materials, trash/rubbish, and construction facilities, materials, and equipment from the site; dispose of in legal manner; do not burn or bury.
- J. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
- K. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
- L. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing

natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.

- M. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
- N. Sweep concrete floors broom clean in unoccupied spaces.
- O. Vacuum carpet and similar soft surfaces, removing debris and excess nap; shampoo if visible soil or stains remain.
- P. Touch up and otherwise repair and restore exposed finishes and surfaces damaged by this work. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.
- Q. Wipe surfaces of mechanical and electrical equipment, elevator equipment, and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
- R. Replace parts subjected to construction operating conditions.
- S. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
- T. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
- U. Clean ducts, blowers, and coils if units were operated without filters during construction.
- V. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned-out bulbs, and those noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.
- W. Leave Project clean and ready for occupancy.

### **3.12 CLOSEOUT PROCEDURES**

- A. Make submittals that are required by governing or other authorities.
  - 1. Provide copies to Architect and Owner.
- B. Accompany Project Coordinator on preliminary inspection to determine items to be listed for completion or correction in the Contractor's Correction Punch List for Contractor's Notice of Substantial Completion.
- C. Notify Architect when work is considered ready for Architect's Substantial Completion inspection.
- D. Submit written certification containing Contractor's Correction Punch List, that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract Documents and ready for Architect's Substantial Completion inspection.

- E. Conduct Substantial Completion inspection and create Final Correction Punch List containing Architect's and Contractor's comprehensive list of items identified to be completed or corrected and submit to Architect.
- F. Correct items of work listed in Final Correction Punch List and comply with requirements for access to Owner-occupied areas.
- G. Notify Architect when work is considered finally complete and ready for Architect's Substantial Completion final inspection.
- H. Complete items of work determined by Architect listed in executed Certificate of Substantial Completion.

### **3.13 PROJECT RECORD DOCUMENTS**

- A. Maintain on site one set of the following record documents; record actual revisions to the Work:
  - 1. Drawings.
  - 2. Specifications.
  - 3. Addenda.
  - 4. Change Orders and other modifications to the Contract.
- B. Ensure entries are complete and accurate, enabling future reference by Owner.
- C. Store record documents separate from documents used for construction.
- D. Record information concurrent with construction progress.
- E. Specifications: Legibly mark and record at each product section description of actual products installed, including the following:
  - 1. Manufacturer's name and product model and number.
  - 2. Product substitutions or alternates utilized.
  - 3. Changes made by Addenda and modifications.
- F. Record Drawings: Legibly mark each item to record actual construction including:
  - 1. Measured depths of foundations in relation to finish first floor datum.
  - 2. Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements.
  - 3. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of the Work.
  - 4. Field changes of dimension and detail.
  - 5. Details not on original Contract drawings.

### **3.14 OPERATION AND MAINTENANCE DATA**

- A. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.
- B. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawings.

- C. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

### **3.15 OPERATION AND MAINTENANCE DATA FOR MATERIALS AND FINISHES**

- A. For Each Product, Applied Material, and Finish:
  - 1. Product data, with catalog number, size, composition, and color and texture designations.
  - 2. Information for re-ordering custom manufactured products.
- B. Instructions for Care and Maintenance: Manufacturer's recommendations for cleaning agents and methods, precautions against detrimental cleaning agents and methods, and recommended schedule for cleaning and maintenance.
- C. Additional information as specified in individual product specification sections.
- D. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specific products.

### **3.16 OPERATION AND MAINTENANCE DATA FOR EQUIPMENT AND SYSTEMS**

- A. For Each Item of Equipment and Each System:
  - 1. Description of unit or system, and component parts.
  - 2. Identify function, normal operating characteristics, and limiting conditions.
  - 3. Include performance curves, with engineering data and tests.
  - 4. Complete nomenclature and model number of replaceable parts.
- B. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specific products.
- C. Operating Procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shutdown, and emergency instructions. Include summer, winter, and any special operating instructions.
- D. Maintenance Requirements: Include routine procedures and guide for preventative maintenance and troubleshooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.
- E. Provide servicing and lubrication schedule, and list of lubricants required.
- F. Include manufacturer's printed operation and maintenance instructions.
- G. Include sequence of operation by controls manufacturer.
- H. Provide original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.
- I. Provide control diagrams by controls manufacturer as installed.
- J. Provide charts of valve tag numbers, with location and function of each valve, keyed to flow and control diagrams.



- K. Additional Requirements: As specified in individual product specification sections.

### **3.17 ASSEMBLY OF OPERATION AND MAINTENANCE MANUALS**

- A. Assemble operation and maintenance data into durable manuals for Owner's personnel use, with data arranged in the same sequence as, and identified by, the specification sections.
- B. Where systems involve more than one specification section, provide separate tabbed divider for each system.
- C. Binders: Commercial quality, 8-1/2 by 11 inch (216 by 280 mm) three D side ring binders with durable plastic covers; 2 inch (50 mm) maximum ring size. When multiple binders are used, correlate data into related consistent groupings.
- D. Cover: Identify each binder with typed or printed title OPERATION AND MAINTENANCE INSTRUCTIONS; identify title of Project; identify subject matter of contents.
- E. Project Directory: Title and address of Project; names, addresses, and telephone numbers of Architect, Consultants, Contractor and subcontractors, with names of responsible parties.
- F. Tables of Contents: List every item separated by a divider, using the same identification as on the divider tab; where multiple volumes are required, include all volumes Tables of Contents in each volume, with the current volume clearly identified.
- G. Dividers: Provide tabbed dividers for each separate product and system; identify the contents on the divider tab; immediately following the divider tab include a description of product and major component parts of equipment.
- H. Text: Manufacturer's printed data, or typewritten data on 20-pound paper.
- I. Drawings: Provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages.
- J. Arrangement of Contents: Organize each volume in parts as follows:
  - 1. Project Directory.
  - 2. Table of Contents, of all volumes, and of this volume.
    - Operation and Maintenance Data: Arranged by system, then by product category, Source data, Operation and maintenance data, Field quality control data, and Photocopies of warranties and bonds.

### **3.18 WARRANTIES AND BONDS**

- A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until Date of Substantial completion is determined.
- B. Verify that documents are in proper form, contain full information, and are notarized.

- C. Co-execute submittals when required.
- D. Retain warranties and bonds until time specified for submittal.
- E. Include originals of each in operation and maintenance manuals, indexed separately on Table of Contents.

### **3.19 MAINTENANCE**

- A. Provide service and maintenance of components indicated in specification sections.
- B. Maintenance Period: As indicated in specification sections or, if not indicated, not less than one year from the Date of Substantial Completion or the length of the specified warranty, whichever is longer.
- C. Examine system components at a frequency consistent with reliable operation. Clean, adjust, and lubricate as required.
- D. Include systematic examination, adjustment, and lubrication of components. Repair or replace parts whenever required. Use parts produced by the manufacturer of the original component.
- E. Maintenance service shall not be assigned or transferred to any agent or subcontractor without prior written consent of the Owner.

### **END OF SECTION**

## **SECTION 017419 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL**

### **PART 1 GENERAL**

#### **1.01 WASTE MANAGEMENT REQUIREMENTS**

- A. Owner requires that this project generate the least amount of trash and waste possible.
- B. Employ processes that ensure the generation of as little waste as possible due to error, poor planning, breakage, mishandling, contamination, or other factors.
- C. Minimize trash/waste disposal in landfills; reuse, salvage, or recycle as much waste as economically feasible.
- D. Methods of trash/waste disposal that are not acceptable are:
  - 1. Burning on the project site.
  - 2. Burying on the project site.
  - 3. Dumping or burying on other property, public or private.
  - 4. Other illegal dumping or burying.
- E. Regulatory Requirements: Contractor is responsible for knowing and complying with regulatory requirements, including but not limited to Federal, state and local requirements, pertaining to legal disposal of all construction and demolition waste materials.

#### **1.02 DEFINITIONS**

- A. Clean: Untreated and unpainted; not contaminated with oils, solvents, caulk, or the like.
- B. Construction and Demolition Waste: Solid wastes typically including building materials, packaging, trash, debris, and rubble resulting from construction, remodeling, repair and demolition operations.
- C. Hazardous: Exhibiting the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity or reactivity.
- D. Nonhazardous: Exhibiting none of the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity, or reactivity.
- E. Nontoxic: Neither immediately poisonous to humans nor poisonous after a long period of exposure.
- F. Recyclable: The ability of a product or material to be recovered at the end of its life cycle and remanufactured into a new product for reuse by others.
- G. Recycle: To remove a waste material from the project site to another site for remanufacture into a new product for reuse by others.
- H. Recycling: The process of sorting, cleansing, treating and reconstituting solid waste and other discarded materials for the purpose of using the altered form. Recycling does not include burning, incinerating, or thermally destroying waste.
- I. Return: To give back reusable items or unused products to vendors for credit.

- J. Reuse: To reuse a construction waste material in some manner on the project site.
- K. Salvage: To remove a waste material from the project site to another site for resale or reuse by others.
- L. Sediment: Soil and other debris that has been eroded and transported by storm or well production run-off water.
- M. Source Separation: The act of keeping different types of waste materials separate beginning from the first time they become waste.
- N. Toxic: Poisonous to humans either immediately or after a long period of exposure.
- O. Trash: Any product or material unable to be reused, returned, recycled, or salvaged.
- P. Waste: Extra material or material that has reached the end of its useful life in its intended use. Waste includes salvageable, returnable, recyclable, and reusable material.

## **PART 2 PRODUCTS – NOT USED**

## **PART 3 EXECUTION**

### **3.1 WASTE MANAGEMENT PROCEDURES**

- A. See Section 013000 for additional requirements for project meetings, reports, submittal procedures, and project documentation.
- B. See Section 015000 for additional requirements related to trash/waste collection and removal facilities and services.
- C. See Section 016000 for waste prevention requirements related to delivery, storage, and handling.
- D. See Section 017000 for trash/waste prevention procedures related to demolition, cutting and patching, installation, protection, and cleaning.

### **3.2 WASTE MANAGEMENT PLAN IMPLEMENTATION**

- A. Hazardous Wastes: Separate, store, and dispose of hazardous wastes according to applicable regulations.

**END OF SECTION**

## **SECTION 017610 TEMPORARY PROTECTIVE COVERINGS**

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. Temporary protective coverings for installed floors, walls, and other surfaces.

#### **1.02 RELATED REQUIREMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.
- B. Section 005213 – Agreement Form.
- C. Section 017000 - Execution and Closeout Requirements: Coordination of requirements for materials specified in this section.

#### **1.03 REFERENCE STANDARDS**

- A. ANSI A135.4 - Basic Hardboard 2012 (Reaffirmed 2020).

### **PART 2 PRODUCTS**

#### **2.01 GENERAL**

- A. Provide materials that are easily removed without damage to the surfaces covered and with the following characteristics:
  - 1. Impact resistant.
  - 2. Slip resistant.
  - 3. Flame retardant.

### **PART 3 EXECUTION**

#### **3.01 PREPARATION**

- A. Remove dirt and debris from surfaces to be protected.

#### **3.02 INSTALLATION**

- A. Install in accordance with manufacturer's instructions.
- B. Trim or overlap sheet materials to fit area to be covered.
- C. Roll out and cut rolled materials to fit area to be covered.
- D. Tape seams. Avoid taping directly to finished surfaces.
- E. Stretch self-adhering film materials to completely cover surface.
- F. Install door jamb protection to full height of opening.

#### **3.03 REMOVAL**

- A. Remove protective coverings prior to Date of Substantial Completion. Reuse or recycle materials if possible.

**END OF SECTION**

## **SECTION 017900 DEMONSTRATION AND TRAINING**

### **PART 1 GENERAL**

#### **1.01 SUMMARY**

- A. Demonstration of products and systems to be commissioned and where indicated in specific specification sections.
- B. Training of Owner personnel in operation and maintenance is required for:
  - 1. All software-operated systems.
  - 2. HVAC systems and equipment.
  - 3. Plumbing equipment.
  - 4. Electrical systems and equipment.
  - 5. Items specified in individual product Sections.
  - 6. Conveying systems.
- C. Training of Owner personnel in care, cleaning, maintenance, and repair is required for:
  - 1. Items specified in individual product Sections.

#### **1.02 RELATED REQUIREMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 00 & 01 Specifications apply to this section.
- B. Section 017800 - Closeout Submittals: Operation and maintenance manuals.
- C. Section 018100 - Commissioning: Additional requirements applicable to demonstration and training.
- D. Other Specification Sections: Additional requirements for demonstration and training.

#### **1.03 SUBMITTALS**

- A. See Section 013000 - Administrative Requirements, for submittal procedures; except:
  - 1. Make all submittals specified in this section, and indicated elsewhere for commissioning purposes, directly to the Commissioning Authority.
  - 2. Submit one copy to the Commissioning Authority, not to be returned.
  - 3. Make commissioning submittals on time schedule specified by Commissioning Authority.
  - 4. Submittals indicated as "Draft" are intended for the use of the Commissioning Authority in preparation of overall Training Plan; submit in editable electronic format, Microsoft Word 2003 preferred.
- B. Draft Training Plans: Owner will designate personnel to be trained; tailor training to needs and skill-level of attendees.
  - 1. Submit to Commissioning Authority for review and inclusion in overall training plan.
  - 2. Submit not less than four weeks prior to start of training.

3. Revise and resubmit until acceptable.
4. Provide an overall schedule showing all training sessions.
5. Include at least the following for each training session:
  - a. Identification, date, time, and duration.
  - b. Description of products and/or systems to be covered.
  - c. Name of firm and person conducting training; include qualifications.
  - d. Intended audience, such as job description.
  - e. Objectives of training and suggested methods of ensuring adequate training.
  - f. Methods to be used, such as classroom lecture, live demonstrations, hands-on, etc.
  - g. Media to be used, such as slides, hand-outs, etc.
  - h. Training equipment required, such as projector, projection screen, etc., to be provided by Contractor.
- C. Training Manuals: Provide training manual for each attendee; allow for minimum of two attendees per training session.
  1. Include applicable portion of O&M manuals.
  2. Include copies of all hand-outs, slides, overheads, video presentations, etc., that are not included in O&M manuals.
  3. Provide one extra copy of each training manual to be included with operation and maintenance data.
- D. Training Reports:
  1. Identification of each training session, date, time, and duration.
  2. Sign-in sheet showing names and job titles of attendees.
  3. List of attendee questions and written answers given, including copies of and references to supporting documentation required for clarification; include answers to questions that could not be answered in original training session.
  4. Include Commissioning Authority's formal acceptance of training session.
- E. Video Recordings: Submit digital video recording of each demonstration and training session for Owner's subsequent use.
  1. Format: DVD Disc.
  2. Label each disc and container with session identification and date.

#### **1.04 QUALITY ASSURANCE**

- A. Instructor Qualifications: Familiar with design, operation, maintenance and troubleshooting of the relevant products and systems.
  1. Provide as instructors the most qualified trainer of those contractors and/or installers who actually supplied and installed the systems and equipment.
  2. Where a single person is not familiar with all aspects, provide specialists with necessary qualifications.

**PART 2 PRODUCTS - NOT USED****PART 3 EXECUTION****3.01 DEMONSTRATION - GENERAL**

- A. Demonstrations conducted during system start-up do not qualify as demonstrations for the purposes of this section, unless approved in advance by Owner.
- B. Demonstrations conducted during Functional Testing need not be repeated unless Owner personnel training is specified.
- C. Demonstration may be combined with Owner personnel training if applicable.
- D. Operating Equipment and Systems: Demonstrate operation in all modes, including start-up, shut-down, seasonal changeover, emergency conditions, and troubleshooting, and maintenance procedures, including scheduled and preventive maintenance.
  - 1. Perform demonstrations not less than two weeks prior to Substantial Completion.
  - 2. For equipment or systems requiring seasonal operation, perform demonstration for other season within six months.
- E. Non-Operating Products: Demonstrate cleaning, scheduled and preventive maintenance, and repair procedures.
  - 1. Perform demonstrations not less than two weeks prior to Substantial Completion.

**3.02 TRAINING - GENERAL**

- A. Commissioning Authority will prepare the Training Plan based on draft plans submitted.
- B. Conduct training on-site unless otherwise indicated.
- C. Owner will provide classroom and seating at no cost to Contractor.
- D. Do not start training until Functional Testing is complete, unless otherwise specified or approved by the Commissioning Authority.
- E. Provide training in minimum two-hour segments.
- F. The Commissioning Authority is responsible for determining that the training was satisfactorily completed and will provide approval forms.
- G. Training schedule will be subject to availability of Owner's personnel to be trained; re-schedule training sessions as required by Owner; once schedule has been approved by Owner failure to conduct sessions according to schedule will be cause for Owner to charge Contractor for personnel "show-up" time.
- H. Review of Facility Policy on Operation and Maintenance Data: During training discuss:
  - 1. The location of the O&M manuals and procedures for use and preservation; backup copies.
  - 2. Typical contents and organization of all manuals, including explanatory information, system narratives, and product specific information.



3. Typical uses of the O&M manuals.
- I. Product- and System-Specific Training:
  1. Review the applicable O&M manuals.
  2. For systems, provide an overview of system operation, design parameters and constraints, and operational strategies.
  3. Review instructions for proper operation in all modes, including start-up, shut-down, seasonal changeover and emergency procedures, and for maintenance, including preventative maintenance.
  4. Provide hands-on training on all operational modes possible and preventive maintenance.
  5. Emphasize safe and proper operating requirements; discuss relevant health and safety issues and emergency procedures.
  6. Discuss common troubleshooting problems and solutions.
  7. Discuss any peculiarities of equipment installation or operation.
  8. Discuss warranties and guarantees, including procedures necessary to avoid voiding coverage.
  9. Review recommended tools and spare parts inventory suggestions of manufacturers.
  10. Review spare parts and tools required to be furnished by Contractor.
  11. Review spare parts suppliers and sources and procurement procedures.
- J. Be prepared to answer questions raised by training attendees; if unable to answer during training session, provide written response within three days.

**END OF SECTION**